

T. P. KATEKAR

B.E.Civil, F.I.V.M.I.E.
GOVT. REGISTERED VALUER
REG. No. CCIT/THN/CAT-I/1/9/2011-12
AND IBBI REGISTERED VALUER
REG. No. IBBI/RV/02/2019/10921
LICENCED STRUCTURAL ENGINEER

303, Manjunath Tower,
V. P. Road, Pendse Nagar,
Dombivli (East) 421201
E-mail : tpkatekar@gmail.com
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Mob. : 9769900702
Mob. : 9844281817

Format -C

NAME & ADDRESS OF THE VALUER:

T.P.KATEKAR
303, MANJUNATH TOWER, V.P.ROAD,
PENDSE NAGAR, DOMBIVLI EAST-421201

JOB NO.145/TPK/UBI/VARTAK NAGAR/2020-21

DATE- 03/12/2020

TO,

UNION BANK OF INDIA

BRANCH: UNION BANK OF INDIA , VARTAK NAGAR BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

I	GENERAL	
1.	Purpose for which the valuation is made	Bank finance
2.	a) Date of inspection	: 03/12/2020
	b) Date on which the valuation is made	: 03/12/2020
3.	List of documents produced for perusal	
	i)	: Agreement for Sale dated 26 th November 2013
	ii)	: Commencement Certificate dated 05/03/2013 issued by Thane Municipal Corporation
	iii)	: -
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: MR. ARVIND SUKHLAL HINGAD & MRS. REKHA A. HINGAD
5.	Brief description of the property	: Shop No. 04 on Ground floor, having height of 14' approximately & loft area having 6'.
6.	Location of property	
	a) Plot No. / Survey No.	: Survey no. 206,210,367,Plot no-36/37,Village-Majiwade, Taluka Thane, District Thane
	b) Door No.	: Shop No. 4
	c) T.S. No./ Village	: Majiwade
	d) Ward / Taluka	: Thane
	e) Mandal / District	: Thane
	f) Date of issue and validity of layout of approved map/plan	: As per approved plan no 0319 dt. -20/9/2010 by Thane Municipal Corporation
	g) Approved map/plan issuing authority	: Thane Municipal Corporation
	h) Whether genuineness or authenticity of approved map/plan is verified	: YES
	i) Any other comments by you rempanelled	: NIL



	valuersonauthenticityofapprovedplan		
7.	Postal address of the property	:	SHOP NO. 4,GROUND FLOOR, ASAVARI BUILDING,POKHRAN ROAD NO. 1, VARTAKNAGAR, THANE.(W) - 400601, TAL & DIST THANE.
8.	City / Town	:	Vartaknagar, Thane (W)
	Residential area	:	
	Commercial area	:	Yes
	Industrial area	:	
9.	Classification of the area	:	Middle class
	i) High / Middle/ Poor	:	
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane Municipal Corporation
11.	Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
12.	Boundaries of the property	:	BLDG./ FLAT
	North	:	Slum [shops]
	South	:	Road
	East	:	B Wing
	West	:	Pokharan Road no-1
13	Dimensions of the site	:	A B
			As per the Deed Actuals
		:	Carpet area : 41.17 Sq. m. i.e. 443.00 Sq. ft. (As per Agreement) Super Built up area comes to 443.00x 1.85 = 820.00 Sq. ft.
		:	Carpet area : 41.17 Sq. m. i.e. 443.00 Sq. ft. (As per Agreement) Super Built up area comes to 443.00x 1.85 = 820.00 Sq. ft.
14.	Extent of the site		Super Built up area = 820.00 Sq. ft.
14.1	Latitude,Longitude&Co-ordinatesofflat		Latitude - 19.214085 Longitude - 72.959010
15.	Extent of the site considered for Valuation (least of 13 a & 13 b)	:	Super Built up area = 820.00 Sq. ft.
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied
II	APARTMENT BUILDING		
1.	Nature of the apartment	:	Commercial shop
2.	Location	:	
	T.S. No.	:	Survey no. 206,210,367,Plot no-36/37,Village-Majiwade, Taluka Thane, District Thane
	Block No.	:	Commercial shop no - 4
	Ward No.	:	
	Village /Municipality / Corporation	:	Thane Municipal Corporation
	Door No., Street or Road-(Pin Code)	:	400601
3.	Description of the locality Residential /	:	Residential / Commercial area



	Commercial / Mixed		2013
4.	Year of Construction	:	Stilt +20 upper floors
5.	Number of floors	:	RCC Framed Structure
6.	Type of structure	:	4 flats per floor
7.	Number of Dwelling units in the building	:	Good
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Satisfactory
10.	Maintenance of the Building	:	
11.	Facilities available	:	2 lifts provided
	Lift	:	Available
	Protected Water Supply	:	Available
	Underground Sewerage	:	Available
	Car Parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	
III	FLAT	:	
1.	The floor on which the flat is situated	:	Ground floor
2.	Door No. of the flat	:	Shop No.- 4
3.	Specifications of the flat	:	Class II
	Roof	:	RCC slab
	Flooring	:	Vitrified tiles
	Doors	:	Glass Doors / MS Rolling Shutter
	Windows	:	MS windows
	Fittings	:	Standard
	Finishing	:	Standard
4.	House Tax	:	O.K.
	Assessment No.	:	-
	Tax paid in the name of	:	Available with owner
	Tax amount	:	Available with owner
5.	Electricity Service connection No.	:	Available with owner
	Meter Card is in the name of	:	Available with owner
6.	How is the maintenance of the flat?	:	Good
7.	Sale Deed executed in the name of	:	MR. ARVIND SUKHLAL HINGAD & MRS. REKHA A. HINGAD
8.	What is the undivided area of land as per Sale Deed?	:	Not applicable
9.	What is the plinth area of the flat?	:	Super Built up area : 820.00 Sq. ft.
10.	What is the floor space index (app.)	:	As per TMC
11.	What is the Carpet Area of the flat?	:	Carpet area : 443.00 Sq. ft.
12.	Is it Posh / 1 Class / Medium / Ordinary ?	:	II class
13.	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14.	Is it Owner-occupied or let out?	:	Owner occupied
15.	If rented, what is the monthly rent?	:	Not applicable
IV	MARKET ABILITY		
1.	How is the marketability ?	:	Good
2.	What are the factors favouring for an extra Potential Value	:	Nil
3.	Any negative factors are observed which affect the market value in general?	:	Nil
V	RATE		



1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality ?	:	Rs. 41,000.00 per Sq. ft. market rate on Super built up
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison details).	:	Rs. 43,000.00 per Sq. ft.
3.	Break-up for the rate	:	
	i) Building + Services	:	Rs.2,500.00
	ii) Land + others	:	Rs.38,500.00
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. ***** 00 per sq.metre i.e. Rs. 4,572.00 per sq.ft (Ready Recknor Rate for 2020-21)
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (V (3) i)	:	Rs. 2,500.00 per Sq. ft.
	Age of the building	:	7 years old
	Life of the building estimated	:	53 years future life subject to proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	0%
	Depreciated Ratio of the building	:	100%
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.2,500.00 per Sq. ft.
	Rate for Land & other V(3) ii	:	Rs.38,500.00 per Sq. ft.
	Total Composite Rate	:	Rs. 41,000.00 per Sq. ft.

Details of valuation:

Sr. No	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat (incl. car parking, if provided)	820 Sq.ft,	Rs. 41,000.00	Rs. 3,32,10,000.00
2.	Wardrobes			
3.	Showcases			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations			
7.	Electricity Deposits / electrical fittings, etc.			
8.	Extra collapsible gates / grill works, etc.			
9.	Potential value, if any			
10.	Others			
	Total			Rs. 3,32,10,000.00 Says Rs. 3,32,00,000.00



VALUATION

Carpet area of SHOP NO. 4, GROUND FLOOR, ASAVARI BUILDING, POKHRAN ROAD NO. 1, VARTAKNAGAR, THANE (W) – 400601, TAL & DIST THANE is 41.17 Sq. m. i.e. 443.00 Sq. ft. (As per Agreement) Super Built up area comes to $443.00 \times 1.85 = 820.00$ Sq. ft., which has been considered for valuation.

Shop No. 4 on Ground floor consists of one room & loft area. Property is located in well developed commercial/ residential area near market, schools, colleges, hospitals, etc. It is road facing shop, having very good visibility from Pokharan road no.1.

As per enquiry with local estate agents, market rate of similar properties in the vicinity is in the range of Rs. 40,000.00 to Rs. 42,000.00 per sq.ft. on super built up area.

