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सत्यमेव जयते

19 MAY 2003

विक्रीचे ठिकाण, श्री अष्टविनायक
उपनिग सेंटर, शीवाच, २६, कलेक्टर ऑफिसजवळ, दादो.

संमेलन क्रमांक नं. - १३/११

क्रमांक नं. 2148 किंमत रु. २००

नाव Veekay civil Enterprise.

हस्ते vinay.

बांक _____

3 MAY 2003

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संमेलन क्रमांक
(श्री. डी. एस. भेलसेकर)
लायसन्स नं. १३/११

DEED OF CONFIRMATION

DATE : 13th May, 2003

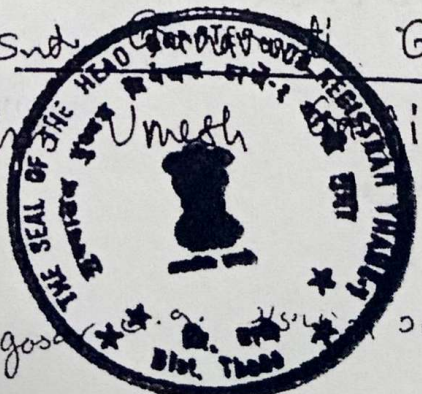
B E T W E E N

MR Ms. Veekay Civil Enterprise

A N D

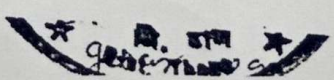
MR Snd Ganji Goshar &

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गोसावळी गावात गोसावळी
गोसावळी



i Goshar

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वस्त क्रमांक ३१२/२००३
१-३४



THIS DEED OF CONFIRMATION is made at Thane, on this 13th day of May 2003 2000, BETWEEN M/S. Veekay Civil Enterprises having address at Shivani Chambers, Veer Savarkar Path, Thane- 400 002

Uw

पक्षों के बीच
गोचर ०.४

Hereinafter referred to as 'THE PARTY OF THE FIRST PART' (which expression shall unless repugnant to the context or the meaning thereof mean and include the partner/s for the time being of the said firm the survivor/s of them and the heirs, executors, administrators of the last surviving partner, their or his assigns) of the ONE PART.

AND

~~MRS.~~ MRS. Gunavanti Ganji Goshal Shri Umesh Ganji Goshal, Plot No 403, having address at Fourth Floor, Charter Wada, Charter Rd, Thane(W)

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पक्षों के बीच
गोचर ०.४

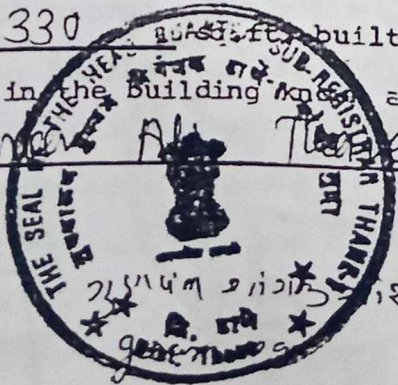
Hereinafter called 'THE PARTY OF THE SECOND PART' (which expression shall unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS by an agreement dated 15th August, 1992

made between the party of the first part and party of the second part, Second party agreed to purchase flat/shop/land having approximate area 330

sq. ft. built up / ~~super built up~~ carpet in the Building known as Charter Wada, Thane (West).

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गोचर ०.४



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वस्तु क्रमांक 3/1372/13-004
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पक्षों के बीच
गोचर ०.४

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Tal. & Dist. Thane, within the limits of
Thane Municipal Corporation

and more particularly described in the schedule hereunder written at or for the price or consideration and on the terms and conditions recorded therein. A copy of the said Agreement is

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गोपनीय

annexed hereto.

The said Agreement dated 15/02/92 executed by the First party and the second party, but could not be lodged for Registration with the office of the Sub-Registrar of Thane.

