

Friday, October 16, 2009

10:41:51 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9820

दिनांक 16/10/2009

गावाचे नाव माजीवडे

दस्तऐवजाचा अनुक्रमांक टनन2 - 09599 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: एन. बालसुब्रमणियन -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95) :- 1900.00

एकूण रु. 31900.00

आपणास हा दस्त अंदाजे 12:56PM ह्या वेळेस मिळेल

दुय्यन निबंधक

सह दुय्यन निबंधक ठाणे म. २

आपणार मुल्य: 3573500 रु. मोबदला: 5159754 रु.

मुद्रांक शुल्क: 241000 रु.

दस्ता प्रकार : डीडी/धनाकर्षाद्वारे;

दस्ता नाव व पत्ता: एस बी आय;

डीडी/धनाकर्ष क्रमांक: 86554; रक्कम: 30000 रु.; दिनांक: 16/10/2009



Chemburi Branch
Customer Copy Sr. No. **2868**
 Date **14/10/09**

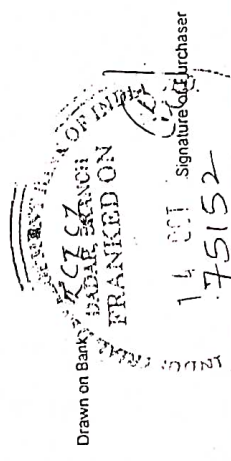
Accd. No. 01837200010056-idihi bank A/c Stamp duty

Type of Document	Agreement for Sale	
Type of Stamp	Special Adhesive	
Franking Value	Rs.	2,41,000/-
Service Charges	Rs.	10/-
Total	Rs.	2,41,010/-

Name and address of stamp duty paying party

N. Balasubramanian

Cheque / DD No. **205081**



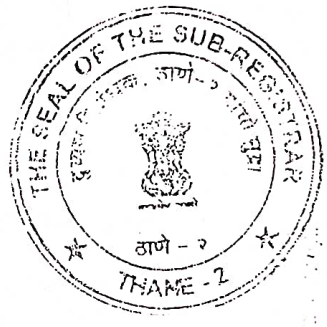
DC No. (For Bank's Use only) No. _____ Date _____

Franking Sr. No. **10**

Authorised Signatory (Sign, Name & EIN) **SHREE SAINATH ENTERPRISES PVT. LTD.**

Please sign the declaration printed behind

AUTHORIZED SIGNATORY



टनन-२
 दस्तावेजकी खर्च १०००/-
 २/१०/०९

AGREEMENT FOR SALE

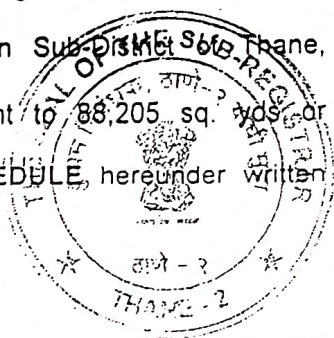
This **AGREEMENT FOR SALE** made at Mumbai this 14th day of Oct 2009 between **SHREE SAINATH ENTERPRISES**, a Partnership Firm having its registered office at 216, Shah & Nahar Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 hereinafter referred to as '**BUILDER/PROMOTER**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include successors in title and assigns) of the **ONE PART** and Mr./Mrs./Miss/M/s N. Balasubramanian having his/her/its address at A-202, Keshav, Kung II Plot No 3, Sector 15, Banpada, Navi Mumbai - 400 705 and assessed to Income Tax under Permanent Account Number (PAN) _____, hereinafter referred to as '**THE PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and

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include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS:-

A. Several land owners (hereinafter for the sake of brevity collectively referred as "the Original Owners") are absolutely seized and otherwise well and sufficiently entitled to all those pieces and parcels of land or ground lying, being and situate at Village Majiwade, Taluka and District Thane in the Registration Sub-District Thane, admeasuring in aggregate 73,750 sq. mtrs or equivalent to 88,205 sq. yds. or thereabouts and more particularly described in the SCHEDULE hereunder written (hereinafter referred to as "THE SAID PROPERTY")



B. The details of all the Original Owners are shown in SCHEDULE hereunder written which indicates their names, the lands bearing different survey Nos., Hissa Nos. and areas respectively held by them.