Market rate for the Shop No. 4 is Rs. 41,000.00 per sq.ft. of super built up area, in our opinion.

Market value of the Shop No. 4 is $820.00 \text{ sq.ft.} \times \text{Rs.} 41,000.00 = \text{Rs.} 3,36,20,000.00$ says Rs. 3.32 Cr. in our opinion.

(RS. THREE CRORE THIRTY TWO LAKH ONLY)

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is Rs. 3.32 Cr.

(RS. THREE CRORE THIRTY TWO LAKH ONLY)

Realisable Value : Rs. 3.00 Cr.

(RS. THREE CRORE ONLY)

and the distress value Rs. 2.68 Cr.

(RS. TWO CRORE SIXTY EIGHT LAKH ONLY)

Value for insurance purpose $820.00 \text{ sq.ft.} @ \text{Rs.} 3,000.00 = \text{Rs.} 24,60,000.00$

Place: Dombivli

Date: 03/12/2020

Signature



(T.P. KATEKAR)

The undersigned has inspected the property detailed in the Valuation Report dated 03/12/2020 on -----, We are satisfied that the fair and reasonable market value of the property is Rs. ----- (RS. -----)

Signature

(Name of the Branch Manager
with Office Seal)

SR.NO.	PARTICULARS	VALUER COMMENT
1	Background Information Of The Asset Being Valued;	Residential flat.
2	Purpose Of Valuation And Appointing Authority	Bank finance
3	Identity Of The Valuer And Any Other Experts Involved In The Valuation;	T.P.KATEKAR, PANEL VALUR
4	Disclosure Of Valuer Interest Or Conflict, If Any	NIL
5	Date Of Appointment, Valuation Date And Date Of Report;	03/12/2020
6	Inspections And/Or Investigations Undertaken;	SITE VISIT
7	Nature And Sources Of The Information Used Or Relied Upon	Market enquiry.
8	Procedures Adopted In Carrying Out The Valuation And Valuation Standards Followed	As per IBA guidelines.
9	Restrictions On Use Of The Report, If Any	This report shall be used by only them, to whom it is addressed.
10	Major Factors That Were Taken Into Account During The Valuation;	Age of building, specifications & location of the property.
11	Caveats, Limitations And Disclaimers To The Extent They Explain Or Elucidate The Limitations Faced By Valuer, Which Shall Not Be For The Purpose Of Limiting His Responsibility For The Valuation Report	We accept no responsibility towards change in market conditions due to any reason including COVID-19. Market value given in this report is merely an opinion only & we do not guarantee the price the property will fetch, if put to sale.



26/11/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

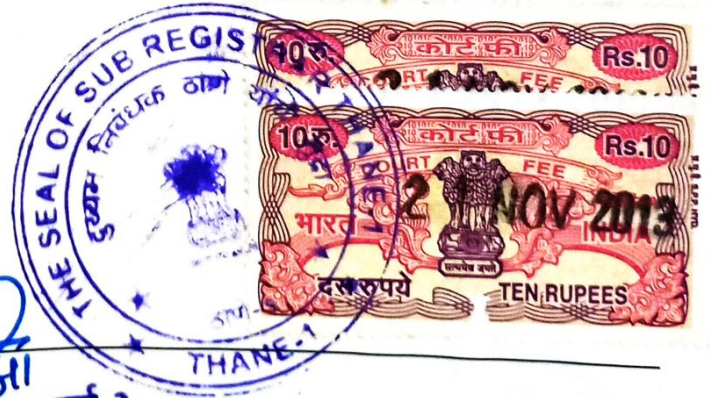
दस्त क्रमांक : 8596/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) माजिवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5785500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5780300
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : सदनिका नं: दुकान नं. 04, माळा नं: तळमजला, इमारतीचे नाव: आसावरी विल्डींग, ब्लॉक नं: वर्तकनगर, , रोड : माजिवडे, ठाणे, इतर माहिती: झोन क्र. इ 6/23 3ड, सर्वे क्र. 206, 210, 367, भुखड /प्लॉट क्र. 36, 37 क्षेत्र 41.17 चौ मी. कार्पेट (Survey Number : सर्वे क्र. 206, 210, 367, भुखड /प्लॉट क्र. 36, 37 ;)
(5) क्षेत्रफळ	1) 41.17 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:-मेसर्स श्री साईबाबा गृहनिर्माती प्रा. लि. तर्फे संचालक श्री उदय विश्र्वास जोशी वय:- 52; पत्ता:-प्लॉट नं: प्रिमायसेस नं. 201, माळा नं: दुसरा मजला, इमारतीचे नाव: वी पी एस प्लाझा देवी दयाळ रोड, ब्लॉक नं: -, रोड नं: मुलुंड पश्चिम, मुंबई, . पिन कोड:-400080 पॅन नं:-AANCS5231K 2): नाव:-मेसर्स श्री साईबाबा गृहनिर्माती प्रा. लि. तर्फे संचालक श्री रमेश भिवराव खाडे वय:-53; पत्ता:-प्लॉट नं: प्रिमायसेस नं. 201, माळा नं: दुसरा मजला, इमारतीचे नाव: वी पी एस प्लाझा देवी दयाळ रोड, ब्लॉक नं: -, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400080 पॅन नं:-AANCS5231K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद सुखलाल हिंगड वय:-39; पत्ता:-प्लॉट नं: रूम नं. 13 चाळ नं. 3, माळा नं: -, इमारतीचे नाव: शुभम को.ऑ.हौ.सो.लि. , ब्लॉक नं: रामदास गार्डन जवळ, रोड नं: वर्तकनगर पोखरण रोड नं.1 ठाणे, , . पिन कोड:-400606 पॅन नं:-AACPH5692M 2): नाव:-रेखा अरविंद हिंगड वय:-32; पत्ता:-प्लॉट नं: रूम नं. 13 चाळ नं. 3, माळा नं: -, इमारतीचे नाव: शुभम को.ऑ.हौ.सो.लि. , ब्लॉक नं: रामदास गार्डन जवळ, रोड नं: वर्तकनगर पोखरण रोड नं.1 ठाणे, , . पिन कोड:-400606 पॅन नं:-ABRPH8786Q
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2013
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2013
(11) अनुक्रमांक, खंड व पृष्ठ	8596/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	347130
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ग-२
ठाणे-१

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१३

१. दस्ताचा प्रकार :- करनामा अनुच्छेद क्रमांक २४७
२. सादरकर्त्याचे नांव :- श्री अरविंद सुखलाल हिंगड आणि से. रेखा अरविंद हिंगड
३. तालुका :- ठाणे जिल्हा ठाणे
४. गावाचे नांव मोजे शाजीवडा
५. ~~नसतयुक्त~~ ~~सर्वेक्षण~~ ~~संविध~~ मुखंड क्रमांक :- ३६, ३७, सर्वे नं: २१०, २०६ आणि ३६७
६. मूल्य दरविभाग (झोन) :- ६/२३.३(ड) उपविभाग -X-
७. मिळकतीचा प्रकार :- खुली जीमन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर :- -X- -X- -X- रु. १,१७,०००/- -X-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४१.१७ कारपेट विस्तार चौ. मीटर ४१.१७
९. कारपार्किंग :- -X- गच्ची :- -X- पोटमाळ :- -X-
१०. मजला क्रमांक :- तळू अडाळा उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष :- २०१३ घसारा :- -X-
१२. बांधकामाचा प्रकार : आरआरसी / ~~ब्रिक~~ / ~~अर्से~~ / ~~कच्चे~~
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- X ज्यान्वये दिलेली घट / वाढ
१४. लिह अॅण्ड लायसन्सचा दस्ता :- १. प्रतिमाह भाडे रक्कम :- -X -X-
निव्वळी / अनिवासी २. अनामत रक्कम / आगाव भाडे :- -X -X-
३. कालावधी :- -X -X-
१५. निर्धारित केलेले बाजारमूल्य :- रु ५७,८०,३००/-
१६. दस्तामध्ये दर्शविलेली मोबदला :- रु ५७,८५,५००/-
१७. देय मुद्रांक शुल्क :- रु. ३,४७,९३०/- भरलेले मुद्रांक शुल्क रु. ३,४७,९३०/-
१८. देय नोंदणी फी :- रु ३०,०००/-