The Second party i.e. 'PURCHASER' has paid a sum of Rs. 1,98,000/- as per Agreement. The first

party has given the possession of the flat/shop/land bearing No. 403 measuring 330

sq.ft. built-up/~~super built up~~/carpet area on

the Fourth floor in building known as Khartar

Wada, Kharkar Ali, Thane (West)

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गोपनीय

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said premises the party of the first part and the party of the second part, confirm the agreement dated 15/02/92 in respect of flat/

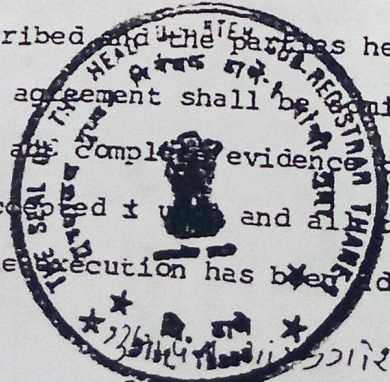
~~shop/land~~ bearing No. 403 measuring

330 sq.ft. built-up/~~super built up~~/carpet

area on Fourth floor, constructed/sell by the first party on the plot of land more particularly

described and the parties hereto declare the said agreement shall be admitted and taken as full and complete evidence thereof and may be accepted in and all the manner effectively as the execution has been admitted.

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उपरोक्त विवरणों पर
गोपनीय

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रजि. क्र. ३१२५-११
११/३-३४

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Flat, shop/land bearing
 No. 403 admeasuring 330 sq.ft.
 built-up/super built-up/carpet area on Fourth
 floor, in the building known as Charfcar Wada,
Charfcar Ali, Thane (W) comprising City survey No.
7/64A+65A/1 Hissa No. 2 C.T.S. NO. 64A+65A/2
5 Tika No. 5 Ward No. 5
 Gut NO. - being lying and situate at
 Mouje Thane Taluka and District Thane,
 Registration District and Sub-District Thane and
 within the limits of Thane Municipal
Cooperation -

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63/7/64A+65A/1
Hissa No. 2
C.T.S. NO. 64A+65A/2

UW

63/7/64A+65A/1
Hissa No. 2
C.T.S. NO. 64A+65A/2

IN WITNESS WHEREOF the parties have signed this
DEED OF CONFIRMATION on the day and year first
hereinabove written.

For M/s. Veejay Civil Enterprises

Witnesses :

[Signature]

Partner

1. *[Signature]*

FIRST PARTY

2. *[Signature]*

22/11/2012
(1) Smt. Gunavanti Gangji Goshar

SECOND PARTY.

22/11/2012
Goshar

टनन-१
बस्त क्रमांक 37 22/11/2012
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अडेप

30329
पंजीय डिफास नाबार फेठ नापि व. वं. पिन ४१०-
नाम..... 31511 १०६१०१
पुरवें..... २०६
परीषद.....

Impounded under section 33
of Bombay Stamp Act. 1958

[Signature]
Collector of Stamps THANE

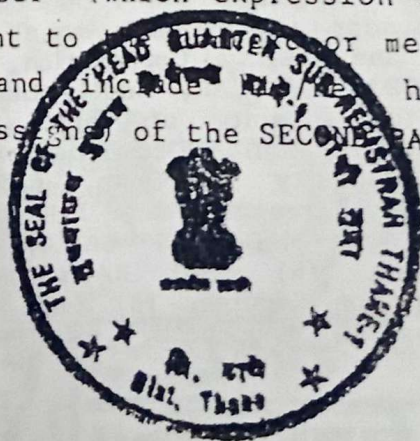
22 JUL 1992

[Signature]
22 JUL 1992

AGREEMENT.

THIS AGREEMENT made at Thane on this 15th day of August 1992
BETWEEN MR.V.D.KHARKAR representing M/S.VEEKAY CIVIL
ENTERPRISE, residing at Bhavani Chambers, Thane, hereinafter
called the 'Vendor' (which expression shall unless it be
otherwise repugnant to the context or meaning thereof be
deemed to mean and include his heirs,executors,
administrators, and assigns) of the FIRST PART A N D
MR/MRS. Gunavanti Gangji Geshal
Shri. Umesh Gangji Geshal
residing at "Sangam Bhawan" 1st floor Room No 4
Mohmad Ali Road Market Thane 40601
hereinafter called the 'Purchaser' (which expression shall
unless it be otherwise repugnant to the context or meaning
thereof be deemed to mean and include his heirs,
executors, administrators and assigns) of the SECOND PART:

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वस्तु क्रमांक 3927/२००३
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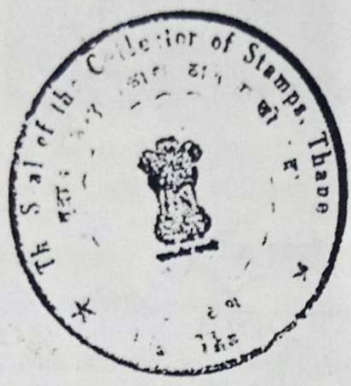


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Shri / Smt. T. G. Tushare
of Thane has paid an amount
of deficit stamp duty of Rs. 3,610/- Three
thousand Six hundred ten only
and penalty of Rs. 250/- Two hundred fifty
only in the State Bank of India,
Branch, Thane Challan No. 35
dated 21/7/95

Certified that of the Bombay
Stamp Act, 1958 that the full stamp
duty of Rs. 3,620/- Three thousand Six hundred twenty
only has been paid in respect of this
Instrument. 20461-19
Subject to the provision of
Sec. 53A of Bombay Stamp Act, 1958

[Signature]
Collector of Stamps, THANE



AGREEMENT

THIS AGREEMENT made at Thane on this 15th day of
AUGUST 1992, BETWEEN MR. V.D. KHARKAR representing
M/S. VEKAY CIVIL ENTERPRISES, residing at Bhavani Chambers,
Thane, hereinafter called the 'Vendor' (which expression
shall unless it be otherwise repugnant to the context or meaning
thereof be deemed to mean and include his heirs, executors,
administrators, and assigns) of the FIRST PART A N D

[Signature]
[Signature]
[Signature]

MR/MRS. GUNAVANTI GANGJI GOSHAR
Shri Umesh Gangji Goshal
residing at Sangam Bhuwan, 1st FLR. Room NO. 4
Mahamed Ali Road, Market THANE 400 601.

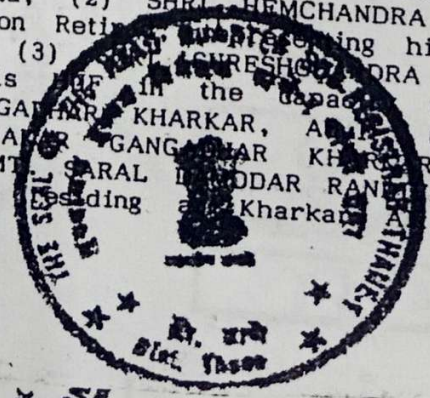
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hereinafter called the 'Purchaser' (which expression shall
unless it be otherwise repugnant to the context or meaning
thereof be deemed to mean and include his/her heirs, executors,
administrators and assigns) of the SECOND PART;

[Signature]
[Signature]

WHEREAS the Property described in the First Schedule
hereunder written situate at Kharkar Ali, within the limits
of Thane Municipal Corporation, belongs to (1) SHRI SHARADCHANDRA
DAMODAR KHARKAR, Adult, Occupation Retired, representing HUF
in the capacity of Karta, (2) SHRI HEMCHANDRA DAMODAR
KHARKAR, Adult, Occupation Retired, representing his HUF in
the capacity of Karta, (3) SHRI SHRESHCHANDRA DAMODAR
KHARKAR, representing his HUF in the capacity of Karta,
(4) SHRI MADHUKAR GANGADHAR KHARKAR, Adult, Occupation
Retired, (5) SHRI RATNAJI GANGADHAR KHARKAR, Adult,
Occupation Service, (6) SMT SARAL DAMODAR RANDE, Adult,
Occupation Household, all residing at Kharkar Ali, Thane,