पंजी - २	
Hissa Nos.	and areas
६५	१००९
३	६५

C. By diverse Development Agreements executed on various dates and registered before the Sub-Registrar of Assurances, Thane, the said Original Owners inter alia granted, assigned and transferred to the respective Developers ("the said Developers") therein their respective rights for the development of the said property for the consideration on the terms and conditions contained therein. The Original Owners also executed various Irrevocable Power of Attorney in favour of the nominees of the said Developers inter alia empowering them to carry out all development activities of the said property and to do various acts, deeds or things for and on behalf of the said Original Owners.

D. By an Assignment and Assumption Agreement dated 5th May 2008 executed by Mangal Prabhat Lodha, Lodha Estate Pvt Ltd, and Lodha Dwellers Pvt Ltd in favour of Builder/Promoter, they have inter alia assigned and transferred to Ms/ Shree Sainath Enterprises (the Builder/Promoter) the right title and interest as well as the benefits and advantages of their respective executed and registered Developments Agreements executed and registered by the original Land owners and Mangal Prabhat Lodha, Lodha

ABP

agreed to purchase a residential flat at the price and on the terms and conditions hereinafter appearing.

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

1. Definition and Interpretation

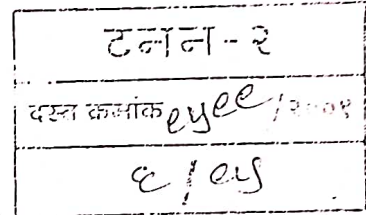
(A) "Agreement" means this Agreement together with Schedules and Annexures hereto and any other deed and document executed in pursuance hereof.

(B) "Buildings" shall mean "WESTGATE A", "WESTGATE B", "WESTGATE C", "FAIRFIELD A", "FAIRFIELD B", "FAIRFIELD C", "CLAREMONT A", "CLAREMONT B", "CLAREMONT C", and any other buildings to be constructed on the Property.

(C) "Building:" shall mean Westgate

(D) "Residential Flat" means a Residential Flat in the Building as per details given below :

- (i) Residential Flat No. : 0202
(ii) Floor : 2nd
(iii) Building : Westgate - B
(iv) Area : 801 sq. ft. (Carpet area)
(v) Car Parking Space : 1



(E) "Property or"the said Property" means the property admeasuring approximately 73,750 sq. mts equivalent to i.e. 88,205 sq. yds, or thereabouts together with building/structures standing thereon situated, lying and being at Village Majiwade, Taluka & District Thane and more particularly described in the SCHEDULE hereunder written.

2. RULES OF INTERPRETATION

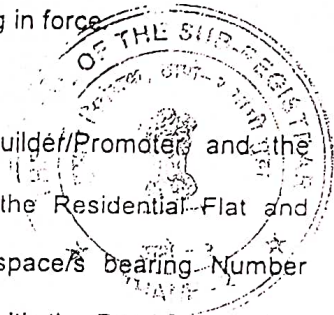
In this Agreement where the context admits:

2.1. All references in this Agreement to statutory provisions shall be construed as meaning

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Handwritten signature

e) The nature of organization of persons to be constituted and to which the title is to be passed being either a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960, or a Private Limited Company to be governed by the provisions of the Companies Act, 1956 and /or an Apartment Owner's Association to be governed by the Maharashtra Apartments Ownership Act, 1970, or any other organizations the various amounts that are to be paid interalia towards the development charges, betterment charges, application charges, ground rent, revenue assessment, municipal and other taxes and water and electricity charges, including water deposit and electricity deposits as are for the time being in force



4. The Purchaser hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agree/s to sell to the Purchaser the Residential Flat and incidental thereto the exclusive right to use car parking space/s bearing Number P2-A6-16, together with the right to use, along with the Purchasers of all building/s to be developed on the said property, the common areas and facilities and limited common areas and facilities more specifically described in the FIRST

SCHEDULE hereunder written and LIST OF AMENITIES more particularly described in the SECOND SCHEDULE hereunder written for an aggregate

of Rs. 51,59,754/-

Particulars described in	lump sum consideration
<u>Flat - 2</u>	<u>eye / rupee</u>
	(Rupees)
	<u>eye</u>
	only on and

Fifty One Lacs Fifty Nine Thousand Seven Hundred only subject to terms and conditions hereinafter mentioned. The said consideration is exclusive of any levies or taxes as are or may be applicable and/or payable now or in future hereunder or in respect of the said Residential Flat. The Parties confirms and agree that all such taxes and levies shall be solely borne and paid by the Purchaser.