निधीक

दस्ता क्रमांक ५९६/२०१२

महाराष्ट्र शासन

सहायक निधीक

तनन-१
दस्तावेज क्रमांक २५९५/२०१३
३१ ए

दस्तावेजाचा प्रकार (Nature of Document)	Agreement for sale
दस्तावेज नोंदणीचा तपशील (Registration Details) If Registrable Name of S. R. O.	Registrable / Non Registrable Thane-1
दस्तावेज क्रमांक (Banking Unique No.)	183957
संपत्तीचे वैशिष्ट्य (Property Description in brief.)	Shop No. 4, Ground floor, Bldg. No. 36/37, CTS No. 210, Village Maywade, Thane.
वैयक्तिक रक्कम (Consideration Amount)	Rs. 57,85,500/-
मुद्रांक खरेदीदाराचे नाव पत्रकार-१ नांव (Stamp Purchasers Name)	Mrs. Arvind S. Hingor
दस्तावेजातील दुसऱ्या पक्षाकराचे नाव (Name of the other Party)	Shree Saibaba Grihanirmiti Pvt. Ltd.
दस्तावेज अस्तित्वात नाव व पत्ता (if through Name & Address)	Vartak Nagar Shubham CHS Ltd, Room No. 13, Chaw/No. 3, Pokhtran, Tel. No. 1, Vartak Nagar, Thane.
मुद्रांक सुल्लेखी रक्कम (Stamp Duty Amt.)	Rs. 347,130/-
अधिकृत व्यक्तीचा पूर्ण स्वाक्षरी व मुद्रांक (Authorised Person's full Signature & Seal)	Mrs. P. P. Kadam The City Co-op. Bank Ltd. Thane Branch

Mrs. P. P. Kadam
Authorised Signatory

उमट मुद्रांक प्रॅकिंग अल्ट्रा व्हायलेट लॅम्प खाली तपासून व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याशी कुद्दवनीवरून संपर्क साधून, मेळ बरोबर आढळून आला

(Signature)
सहो/-
सह/कुद्दवनी निबंधक



For The City Co-op. Bank Ltd.
Thane Branch
Mrs. P. P. Kadam
Authorised Signatory

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE on this 26th day of November in the Christian Year Two Thousand and Thirteen.

BETWEEN

M/S. SHREE SAIBABA GRIHANIRMITI PVT. LTD., a Company through it's Directors (1) SHRI UDAY VISHWAS JOSHI, (2) SHRI RAMESH BHIVRAO KHADE, duly formed and registered under the provisions of Company/Companies Act, 1956; hereinafter referred to as THE DEVELOPERS (which expression shall wherever the context requires of permits mean and include the director/s for the time being of the said firm and/or their respective heirs, executors, administrators and assigns) of the ONE PART,

(Signature)
Uday Vishwas Joshi

(Signature)
Ramesh Bhivrao Khade

THE CITY CO-OP BANK LTD
THANE BRANCH, GROUND FLOOR
LARIJI NARAYAN CHS, SHIVSAR COLONY
M. G. ROAD, NAURPADA, THANE (WEST)
MUMBAI - 400 682
D-51/STP(V)/C.A. 1074/06/11/0888-41/2013

भारत 36599 SPECIAL
183957 ADDRESSSE
SEP 27 2013
Ms. 337110/- PB7048
16:08
INDIA STAMP DUTY MAHARASHTRA

(Signature)
Uday Vishwas Joshi
(Signature)
Ramesh Bhivrao Khade

AND

(1) Mr./M/s. ARVIND SUKHLAL HINGADAge 39 years, PAN No. AACPH5692M.(2) Mr./Mrs. REKHA A. HINGAD.


Age 32 years, PAN No. ABRPH8786Q. adult, Indian Inhabitant, having
 Vartak Nagar Shubham C.H.S. Ltd., Chawl No. 3, Room No. 13,
 address at : Mr. Ramdas Garden, Pokhrai Rd. No. 1, Vartak Nagar, Thane (W.) - 400606.
 hereinafter referred to as the **PURCHASER/S** (which expression shall unless it be
 repugnant to the context or meaning thereof mean and be deemed to include
 his/her/their respective heirs, executors, administrators and permitted assigns) of the
OTHER PART;

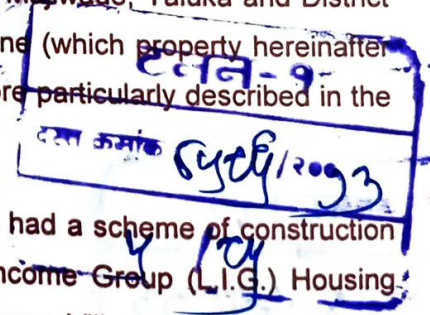
WHEREAS the Maharashtra Housing Board, a corporation established under the
 Bombay Housing Board Act, 1948 (hereinafter refer to as "THE SAID ACT") was inter
 alia seized and possessed of or otherwise well and sufficiently entitled by virtue of the
 provisions of **THE SAID ACT**, several landed properties situated at **THANE** including all
 that piece or parcel of land bearing Plot No.36 admeasuring 634.63 sq. mtrs. bearing
 Survey No. 210 alongwith Tit-Bit Area/Non Buildable Plot of land adjacent to property
 admeasuring 273.57 sq. mtrs. totally admeasuring about 908.20 sq. mtrs. situated at
 Vartak Nagar, Village Majiwade, Taluka and District Thane within Registration District
 and Sub District of Thane (which property hereinafter referred to as the "**SAID FIRST
 PROPERTY**") and more particularly described in the First Schedule hereunder written
 and piece or parcel of land bearing Plot No.37 admeasuring 634.63 sq. mtrs. bearing
 Survey Nos.206 and 367 alongwith Tit-Bit Area/Non Buildable Plot of land adjacent to
 the SAID SECOND PROPERTY admeasuring 413.16 sq. mtrs. totally admeasuring
 about 1047.79 sq. mtrs. situated at Vartak Nagar, Village Majiwade, Taluka and District
 Thane within Registration District and Sub District of Thane (which property hereinafter
 referred to as the "**SAID SECOND PROPERTY**") and more particularly described in the
 Second Schedule hereunder written;

AND WHEREAS the Maharashtra Housing Board had a scheme of construction
 and allotment and sale of tenements, known as Low Income Group (L.I.G.) Housing
 Scheme and for this purpose a layout plots at Vartak Nagar, Village Majiwade, Thane,
 was made. The SAID FIRST PROPERTY and the SAID SECOND PROPERTY form part
 of said layout of plots made by the Maharashtra Housing Board;

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AND WHEREAS the Maharashtra Housing Board constructed the building known as Building No.36, on the SAID FIRST PROPERTY for housing industrial workers as provided in the scheme. The said building is consisting of ground plus three upper floors, having 8 tenements on each floor, and having in all 32 tenements, (hereinafter referred to as "NILKANTH BUILDING");

AND WHEREAS the 32 tenements in the Nilkanth Building were allotted to individual allottees on ownership basis;

AND WHEREAS the said allottees of Nilkanth Building formed and incorporated themselves formed into and registered a Co-operative Housing Society as per the provisions of the Maharashtra Co-operative Societies Act, 1960, a Co-operative Housing Society in the name and style as "Nilkanth Co-Operative Housing Society Ltd." (hereinafter referred to as the "SAID FIRST SOCIETY");

AND WHEREAS on the dissolution of the Maharashtra Housing Board as recited hereinabove Maharashtra Housing & Area Development Authority (M.H.A.D.A.) became seized and possessed of or otherwise well and sufficiently entitled to the SAID FIRST PROPERTY and Nilkanth Building (the SAID FIRST PROPERTY and Nilkanth Building are collectively hereinafter referred to as the "NILKANTH PROPERTY");

AND WHEREAS by Deed of Sale dated 11th November, 2003, executed by MHADA in favour of the SAID FIRST SOCIETY, duly registered with Sub-Registrar of Assurances, Thane under Sr. No. TNN2-05929-2003 dated 25-11-2003, MHADA sold, transferred and conveyed Nilkanth Building standing on the SAID FIRST PROPERTY more particularly described in the First Schedule herein under written to the SAID FIRST SOCIETY on the terms and conditions contained therein. Since then the SAID FIRST SOCIETY is holding and occupying the Nilkanth Building as the owner thereof;

AND WHEREAS by an Indenture of Lease dated 11th November, 2003 between MHADA and the SAID FIRST SOCIETY, duly registered with Sub-Registrar of Assurances, Thane under Sr. No. TNN2-05930-2003 dated 25-11-2003, MHADA demised and gave on lease the SAID FIRST PROPERTY for the term of 99 years commencing from 1st April, 1980, on the terms, condition and covenants contained therein;

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AND WHEREAS in the premises aforesaid, the SAID FIRST SOCIETY is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the SAID FIRST PROPERTY and is the owner of Nilkanth Building;