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बस्त क्रमांक ३१२४२००३
३-३०



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[Signature]
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referred to as the Vendors in the Agreement for Development/Sale Deed, dated 5th May 1992 executed between the Vendor herein as the Developer in the said Agreement and the above said persons as the Vendors and Smt. Indirabai Damodar Kharkar, Adult, Occupation Household, residing at Kharkar Ali, Thane, referred to as the Confirming Party in the above said Agreement, dated 5th May 1992;

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for

AND WHEREAS the Vendor herein has agreed to develop from the said owners the said property bearing Tika No.5, CTS No.63/7 and 64 A + 65 A, admeasuring 403 Sq. Mtrs. and Tika No. 5 CTS No. 64A + 65A admeasuring 194.8 Sq. Mtrs. situate at Kharkar Ali, Thane (hereinafter for brevity's sake referred to as the said property) and more particularly described in the First Schedule hereunder written.

AND WHEREAS the Vendor has acquired the development rights in respect of the said property under the said Agreement, dated 5th May 1992 and the Vendor has obtained physical possession of the said property and the said owners have allowed the Vendor to develop the said property as per sanctioned plan by the Thane Municipal Corporation vide Commencement Certificate VP No.90/103/TMC/TDP/980 dated 14/1/92 obtained through their Architect Shri V.B. Divekar;

AND WHEREAS the said property is below the ceiling limits prescribed under the Urban Land Ceiling Act and as such the provisions of the Urban Land Ceiling Act are not applicable to the said property;

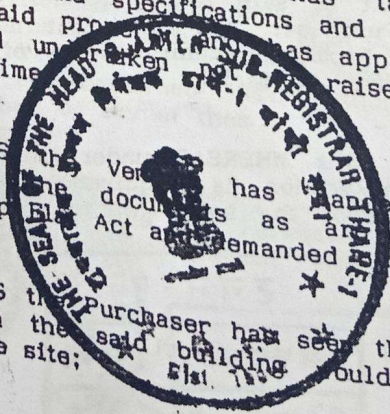
AND WHEREAS the said property is in the Gaothan Area of Kharkar Ali, Thane and as such the question of obtaining N.A. Permission does not arise and accordingly is not obtained;

AND WHEREAS the Vendor has received as aforesaid the Commencement Certificate VP No.90/103/TMC/TDP/980 from Thane Municipal Corporation for the proposed building to be constructed on the above said property;

AND WHEREAS the Purchaser has taken inspection of the proposed plans and specifications and other documents in respect of the said property and has approved the same and has agreed and undertaken not to raise any objection for the same at any time;

AND WHEREAS the Vendor has handed over to the Purchaser such of the documents as are required under Maharashtra Ownership Flats Act and demanded by the Purchaser;

AND WHEREAS the Purchaser has seen the said property and the site which the said building would be constructed and has approved the site;



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AND WHEREAS the Flat Purchaser demanded from the Promoter/Vendor and the Promoter/Vendor has given inspection of the Flat Purchaser all the documents of title relating to the said land, the said order, the Development agreement and plans, design and specifications prepared by the Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963, hereinafter referred to as 'the said Act' and the rules made thereunder;

AND WHEREAS the copies of Certificate on Title issued by the Advocate Shri V.P. Deodhar, property card or extract of Village forms 7/12, or any other relevant Revenue Record showing the nature of the title of the Promoter/Vendor to the said land on which the flats are to be constructed and the copies of the approved letter by the concerned local authority have been annexed hereto and marked Annexure 'A', 'B' and 'C' respectively;

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W.P.E.
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AND WHEREAS the First Purchaser applied to the Promoter/Vendor for allotment to the Flat Purchaser Flat No. 403 on Fourth floor in the building _____ situated at KHARKAR ALI, THANE;

Sesur U.S.
Thane

AND WHEREAS prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 the Flat Purchaser had made a declaration to the effect firstly, that neither the Flat Purchaser nor the members of the family (family as defined under the Urban Land (Ceiling and Regulation) Act, 1976) or Flat Purchaser own a tenement, house or building within the limits of Thane;

AND WHEREAS relying upon the said application declaration and agreement the Promoter/Vendor agreed to sell to the Flat Purchaser a flat at the price and on the terms and conditions hereinafter appearing;