The said total consideration Rs. 51,59,754/- (Rupees Fifty One Lacs Fifty Nine Thousand Seven Hundred only) shall be paid in Installments hereinafter specified:-

a) On Booking

Rs. 54,000/-

b) Within 15 days

Rs. 9,72,741/-

APB

THE SECOND SCHEDULE ABOVE REFERRED TOLIST OF AMENITIES

1. Agglomerate Flooring in the entire home (except kitchen, bathrooms and service areas); combination of Agglomerate marble and designer tiles in bathrooms.
2. Designer tiles in Kitchen and utility areas.
3. German make Kohler** sanitary fittings and Hansgrohe** bathroom fittings.
4. Living room deck finished with wooden flooring.
5. Laminated wooden flooring in master bedroom.
6. Geyser in all bathrooms.
7. Air-conditioning in Living/Dining Room and all bedrooms

AUTOMATION AND SECURITY SYSTEMS

1. LCD Touch Screen Panel in the entrance lobby.
2. Video Door Camera.
3. Gas leakage detector in kitchen with Alarm.
4. Light Points, Fan, A/C Controls for all rooms.
5. Occupancy sensors for toilet, passage & common areas.
6. Motion sensor detector with panic alarm in Master Bed Room for security.
7. Mineral water on tap in every kitchen.
8. Piped gas in every Kitchen.

(*In select homes ** or Equivalent)

COMMON SEAL OF the withinnamed)

Shree Sainath Enterprises)

The Promoter/Developer abovenamed)

Is hereunto affixed pursuant to P.O.A.H.)

through its Partner/s Surenthra Nair)

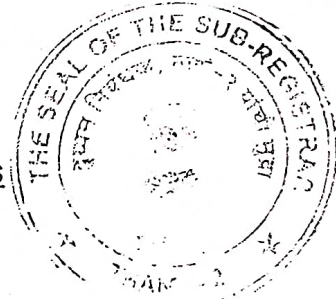
on 14th day of Oct 2009)

In the presence of:)

1. D. Dalvi - Dipi)

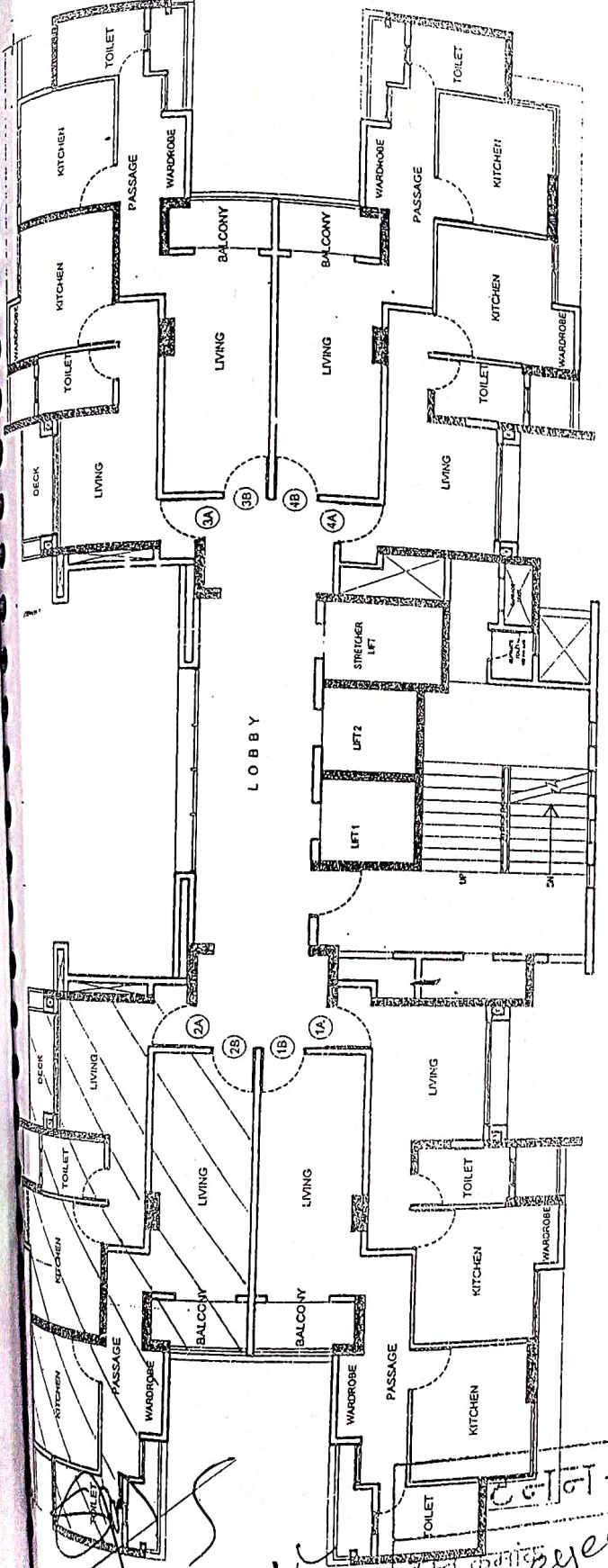
2. B. Jadhav - Bharat)