AND WHEREAS the Maharashtra Housing Board constructed the building known as Building No.37, on the SAID SECOND PROPERTY for housing industrial workers as provided in the scheme. The said building is consisting of ground plus three upper floors, having 8 tenements on each floor, and having in all 32 tenements, (hereinafter referred to as "SHIVCHHAYA BUILDING");

AND WHEREAS the 32 tenements in the Shivchhaya Building were allotted to individual allottees on ownership basis;

AND WHEREAS the said allottees of Shivchhaya Building formed and incorporated themselves formed into and registered a Co-operative Housing Society as per the provisions of the Maharashtra Co-operative Societies Act, 1960, a Co-operative Housing Society in the name and style as "Shivchhaya Co-operative Housing Society Ltd." (hereinafter referred to as the "SAID SECOND SOCIETY");

AND WHEREAS on the dissolution of the Maharashtra Housing Board as recited hereinabove Maharashtra Housing & Area Development Authority (M.H.A.D.A.) became seized and possessed of or otherwise well and sufficiently entitled to the SAID SECOND PROPERTY and Shivchhaya Building (the SAID SECOND PROPERTY and Shivchhaya Building are collectively hereinafter referred to as the "SHIVCHHAYA PROPERTY");

AND WHEREAS by Deed of Sale dated 18th December, 2003, executed by MHADA in favour of the SAID SECOND SOCIETY, duly registered with Sub-Registrar of Assurances, Thane under Sr. No. TNN2-06587-2003 dated 19-12-2003, MHADA sold, transferred and conveyed Shivchhaya Building standing on the SAID SECOND PROPERTY more particularly described in the Second Schedule herein under written to the SAID SECOND SOCIETY on the terms and conditions contained therein. Since then the SAID SECOND SOCIETY is holding and occupying the Shivchhaya Building as the owner thereof;

AND WHEREAS by an Indenture of Lease dated 18th December, 2003 between MHADA and the SAID SECOND SOCIETY, duly registered with Sub-Registrar of Assurances, Thane under Sr. No. TNN2-06586-2003 dated 19-12-2003, MHADA

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demised and gave on lease the SAID SECOND PROPERTY for the term of 99 years commencing from 1st April, 1980, on the terms, condition and covenants contained therein;

AND WHEREAS in the premises aforesaid, the SAID SECOND SOCIETY is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the SAID SECOND PROPERTY and is the owner of Shivchhaya Building;

AND WHEREAS the lease of the SAID FIRST PROPERTY and the SAID SECOND PROPERTY are valid, subsisting and binding and in full force and effect and that the SAID FIRST SOCIETY and the SAID SECOND SOCIETY have paid the yearly rent till date and have observed, performed carried out and complied with all the terms, conditions and covenants of the lease and on its part to be observed, performed, carried out and complied with and is not in breach thereof for any reason or on any account whatsoever;

AND WHEREAS the Members of the SAID FIRST SOCIETY and the SAID SECOND SOCIETY are the present members and Shareholders of the SAID FIRST SOCIETY and the SAID SECOND SOCIETY respectively and as such hold and occupy their respective flats in Nilkanth Building and Shivchhaya Building respectively;

AND WHEREAS Nilkanth Building and Shivchhaya Building have during the passage of time, become old and dilapidated and it is not possible or feasible to carry out any repairs or renovation. After considering all the matters, issues the SAID FIRST SOCIETY and the SAID SECOND SOCIETY and its respective members/share holders have come to the conclusion that it is advisable to reconstruct Nilkanth Building and Shivchhaya Building. The SAID FIRST SOCIETY and the SAID SECOND SOCIETY, with the consent and concurrence of all its share holders respectively, viz. Members of the SAID FIRST SOCIETY and the SAID SECOND SOCIETY, are desirous of carrying out Redevelopment and Reconstruction through a developer by obtaining permission of MHADA for the same. The SAID FIRST SOCIETY and the SAID SECOND SOCIETY intends to demolish the existing Nilkanth Building and Shivchhaya Building respectively and construct one or more new multi-storeyed building/s on the SAID FIRST PROPERTY and the SAID SECOND PROPERTY as per the plans, designs and specification sanctioned by the Thane Municipal Corporation and the terms and conditions imposed by Thane Municipal Corporation and MHADA. The SAID FIRST SOCIETY and the SAID SECOND SOCIETY intend to get allotted to their respective

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Members, new flats in new building to be constructed on the SAID FIRST PROPERTY and SAID SECOND PROPERTY;

AND WHEREAS pursuant to the desire of the Members of the SAID FIRST SOCIETY, the SAID FIRST SOCIETY in its Special General Body Meeting held on 17th August, 2005, passed unanimous resolution thereby finally deciding to reconstruct the Nilkanth Building of the SAID FIRST SOCIETY by appointing appropriate developer for the intended purposes. It was also resolved that offers shall be invited from the competent developers. Pursuant to the offers, invited by the SAID FIRST SOCIETY from Developer of immovable properties for carrying out Redevelopment and Reconstruction on the SAID FIRST PROPERTY, the Developer viz. **M/S. SHREE SAIBABA CONSTRUCTIONS PVT. LTD.** (hereinafter referred to as the "SAID PREVIOUS DEVELOPERS") alongwith other developers submitted their proposals. The SAID FIRST SOCIETY, after considering, and scrutinizing all the proposals and offers, found the offer, and proposal of the SAID PREVIOUS DEVELOPERS to be the most suitable and acceptable to all the members/shareholders of the SAID FIRST SOCIETY. Therefore vide its Appointment letter dated 23rd August, 2005, the SAID FIRST SOCIETY appointed the SAID PREVIOUS DEVELOPERS for redevelopment of the Nilkanth Building of the SAID FIRST SOCIETY and, thereafter the SAID PREVIOUS DEVELOPERS confirmed their appointment vide their Letter of Acceptance dated 25th October, 2005;

AND WHEREAS as per Development Agreement dated 25th October 2005, which was duly registered under serial No.TNN-1-6134-2005, registered on 26th October 2005, the SAID FIRST SOCIETY granted development rights in respect of SAID FIRST PROPERTY to the SAID PREVIOUS DEVELOPERS. The SAID FIRST SOCIETY has also executed Power of Attorney dated 26th October 2005 in favour of the SAID PREVIOUS DEVELOPERS pursuant to the abovesaid Development Agreement (hereinafter referred to as the "SAID FIRST DEVELOPMENT AGREEMENT");

AND WHEREAS pursuant to the desire of the Members of the SAID SECOND SOCIETY, the SAID SECOND SOCIETY in its Special General Body Meeting held on 7th August, 2005, passed unanimous resolution thereby finally deciding to reconstruct the Shivchhaya Building of the SAID SECOND SOCIETY by appointing appropriate developer for the intended purposes. It was also resolved that offers shall be invited from the competent developers. Pursuant to the offers, invited by the SAID SECOND SOCIETY from Developer of immovable properties for carrying out Redevelopment and Reconstruction on the SAID SECOND PROPERTY, the Developer viz. **M/S. SHREE**

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[Handwritten signatures]

SAIBABA CONSTRUCTIONS PVT. LTD. (hereinafter referred to as "SAID PREVIOUS DEVELOPERS") alongwith other developers submitted their proposals. The SAID SECOND SOCIETY after considering, and scrutinizing all the proposals and offers, found the offer, and proposal of the SAID PREVIOUS DEVELOPERS to be the most suitable and acceptable to all the members/shareholders of the SAID SECOND SOCIETY. Therefore vide its Appointment letter dated 9th August, 2005 the SAID SECOND SOCIETY appointed the SAID PREVIOUS DEVELOPERS for redevelopment of the Shivchhaya Building of the SAID SECOND SOCIETY and, thereafter the SAID PREVIOUS DEVELOPERS confirmed their appointment vide their Letter of Acceptance dated 25th October, 2005;

AND WHEREAS as per Development Agreement dated 25th October, 2005, which was duly registered under serial No.6133/2005, the SAID FIRST SOCIETY granted development rights in respect of SAID SECOND PROPERTY to the SAID PREVIOUS DEVELOPERS. The SAID SECOND SOCIETY has also executed Power of Attorney dated 25th October, 2005 in favour of the SAID PREVIOUS DEVELOPERS pursuant to the abovesaid Development Agreement (hereinafter referred to as the "SAID SECOND DEVELOPMENT AGREEMENT");

All the properties described in the First Schedule, the Second Schedule and Third Schedule are jointly and collectively hereinafter referred to as the "SAID PROPERTY")

AND WHEREAS by virtue of the SAID FIRST DEVELOPMENT AGREEMENT and the SAID SECOND DEVELOPMENT AGREEMENT and respective Power of Attorney mentioned in foregoing paragraphs, the SAID FIRST SOCIETY and the SAID SECOND SOCIETY have also put the SAID PREVIOUS DEVELOPERS into the actual and physical possession of the SAID PROPERTY and have rights to assign the development rights acquired under the SAID FIRST DEVELOPMENT AGREEMENT and the SAID SECOND DEVELOPMENT AGREEMENT and also have sole and exclusive right to sale the flats in the new building to be constructed by the SAID PREVIOUS DEVELOPERS on the SAID PROPERTY and to enter in to Agreements with the purchasers of the flats and to receive the sale price in respect thereof;

AND WHEREAS by and under Agreement for Redevelopment dated 6th February 2010 was duly registered under serial No.TNN-5-1329-2010 (hereinafter referred to as the "SAID FIRST NEW DEVELOPMENT AGREEMENT") the SAID PREVIOUS DEVELOPERS has assigned the rights of development of the SAID FIRST PROPERTY to in favour of M/S. SHREE SAIBABA GRIHANIRMITI PVT. LTD. i.e. the Developers

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literature shall be informative in its nature and subject to change from time to time without notice and shall not constitute part of this contract and shall not be enforceable against the Developers.