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AND WHEREAS prior to the execution of these presents the Flat Purchaser has paid to the Promoter/Vendor a sum of Rs. _____ (Rupees _____ only) being part payment of the sale price of the Flat agreed to be sold by the Promoter/Vendor to the Flat Purchaser as advance payment or deposit (the payment and receipt whereof the Promoter/Vendor both hereby admit and acknowledge) which shall in no event exceed Twenty per cent of sale price of the flat agreed to be sold to the Flat Purchaser and the Flat Purchaser has agreed to pay to the Promoter/Vendor balance of the sale price in the manner hereinafter appearing;

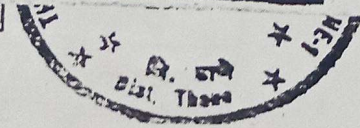
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AND WHEREAS under Section _____ of the said Act, the Promoter/Vendor is required to execute a written agreement for sale of the said flat to the Flat Purchaser bearing the following fact

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these presents and also to register the said agreement under the Registration Act; at the costs of Flat Purchasers;

AND WHEREAS at the time of registration the Flat Purchaser shall pay to the Vendor the Flat Purchaser his proportionate share of full stamp duty and registration charges payable, if any, by the said society or Limited Company on the conveyance or lease or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the society or Limited Company;

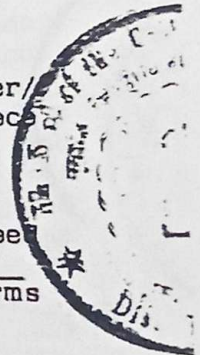
AND WHEREAS the Vendors shall sell the flats in the said building to be constructed on the said property on what is known as ownership basis with a view ultimately that the owners of all the said flats in the said building should form a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act 1960 or a Limited Company and upon the owners of all the flats paying in full their respective dues to the Vendors and complying with the terms and conditions of their respective agreements with the Vendors, the Vendors shall transfer the said property i.e. building and the land below the building in favour of such Co-operative Housing Society or a corporate body as mentioned herein;

AND WHEREAS the Purchaser has taken inspection of all the documents relating to the said property and he/she is satisfied with Vendors, marketable title to the said property described in the Schedule hereunder written;

AND WHEREAS the Purchaser is aware that the Promoter/Vendor is proposing to put up a buildings on the said piece of land as sanctioned by the Thane Municipal Corporation;



AND WHEREAS the party of the Second Part has agreed purchase from the party of the First Part a Flat No 403 on the Fourth floor at lumpsum price and upon the terms and conditions hereunder written.

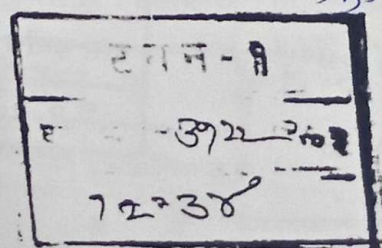


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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The Vendors shall construct the said building/s consisting of ground and six upper floors on the said land in accordance with the plans, designs, specifications to be approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Vendor may consider necessary or as may be required by the concerned local authority, the government to be made in them or any of them.

PROVIDED THAT the Promoter/Vendor shall have to obtain prior consent in writing of the Flat Purchaser in respect of such variations or modifications which may adversely affect the interest of the purchaser.



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Handwritten notes in Marathi: २३/११/२०१२, Gusar



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2) (a) The Flat Purchaser hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Flat Purchaser one Flat No. 409 of carpet area admeasuring Sq. Mtr. i.e. Sq.Ft. (which is inclusive of the area of Balconies) and built-up area of Sq.Mtr. i.e. 330.00 Sq.Ft. on the 4th floor as shown in the Floor Sale Plan thereof, hereto annexed and marked Annexure D/Shop No. covered/Open Garage No. in the building (herein after referred to as 'the Flat') for the price of Rs. 1,98,000/- including the common areas and facilities appurtenant to the premises, nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Flat Purchaser hereby agrees to pay to the Promoter/Vendor the amount of the purchase price Rs. 1,98,000/- (Rupees One Lac - ninety eight thousand only) in the following manner :-