(Signature)



तल्ल-२
दस्त जगलक <u>esee/2009</u>
security <u>9/10/09</u>





Handwritten notes:
 2/2/00
 22/05
 2002/2000
 2002/2000

TYPICAL FLOOR PLAN

(2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND, 24TH & 26TH)

LODHA	THANE	WESTGATE	WING - B	FLOOR 2nd	FLAT NO. 202
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NOTE: PLAN NOT TO THE SCALE

ARCHITECT

KAPADIA ASSOCIATES PVT. LTD.
 112/114, PENINSULA CENTER, OFF. S.S. ROAD, OFF. AUREDAH ROAD, PAREL EAST, MUMBAI-400029
 TEL: 91-22-566232839 FAX: 91-22-56623284
 www.kapadiapvt.com

DEVELOPERS:
SHREE SAINATH ENTERPRISES,
 216, Shah & Nahar Industrial Estate,
 Dr. E. Moses Road,
 Worli, Malaka, Mumbai-18

PROPOSED BUILDING ON PLOT BEARING S.N.O. 24/1 TO 7, 9a, 9b, 9, 10, S.N.O. 25/7, 10, 11, S.N.O. 26/2, 4, 7, 9, 11, 13, 2, S.N.O. 27/1, 2, 4 TO 10, S.N.O. 28/1 TO 5, S.N.O. 29/7, 8, S.N.O. 31/4, 5, 6, 33 AT MALAKWADI & OLD S.N.O. 95/12, 20, 21, 22 (NEW NO. 183) AT VILLAGE BALKUM SHANE.

THE SEAL OF THE ARCHITECT

111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

LODHA
 LODHA GROUP OF INSTITUTIONS

Permission:-
 Bldg. 1-Wing No. A-Basement + Podium+
 Stilt + 1 Floor
 Wing No. B-Basement+Podium+Stilt+
 15 Floors
 Wing No. C-Basement+Podium+Stilt+
 14 Floors
 Wing No. D to G-Basement+Podium+Stilt+17 Floors
 Community Centre-Ground Flr.
 Shops-Ground Flr.
AMENDED



Certificate No. 165

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT Club House-Ground Flr.
PERMISSION / COMMENCEMENT CERTIFICATE

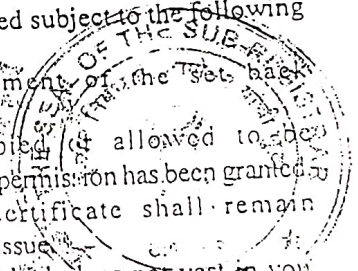
V. P. NO. 2005/140 C.C. Same as above except Podium
 TMC / TDD / 444 Date 9/9/08

To, Shri/Smt. M/s. Archetype Consultants
(I) Pvt. Ltd. (Architect)
 Shri. Kisan Waman Dhoir &
 Shri. Others (Owners)
Shri. Rajendra Lodha of M/s. Shree Sainath Enterprises (P.O.A.)