14. The Purchaser/s agrees that shop premises shall not used or let out for any Restaurant, or Bars, or Liquor or Beer Shop, Hospitals, etc.

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

FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing bearing Plot No.36 admeasuring 634.63 sq. mtrs. bearing Survey No.210 alongwith Tit-Bit Area/Non Buildable Plot of land adjacent to property admeasuring 273.57 sq.mtrs. totally admeasuring about 908.20 sq. mtrs. situate at Vartak Nagar, Village Majiwade, Taluka and District Thane within Registration District and Sub District of Thane, in the limits of Thane Municipal Corporation, Thane.

SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Plot No.37 admeasuring 684.63 sq. mtrs. bearing Survey Nos.206 and 367 alongwith Tit-Bit Area/Non Buildable Plot of land adjacent to the Said Second Property admeasuring 413.16 sq. mtrs. totally admeasuring about 1047.79 sq. mtrs. situate at Vartak Nagar, Village Majiwade, Taluka and District Thane within Registration District and Sub District of Thane, in the limits of Thane Municipal Corporation, Thane.

THIRD SCHEDULE ABOVE REFERRED TO

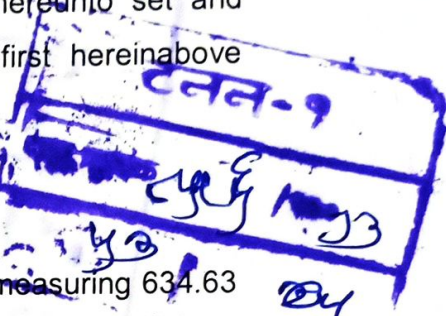
ALL THAT premises being Shop/Office admeasuring 41.17 sq. mt, carpet or thereabout bearing Shop/Office No. 04 on GROUND Floor in the new building to be known as "AASAVARI" and to be constructed on the Said Property more particularly collectively described in the First Schedule, Second Schedule, Third Schedule and Fourth Schedule written hereinabove.

Rekha Hingad

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[Handwritten signature]



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[Handwritten signature]
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED, SEALED AND DELIVERED

by the within named Developers

M/s. SHREE SAIBABA GRIHANIRMITI PVT. LTD.

Through Director,

MR. UDAY V. JOSHI

MR. RAMESH B. KHADE

in the presence of

- 1. Mahesh v. Karmarkar MK
- 2. Uday M. Dharmadhikari

SIGNED, SEALED AND DELIVERED

by the within named Flat/Shop/Office Holder

Mr./Mrs. ARVIND S. HINGER.

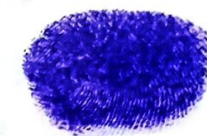
Mr./Mrs. REKHA A. HINGER.

in the presence of

- 1. Mahesh v. Karmarkar MK
- 2. Uday M. Dharmadhikari



Handwritten notes: 2014-9, दस्त कागदक 5409/2003, 24



For SHREE SAIBABA GRIHANIRMITI PVT. LTD.
Udayoshi
DIRECTOR

Handwritten signature of Udayoshi
DIRECTOR

Handwritten signature of Arvind S. Hinger

Rekha Hinger

For SHREE SAIBABA GRIHANIRMITI PVT. LTD.
Udayoshi
DIRECTOR

Handwritten signature of Udayoshi
DIRECTOR

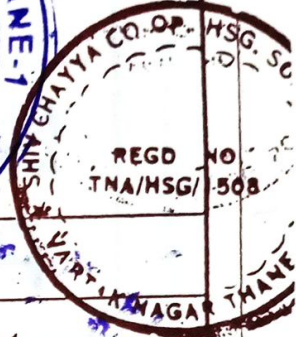
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लि. घेणार
Rekha Hinger

प्रमाणित करण्यात नेते वी, सदर दस्तकागदकास जोडलेली पूरक कागदपत्रे ही मान्यता व सही आहेत. तथापि खोटी/बलाढ्य कागदपत्रे, कागदपत्रे लोंदणी अधिनियम १९०६ चे कलम १२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीला जबाबदार राहू.

ANNEXURE "B"

CERTIFICATE OF AREA



PROFORMA 'B'

OWNER'S NAME:
NILKANTH CO-OP. HSG. SOCIETY LTD.

For Shiv-Chayya Co-op. Hsg. Soc. Ltd.

[Signature]
Secretary

Chairman

[Signature]
Secretary

[Signature]
Treasurer

NILKANTH CO-OP. HSG. SOCIETY LTD.

REV.	DATE	DESCRIPTION	DRAWN	APPROVED
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PROJECT:
PROPOSED REDEVELOPMENT OF 'NILKANTH' CO. OP. HSG. SOC. (BUILDING NO.36) & 'SHIVACHAYA' CO. OP. HSG. SOC. (BUILDING NO.37) PART OF HOUSING LAYOUT OF VARTAK NAGAR ON LAND BEARING S.NO.183 TO 187,206 TO 229,263,371,381,404 VIL-MAJIWADA, & S.NO.63(P.T) 64 (PT) & 140 VIL-PANCHPAKHADI,THANE.

SCALE : 1:100

DATE : 09/09/2010

TITLE :
SITE PLAN, PLOT AREA DIAGRAM, CALCULATION, SUMMARY OF BUILT UP AREA, STAIRCASE AREA & PROFORMA, FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION OF GROUND FLOOR, SECTION ETC.

PROJ. NO.
DRG. NO. REV. SUFF.

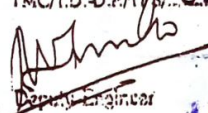
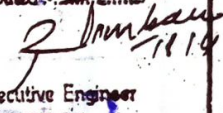


DRAWN BY	CHECKED	APPROVED BY	M - 1/8
	Ar. SANDEEP		



[Signature]
design consortium
ARCHITECT & INTERIOR DESIGNER
GROUND FLOOR, MA BHAVANI APARTMENT, NEAR TULJABHAVANI MANDIR, BHASKAR COLONY, SERVICE ROAD, EASTERN EXPRESS HIGHWAY, THANE:- 400602
TEL NO. 25333985/ 9987502588
EMAIL ID:- info@dcapl.com Website:- www.dcapl.com

दस्तावेज
रुचि/12003
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ANNEXURE "B"

PROFORMA 'A'	SHEET NO.01/07
STAMP OF APPROVAL OF PLANS	
<p>Plans are approved Subject to conditions Prescribed in Permit No. V.P. 924/2021/112 TMC/T.D.-D.P/T/S/ 03.18 Dated: 29.12.19</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Deputy Engineer (TDD) </div> <div style="text-align: center;">  Executive Engineer (T.D.D.) </div> </div> <p style="text-align: center;">Thane Municipal Corporation of The City of Thane.</p>	
	
<p>मंत्रालय "मंजूर नकाशागुहार बांधकाम न करणें तसेच विकास विभागाच्या विभागातील कार्यालयक त्या पत्रानुसार न शिवाय बांधकाम करणें. महाराष्ट्र प्रादेशिक व महानगरपालिका नियमावली 1975 अनुसार बांधकामाची मुदत 1000-1000 मीटराची जास्तीत जास्त 2 मीटर फेड व 10000/- रकम होऊ शकते."</p>	
	