- i) Rs. 10,000/- on or before the execution of this agreement.
- ii) Rs. 50,000/- on FEB. 95
- iii) Rs. 50,000/- on MAY 95
- iv) Rs. 25000/- on JULY 95
- v) Rs. 25000/- on SEP. 95
- vi) Rs. 38000/- on or against the possession

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(b) It is hereby clearly understood that the price hereby agreed is based on the price of building material and labour prevailing in the month of AUGUST 1992

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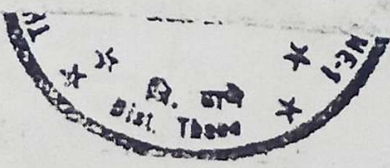
(c) It is agreed that if after execution of this agreement for sale there is increase in the price of cement, steel, and other building materials and labour such increase in the price may be determined by Architects and Engineers, whose decision shall be final and binding on both the Vendors and the Purchasers. Such increase in the prices shall be determined by the said Arch. & Engineer from time to time as may be necessary and will be lumpsum over and above the price of the flat mentioned in clause 2(a) (hereinabove and such increase will be paid by the Purchaser along with the instalment which may be due immediately after the decision of the said Architects and Engineers. The Purchasers agree not to raise any objection or dispute as regards payment of the increase in the costs of cement, steel, and other building materials. The Index Number, of wholesale prices and other index number published by the Reserve Bank of India shall be guide for deciding such price increase

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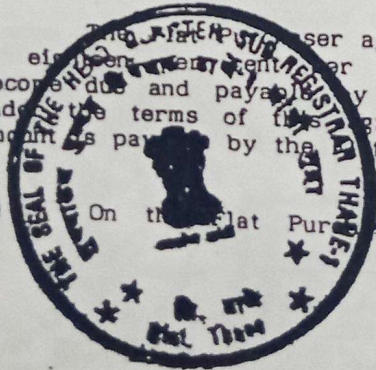
3) The Promoter/Vendor hereby agrees to observe perform and comply with all the terms and conditions, stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the flat to the Flat Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the said flat.

4) The Promoter/Vendor hereby declares that the floor space index available in respect of the said land is utilised in the said premises and that no part of the floor space index has been utilised by the promoter elsewhere for any purposes whatsoever. In case the said floor space index has been utilised by the Vendor, elsewhere, then the Vendor shall furnish to the Flat Purchaser all the detailed particulars in respect of such utilisation of the said floor space index by him. In case while developing the said land the Vendor has utilised any floor space index of any other land or property by way of floating floor space index then the particulars of such floor space index shall be disclosed by the Promoter/Vendor to the Flat Purchaser. The Residential FAR (FSI) in respect of the said property not consumed as yet shall be available to the Vendor at all times even after the registration of the society of the flat purchasers and a conveyance in their favour in that respect and the Vendor shall be entitled to sell the said FSI, as per their choice to any one else and/or shall be entitled to construct additional structure on the said property with prior permission from the Thane Municipal Corporation.

5) In case the Vendor is acting as an agent of the Vendor/Lessor/Original Owner of the said land, then the Vendor hereby agrees that he shall, before handing over the possession of the flat to the Flat Purchaser and in any event before execution of Conveyance/Assignment of lease of the said land in favour of a Corporate Body to be formed by the Purchaser of the Flat/Shops/Garages in the building to be constructed on the said land (hereinafter referred to as 'the society/the Limited Company) make full and true disclosure of the nature of his title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall as per as practicable, ensure, that the said land is free from all encumbrances, and that the Vendor/Lessor/Original Owner/Promoter/the Vendor has/have absolute clear and marketable title to the said land so as to enable him to convey to the said Society/Limited Company such absolute, clear and marketable title on the execution of a Conveyance/Assignment of Lease of the said land and the Vendor in favour of the said Society/Limited Company.

6) The Flat Purchaser agrees to pay to the Vendor interest at eight per cent per annum on all the amounts which become due and payable by the Flat Purchaser to the Vendor under the terms of the agreement from the date of the said amount is payable by the Flat Purchaser to the Vendor.