With reference to your application No. 25608 dated 10/9/2008 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 Malviya Sector No. V Situated at Road / Street _____ S.No. / C.T.S. No. / F.P. No. _____

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

- 1) The land vacated in consequence of the enforcement of the street 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) The compound wall should be constructed as per applying to plinth certificate.
- 6) Thane Municipal Corporation will not supply water for the construction purpose.
- 7) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No. 456 and certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 8) N. O. C. from water, fire, and drainage department should be submitted before Occupation Certificate.
- 9) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.



तलत - २
दस्तावेज <u>eye/roos</u>
<u>29/09</u>

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.

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXX

2/12/08

3849

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

Building No. 9 Ground + 2th Floor
Building No. 10:- Ground + 20th Floor

V. P. NO.2005/140

TMC/TDD 819

DATE 16.2.2008

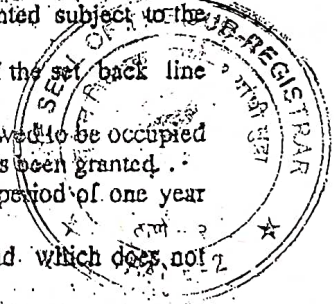
TO

M/s ARCHETYPE CONSULTANTS (I) PVT. LTD. ARCHITECT.
Shri Kisan Waman Bhoir and Other OWNERS
Shri Ratendra Lodha of M/s. Shree Sainath Enterprises (Power of Attorney)

Sir,

With reference to your application inward No.49403 dated 5/01/2008 for development permission/certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development work and or to erect building No. ----- in village Majiwada & Balkum Thane Ward No. -----, Sector V, situated at Road / Street Majiwada & Balkum Thane Road, S.No. 23, 24, 25, 6, 7, 8A, 8B, 9, 10, 1, 2, 3, 4, 25/10, 8, 2, 7, 11, 26/1, 4, 9, 11, 12, 7, 27/9, 10, 1, 2, 4, 5, 6, 7, 8, 28/2, 3, 4, 5, 29/7, 8, 9, 31/4, 5, 6, 8 Majiwada, & S.No. 183/12, 20, 21, 22 Balkum the development permission / 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 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) The Compound wall should be constructed before applying to plinth certificate.
- 6) Thane Municipal Corporation will not supply water for the construction purposed.
- 7) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No 1893 and 4326 & and certificate of structural stability should be submitted at the stage of plinth and Occupation Certificate
- 8) N.O.C from water, tree, and drainage department should be submitted before Occupation Certificate.
- 9) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.
- 10) Sewage Treatment Plant and rainwater harvesting system should be got approved from Drainage Department before applying for plinth Certificate and should be commissioned before applying Occupation Certificate.
- 11) Solar Water heating system should be installed before applying Occupation Certificate.
- 12) Information board be displayed on site upto obtaining Occupation Certificate
- 13) Conditions mentioned in Environment Clearance will remain binding on Applicant.
- 14) Construction of 40.00 m D.P. Road with culvert to be completed before first plinth Certificate



उत्तर - २
२४/१२/००८
२४/१२/००८



दस्तावेज क्रमांक व वर्ष 9599/2009

Printed on October 16, 2009

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दुय्यम निबंधक: राह दु.नि.ठाणे 2

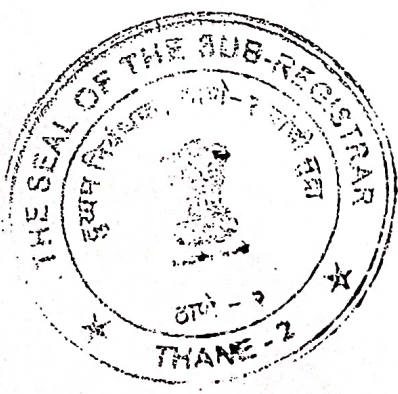
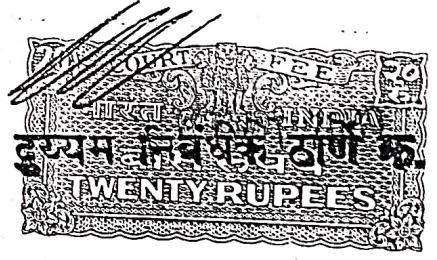
नॉदणी 63 म.