A	AREA STATEMENT
1	AREA OF THE PLOT 1955.99
2	DEDUCTION FOR
A	SET BACK AREA N.A.
B	PROPOSED ROAD N.A.
C	ANY RESERVATION N.A.
	TOTAL (A+B+C) N.A.
3	NET AREA OF PLOT (1-2) 1955.99
4	DEDUCTION FOR
A	RECREATION GR. 10% OF PLOT AREA N.A.
5	BALANCE AREA OF PLOT (3-4) N.A.
6	ADDITIONS FOR F.S.I PURPOSE
A)	100% SETBACK AREA N.A.
B)	100% PROPOSED ROAD N.A.
7	TOTAL AREA (5+6)
8	PERMISSIBLE FLOOR AREA (7X9) + 9 ABOVE AS PER MHADA NOC NO.CO/KB/ARCH/NOC/0790/2010 DATED 23 APR 2010 8345.97
9	15% ADDITIONAL F.S.I. AS PER APPENDIX 'R' 968.77 + 968.77 = 1937.54 SQ.MT X 15% = 290.63 SQ.MT. 290.63
10	PERMISSIBLE F.S.I 8636.60
11	EXISTING FLOOR AREA NIL
12	PROPOSED AREA 8567.28
13	EXCESS BALC. AREA TAKEN INTO F.S.I NIL
14	TOTAL BUILT UP AREA 8567.28
15	BALANCE BUILT UP AREA NIL

ANNEXURE "B"

B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA	
2	PROPOSED BALCONY AREA	
3	EXCESS BALCONY AREA	REFER STATEMENT
4	TOTAL EXCESS BALCONY AREA	
C	TENEMENT STATEMENT	
1	PROPOSED AREA (ITEM A, 11 ABOVE)	
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	
3	AREA AVAILABLE FOR TENEMENTS (1-2)	
4	TENEMENTS PERMISSIBLE	493 NOS.
5	TENEMENTS PROPOSED	182 NOS.
6	TENEMENTS EXISTING	NIL
7	TOTAL TENEMENTS PROPOSED	182 NOS.
D	CAR PARKING STATEMENT	
1	COVERED GARAGES PERMISSIBLE	
2	COVERED GARAGES PROPOSED	
3	PARKING REQUIRED BY REGULATIONS	REFER STATEMENT
4	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING	
1	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
2	TOTAL NOS. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
F	COLOUR CODE	
<p>BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH SETBACK AREA SHOWN HATCHED BROWN PROPOSED ROADS SHOWN BROWN WASH</p>		



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 १५/०२/२००६
 ६०/१५

B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA	
2	PROPOSED BALCONY AREA	
3	EXCESS BALCONY AREA	REFER
4	TOTAL EXCESS BALCONY AREA	STATEMENT
C	TENEMENT STATEMENT	
1	PROPOSED AREA (ITEM A, 11 ABOVE)	
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	
3	AREA AVAILABLE FOR TENEMENTS (1-2)	
4	TENEMENTS PERMISSIBLE	493 NOS.
5	TENEMENTS PROPOSED	162 NOS.
6	TENEMENTS EXISTING	NIL
7	TOTAL TENEMENTS PROPOSED	162 NOS.
D	CAR PARKING STATEMENT	
1	COVERED GARAGES PERMISSIBLE	
2	COVERED GARAGES PROPOSED	
3	PARKING REQUIRED BY REGULATIONS	REFER
4	TOTAL PARKING PROVIDED	STATEMENT
E	TRANSPORT VEHICLES PARKING	
1	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
2	TOTAL NOS. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
F	COLOUR CODE	
<p>BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH SETBACK AREA SHOWN HATCHED BROWN PROPOSED ROADS SHOWN BROWN WASH</p>		



टनन-9
 दस्त कमाक 25/11/2013
 88/104



Certificate No. 001362

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

AMENDED

PERMISSION

SANCTION OF DEVELOPMENT

/ COMMENCEMENT CERTIFICATE

C.C. for :- Ground floor part Commercial Part Stilt +1st Floor Part
Commercial part Parking +2nd & 3rd Floor Parking & A wing 4 to 19 floor
Complete + 20th Floor (Part) Resi & B wing 4 to 19 floors
Complete (Residential)

V. P. NO. S04/0021/10 TMC / TDD / 0800/13 Date : 5/3/2013
To, Shri/Smt. A.G. Jathar For (Architect)
Design Consortium
Shri. Shiv- Chayya & Neelkanth (Owners)
CHS Limited

With reference to your application No. 9762 dated 13/2/2013 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. 36 & 37 in village Majiwade Sector No. IV Situated at Road/Street Mhada Colony S.No. / C.T.S. No. / F.P. No. 206/1. & 367/6.

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.
- 5) All conditions mentioned in the layout permission vide V.P.No.90/150/ TMC/ TDD/482 dated 30/10/09 shall be binding upon applicant.
- 6) Conditions mentioned in NOC of KH & ADB shall be binding upon applicant (Vide letter no. CO/KB/Arch/NOC/790 dated 23/04/2010.
- 7) T.M.C. will not supply water for construction purpose.
- 8) NOC for car lift shall be submitted before O.C.



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 and stamp area with text 'तनन-१' and other illegible markings.

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

- 9) As per part development of layout, compound wall shall not be constructed on front, rear and side open spaces (marginal distances)
- 10) Proposed bldg. should be structurally designed considering seismic forces as per B.S. Code 1893 & 4326 and certificate of structural stability should be submitted at the stage of O.C.
- 11) NOC from water, Tree and Drainage Department of T.M.C. shall be submitted before O.C.
- 12) Letter Boxes should be provided for all Occupants and Ground Floor before O.C.
- 13) Solar water heating system, rain water harvesting system and storm water drain shall be commissioned and NOC for same shall be submitted from respective departments before O.C.
- 14) Information board is to be displayed on site upto till obtaining O.C.
- 15) KH & ADB Shall rehabilitate encroachers from North side before O.C.
- 16) Revised CFO NOC as per amended plan shall be submitted by the applicant before O.C

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

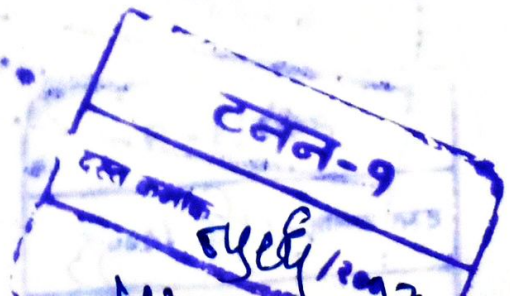
Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

सावधान

"मंजूर नकशानुसार बांधकाम न करणें तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमद्वारे प्रलप्त ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी नगरपालिका जास्त ३ वर्षे दंड वारु १०००/- दंड झोडू शकतो."