Regn 63 m c

सूची क्र. दोन INDEX NO. II

गावाचे नाव : माजीवडे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,159,754.00
वा.भा. रु. 3,573,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(1) वर्णन: विभागाचे नाव - गावाचे नाव : माजीवडे (ठाणे महानगरपालिका), उपविभागाचे नाव 6/28/A - लोढा पॅराडाइज या निवारी संकूला करीता सं. 23, 28/5, 6, 7, 8ए, 8बी, 9, 10, 1, 2, 3, 25 / 10,8,2,7,11, 26 / 2,4,9,11,12, 7, 27 / 9, 10, 1, 2, 4, 5, 6, 7, 8, 28 / 2,3,4,5, 29 / 7,8,9, 31 / 4, 5,6,8, सदनिका क्र. 0202, दुरास मजला, बी-विंग. वेस्टगेट बिल्डींग, लोढा पॅवीलीयन, माजीवडे, ठाणे
(1)89.33 चौ.मी.विल्टअप
- (3) क्षेत्र फळ
- (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. श्री साईनाथ एंटरप्रायजेस तर्फे कु.गु. श्री सुरेंद्रनाथ नाथर यांचे कु.गु. पंढरी केसरकर ABDFS2374M - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: 216, शाह अॅन्ड गहार इस्टेट, डॉ. ई. गोजेरा रोड, वरळी, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) एन. बालसुब्रमणियन - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: केशव कुंज, नवी मुं; तालुका: -; पिन: -; पॅन नम्बर: AACPN5366J.
- (7) दिनांक करून दिल्याचा 14/10/2009
- (8) नोंदणीचा 16/10/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9599 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 240600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



सह दुय्यम निबंधक ठाणे क. २



Certificate No.:- 520

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

इमारत क्र. १ ए व बी च्या तळघर + स्टील + पोटियम/तळमजला + २७ मजले करीता

V.P. No. 2005/140 TMC/TDD 03 Date 2/8/2023

To, Archetype consultants (i) Pvt.,Ltd. (Architect)

701, Devcorpora, Eastern Express Highway,
Cadbury Junction, Khopat, Thane (w)

Shri. Kisan Waman Bhoir & Others (Owner)

Shri. Rajendra Lodha of M/S. Shree Sainath Enterprises (P.O.A.H.)

Sub - Occupation Certificate for Building No. 1 Wing A & B - Basement + Stilt +
Podium/Ground + 27 Floors

Ref. V. P. No. 2005/140

Your Letter No. 12776 dated 20/03/2013

Sir,

The part/full development work/erection/re-erection/alteration in/of building / part building no.

As Above situated at Majiwade Road/Street BMC Pipe Line Ward No. Sector

No. V S. No./ C.T. No./ P. No. As Below Village Majiwade, Balkum under the

supervision of Archetype consultants (i) Pvt. Ltd. Licensed Surveyor/Engineer/Structural Engineer/Supervisor/
Architect/Licence No. CA/89/12205

may be occupied on the following conditions.

S.Nos.22, S.No.23, S.No.24/1 to 7, 8A, 8B, 9, 10, S.No.25/2, 7, 10, S.No.26/2, 3, 4, 7, 9, 10, 11, 12, S.No.27/1, 2, 4 to 10, S.No.28/2 to 5, S.No.29/7, 8, 9, S.No.31/4 to 9 at Majiwade & Old Survey No. 95/12, 20, 21, 22 (new no.83) at Balkum

Cond No.1: Clearance from ULC Department for flats handed over to Govt. should be submitted before O.C. Of wing 'C'

Cond.No.2: Construction of D.P. Road shall be completed before O.C. Of wing 'G'

Cond No.3 :That the D.P. Road, Garden, HCMTR etc. reservation shall be handed over and its

Ownership shall be transferred in the name of TMC on 7/12 extract before O.C.of wing 'G'

Cond No.4 : Construction of compound wall shall be completed before O.C. Of wing 'G'

As set certificated completion plan is returned herewith

Office No.: **सावधान**

Yours faithfully

Office Stamp: "मंजूर नकाशानुसार बांधकाम न करणे तसेच
नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र

Date: प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत

जास्त ३ वर्षे दंड व रु. ५०००/- दंड होऊ शकतो."

Copy to

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

कार्यकारी अभियंता
शहर विकास विभाग
Municipal Corporation of
the city of Thane.



Parking Slot Allotment
Cora Lisa. Santos

RELIANCE

to:
balasubramanian.natarajan@relianceada.com

06/09/2013 15:41

Hide Details

From: "Cora Lisa. Santos" <Coralisa.Santos@lodhagroup.com>

To: "balasubramanian.natarajan@relianceada.com"
<balasubramanian.natarajan@relianceada.com>

Dear Mr.N. Balasubramanian ,

Greetings from the Lodha Group

We refer 'Agreement for sale' dated 10/14/2009 registered in respect of Flat No. 202 in Building Westgate, Wing B of Lodha Luxuria, situated near Majiwade Flyover, Thane (W).

We are pleased to inform you that the parking allotment towards your residence is complete, the tentative number of parking slot allotted in respect of said apartment was mentioned as P1-A6-16.
The parking slot currently allotted in respect of the said apartment is P1015.

Please do contact the Facilities team at the site should any further assistance be required in this regard.

Thanks & Regards,

Cora-Lisa Santos | relationship
manager | customer care|
Lodha Excelus, Level 2, Apollo Mills
Compound, N M Joshi
Marg, Mahalaxmi, Mumbai-400011 Direct
Line +91.22.67737541 • BoardLine+91.22.
23024400 Ext:- 7541
www.lodhagroup.com

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RESIDENCES | OFFICES | IT CAMPUSES | INTEGRATED TOWNSHIPS

*To ensure a quicker response, always mention your flat details in the subject.
Please note that the hand phone number has been disconnected.
All queries may be routed through e-mail or the board line number.*

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WESTGATE C.H.S LTD.
Lodha Luxuria, Majiwada , Thane West, Thane- 400607
(TNA/(TNA)/HSG/(TC)/26828 DT.15.09.2014)
Contact: 022-20814626 | Email: westgatechs@gmail.com

Bill

Period : Apr 2023

Bill Date : 11/04/2023

Due Date : 30/04/2023

Bill No.	Building	Wing	Unit/Flat	Name	Area (Sq. Ft.)
117	Westgate	B	202	N. BALASUBRAMANIAN	801.00

Particulars	Amount
01) Electricity Charges	32
02) Water Charges	147
03) Society Maintenance Charges	1,202
04) Repair & Maintenance Fund	1,202
05) Sinking Fund	250
06) Education fund	10
Common area maintenance charges for complex -	2,000
Electrical & Water charges for complex	963
Property Tax - 2023-24	13,906
Current Bill Total	₹ 19,712
Arrears brought forward (DR Balance)	0
Cumulative Interest	1,928
Current Interest	128
Less: Interest Adjustment	0
Grand Total	₹ 21,768

Rupees Twenty One Thousand Seven Hundred Sixty Eight only

- 1) Bill should be paid before due date to avoid interest @ 21%P.A.
- 2) All payments to be made in favour of **WESTGATE CO.OP.HOUSING SOCIETY LTD.** by cross cheque only.
- 3) Please mention Wing / Flat No./ Bill No.overleaf of the cheque.
- 4)Bank Details **Saraswat Co-Op Bank Ltd** A/c No.**148200100004817**,IFSC Code : **SRCB0000148**,Branch: **Hiranandani Meadows.**
- 5) If the payment made by NEFT please communicate the transaction id no. via e-mail to **westgatechs@gmail.com** along with flat details.
- 6) GST Registration Number: **27AAAAW5660M1ZZ**
- 7)Members who have not yet filed their Nomination Form (Form 14) are requested to file the same with the society.

Signature(s)