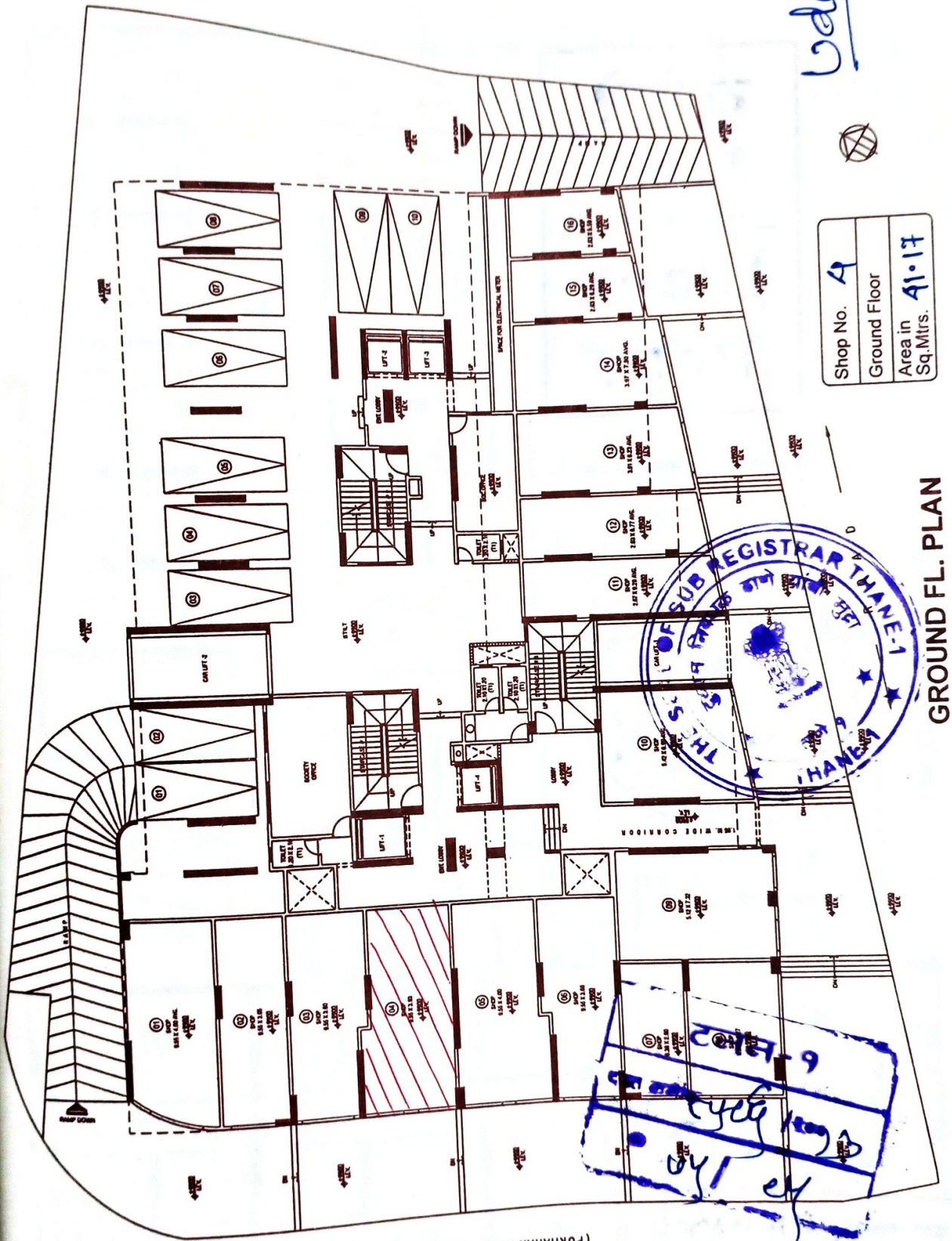
Yours faithfully

EXECUTIVE ENGINEER
 Town Development Department,
 Municipal Corporation of
 The City of Thane.



ANNEXURE "D"

Udayanesh



Shop No. 4
Ground Floor
Area in 41.17 Sq.Mtrs.

GROUND FL. PLAN

ROAD (POKHARAN ROAD NO. 01)

Rekha Hingad

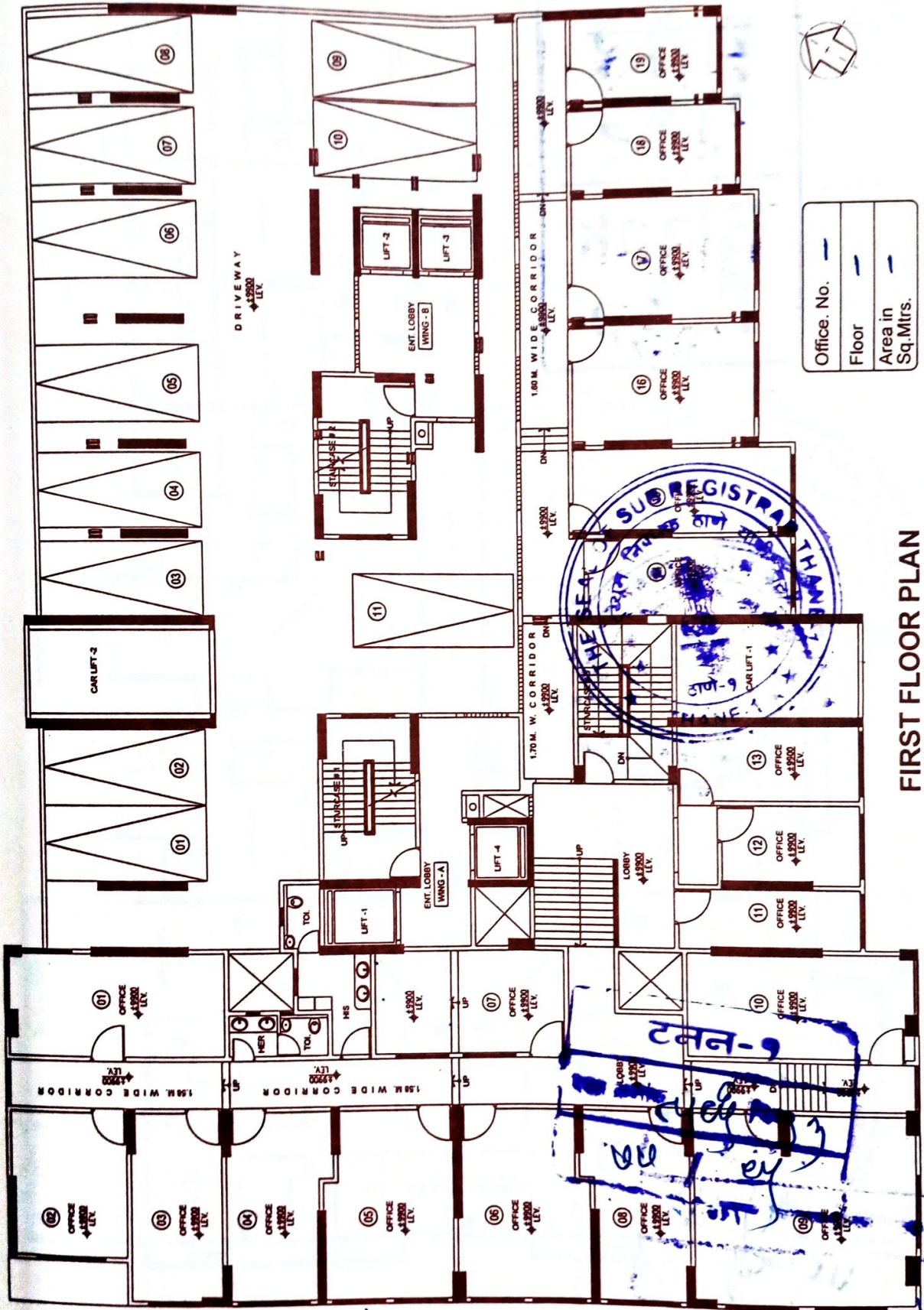
[Handwritten signature]

[Handwritten signature]



[Handwritten blue markings and signature]

ANNEXURE "D"

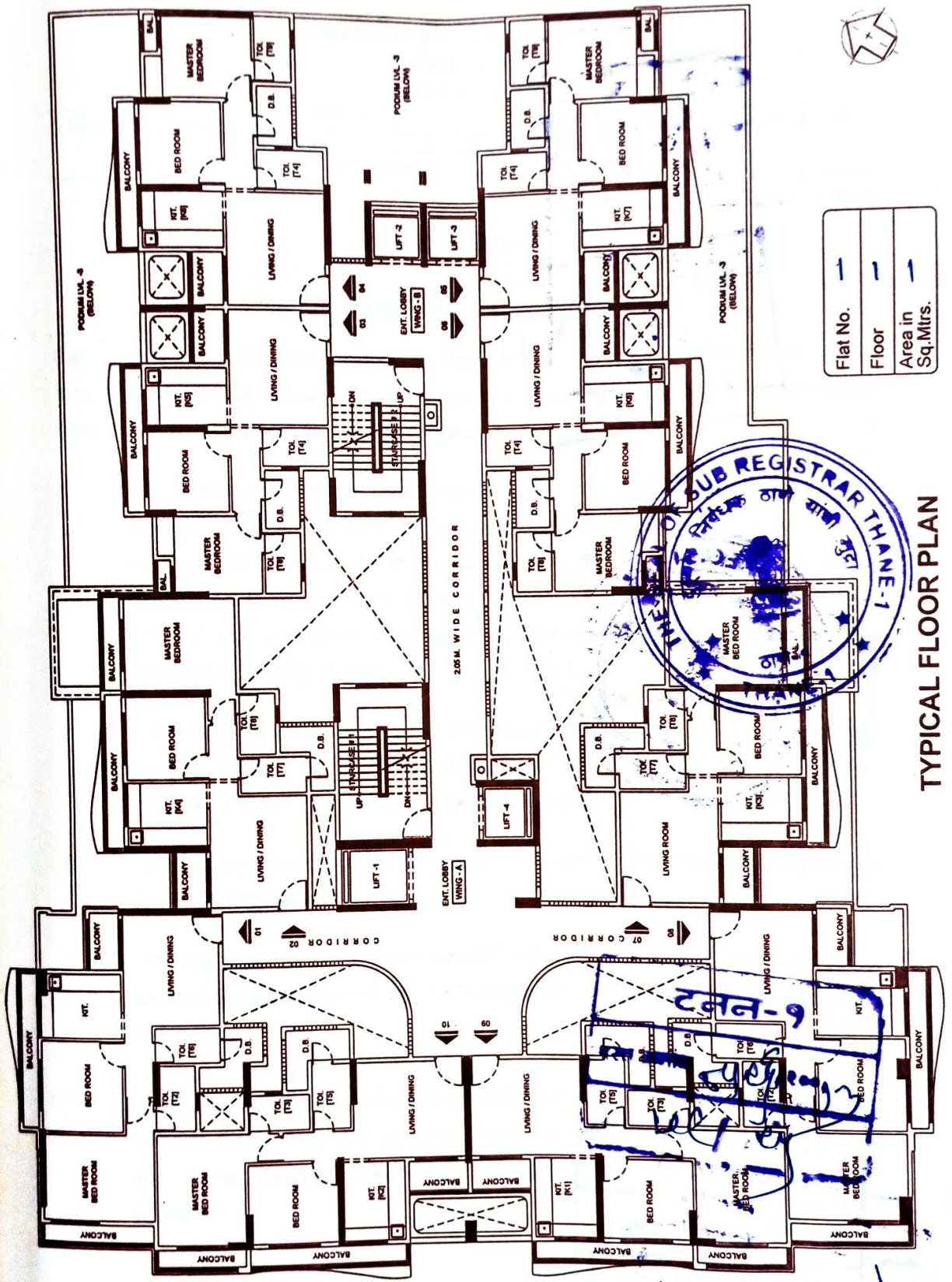


Office No.	Floor	Area in Sq.Mtrs.
—	—	—

FIRST FLOOR PLAN

Rekha Kingad [Signature] [Signature] [Signature]

ANNEXURE "D"



TYPICAL FLOOR PLAN

Rekha Hingad

[Handwritten signatures and initials in blue ink]









26/11/2013 1 07:35 PM

दस्त गोषवारा भाग-2

टनन1

दस्त क्रमांक:8596/2013

दस्त क्रमांक : टनन1/8596/2013
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स श्री साईबाबा गृहनिर्माती प्रा. लि. तर्फे संचालक श्री उदय विश्वास जोशी पत्ता:प्लॉट नं: प्रिमायसेस नं. 201, माळा नं: दुसरा मजला, इमारतीचे नाव: बी पी एस प्लाझा देवी दयाळ रोड , ब्लॉक नं: -, रोड नं: मुलुंड पश्चिम, मुंबई, . . पॅन नंबर:AANCS5231K	लिहून देणार वय :-52 स्वाक्षरी:- <i>Uday Joshi</i>		
2	नाव:मेसर्स श्री साईबाबा गृहनिर्माती प्रा. लि. तर्फे संचालक श्री रमेश भिवराव खाडे पत्ता:प्लॉट नं: प्रिमायसेस नं. 201, माळा नं: दुसरा मजला, इमारतीचे नाव: बी पी एस प्लाझा देवी दयाळ रोड , ब्लॉक नं: -, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AANCS5231K	लिहून देणार वय :-53 स्वाक्षरी:- <i>Ramesh Bhivrao</i>		
3	नाव:अरविंद सुखलाल हिंगड पत्ता:प्लॉट नं: रूम नं. 13 चाळ नं. 3, माळा नं: -, इमारतीचे नाव: शुभम को.ऑ.हौ.सो.लि. , ब्लॉक नं: रामदास गार्डन जवळ , रोड नं: वर्तकनगर पोखरण रोड नं.1 ठाणे , . . पॅन नंबर:AACPH5692M	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Arvind</i>		
4	नाव:रेखा अरविंद हिंगड पत्ता:प्लॉट नं: रूम नं. 13 चाळ नं. 3, माळा नं: -, इमारतीचे नाव: शुभम को.ऑ.हौ.सो.लि. , ब्लॉक नं: रामदास गार्डन जवळ , रोड नं: वर्तकनगर पोखरण रोड नं.1 ठाणे , . . पॅन नंबर:ABRPH8786Q	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Rekha Hingad</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 11 / 2013 12 : 58 : 48 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव:अंड मोहन - पार्ट
वय:40
पत्ता:कोर्टनाका, ठाणे
पिन कोड:400601

2 नाव:मिलींद रामचंद्र हळदकर
वय:55
पत्ता:मुलुंड
पिन कोड:400080



स्वाक्षरी

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा





Certificate No.

395

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Part

Occupancy Certificate

Ground floor part commercial & part stilt + 1st floor part commercial + part parking + service floor + 2nd & 3rd floor podium parking 'A' wing 4th to 17th floor residential & 'B' wing 4th to 19th floors complete (residential)

VP No. S04/0021/10 TMC/TDD/OCC/02/16/15 Date 26/11/2015

To,

M/S. Design Consortium ForShri A.G. Jathar (Architect)M/S. Shivchhaya CHSL (Owner)Sub - Part Occupancy Certificate for above mentioned buildingRef. V. P. No. S04/0021/10Your Letter No.: 9431 Dated 20/11/2015

Sir,

The part/full development work/erection/re-erection/alteration in / of building / part building no. 36 & 37 situated at Mhada Colony Road / Street _____ Ward No. _____ Sector _____ No. IV S No. / C.T.S. No. / F.P. No. 206/1, & 367/6 Village Majiwade under the supervision of Shri A.G. Jathar Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. 94/17790 may be occupied on the following conditions

- मुधारित परवानगी /सी.सी. क्र.टापपा/श्रावि/१४९४/१५ दि. ७/९/१५ रोजीच्या सर्व अटी आपणावर बंधनकारक राहतील.
- ठाणे महानगरपालिकेकडून उपलब्धते नुसार पाणी पुरवठा करणेत घेईल.

As set certificated completion plan is returned herewith

Office No.

Office Stamp

Date

Copy to

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

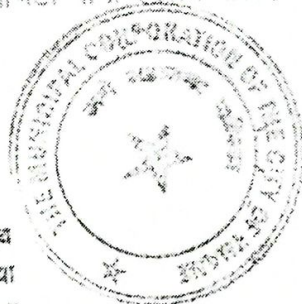
Yours faithfully

Municipal Corporation of
the city of Thane.

- 3) वृक्ष, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखल्यातील अटी बंधनकारक राहतील.
- 4) अग्निशमन विभागाकडील ना हरकत दाखल्यातील अटी बंधनकारक राहतील.
- 5) सौर ऊर्जेवर पाणी गरम करण्याची यंत्रणा व जलसंचयन यंत्रणा कायम स्वरुपी कार्यान्वीत ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटीची राहिल.
- 6) प्रस्तावित इमारतीच्या समोरील संबंधीत अतिक्रमणांचे पुनर्वसन इमारत क्र. 34 वर होणा-या प्रस्तावित इमारतीमध्ये करण्याचे बंधन विकासकावर राहिल.
- 7) यापूर्वीच्या सर्व मंजूरीमधील अटी बंधनकारक राहतील.
- 8) अंतीम वापर परवान्यापूर्वी म्हाडाकडील अंतीम Consent to O.C. (802.01 Sq.m. BUA consisting of 18th, 19th & 20th part floors of wing A) व फुटकळ भूखंडाचा पुरवणी भाडेकरार सादर करणे बंधनकारक राहिल.
- 9) विकासक यांचे दि. 14/09/2015 रोजीचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- 10) परिशिष्ट 'R' अन्वये अनुज्ञेय होणा-या बांधकाम क्षेत्राची सी.सी. नगर विकास विभागाकडून निर्देश प्राप्त झाल्यानंतर मंजूर करण्यात येईल.
- 11) LBT विभागाचा ना हरकत दाखला अंतीम वापर परवान्यापूर्वी सादर करणे आवश्यक राहिल.
- 12) Appendix 'L' मधील अटी विकासक यांच्यावर बंधनकारक राहतील.
- 13) अंतीम वापर परवान्यापूर्वी 40 मी. रुंद रस्त्याने बांधित क्षेत्र (पोखरण रोड नं. 1) म्हाडा/विकासक/सोसायटी यांनी स्वतंत्र पोटहिस्सा मोजणी करून ठामपा च्या नावे करणे आवश्यक राहिल.

सावधानता

नगरपालिका वृक्ष व ड्रेनेज विभागात ना हरकत दाखला घ्यावे व त्यावर ना हरकत दाखला घ्यावे. ना हरकत दाखला घ्यावे व त्यावर ना हरकत दाखला घ्यावे. ना हरकत दाखला घ्यावे व त्यावर ना हरकत दाखला घ्यावे. ना हरकत दाखला घ्यावे व त्यावर ना हरकत दाखला घ्यावे.



Yours faithfully,

Pamphal
23.11.15

कार्यकारी अभियंता

शहर विकास विभाग

ठाणे महानगरपालिका, ठाणे

Municipal Corporation of

The City of Thane.

Copy To:

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