7) On the Flat Purchaser committing default in payment



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	दस्तावेज संख्या 22/2020
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Handwritten signature and notes: "गुजार 09" and "गुजार 08".

Vertical text on the right edge of the page, partially cut off: "GSTIN:", "देयक लि.", "देयक रकम", "दिनांक", "तारखे नंतर", "यास", "QR Code", "UPI Pa", "मरणा दि", "णा सूट कि", "करण्यात", "24X7", "1920", "चे नियम", "क", "rtal".

on due date of any amount and payable by the Flat Purchaser to the Vendor under this Agreement (including his/her proportionate share of taxes, levied by the concerned local authority and other outgoings) and on the flat purchaser committing breach of any of the terms and conditions herein contained, the Vendor shall be entitled at his own option to terminate this agreement.

8) PROVIDED always that the Power of Termination hereinbefore contained shall not be exercised by the Promoter/Vendor unless and until the Promoter/Vendor shall have given to the Flat Purchaser fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Flat Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Promoter/Vendor shall refund to the Flat Purchaser the instalments of sale price of flat which may till then have been paid by the Flat Purchaser to the Vendor but the Vendor shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Vendor, the Vendor shall be at liberty to dispose of and sell the flat to such person and at such price as the Vendor may in his absolute discretion think fit.

9) The fixtures, fittings and amenities to be provided by the Vendor in the said building and the Flat are those that are set out in Annexure 'E' annexed hereto.

10) The Promoter/Vendor shall give possession of the flat to the Flat Purchaser on or before day of MAY 1996. If the Promoter/Vendor fails or neglects to give possession of the flat to the Flat Purchaser on account of reasons beyond his control and of his agents as per the provisions of Section 8 of Maharashtra Ownership Act by the aforesaid date or the dates prescribed in Section 8 of the said Act, then the Vendor shall be liable on demand to refund to the Flat Purchaser the amounts already received by them in respect of the Flat with simple interest at nine per cent per annum from the date the Promoter/Vendor received the sum till the date the amounts and interest thereon is repaid, provided that mutual consent, it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Vendor to the Flat Purchaser, there shall subject to prior encumbrance, if any, be a charge on the said land as well as construction or building in which the flats are situated or were to be situated.

PROVIDED that the Vendor shall be entitled to a reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the flat is

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टनन-१
वस्तु क्रमांक ३१२२/२००३
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be situated is delayed on account of :

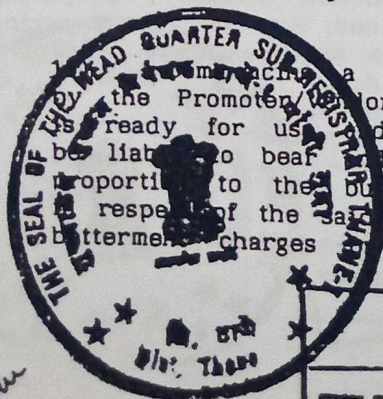
- (a) Non-availability of steel, cement, other material (building) water or electricity and labour.
- (b) War, Civil commotion or act of God.
- (c) Any notice, order rule, notification of the Government and/or Public or Competent Authority.

11) The Flat Purchaser shall take the possession of the flat within ten days of Promoter/Vendor giving written notice to the Flat Purchaser intimating that the said flats are ready for use and occupation;

12) Any defect in the flat shall be rectified provided the said is brought to the notice of Promoter/Vendor at the time of taking possession of the flat.

13) The Flat Purchaser alongwith other Purchasers of Flats in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Flat Purchaser may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the Registration of the Society or Limited Company and for becoming a member including the Bye-Laws of the proposed Society and duly filled in, signed and returned to the Promoter/Vendor within three days of the same being forwarded by the Promoter/Vendor to the Flat Purchaser, as to enable the Promoter/Vendor or to register the organisation of the Flat Purchaser under Section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management and Transfer) Rules 1964. No Objection shall be taken by the Flat Purchaser if any, changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Companies as the case may be, or any other Competent Authority.

14) Unless it is otherwise agreed by and between the parties hereto the Vendor shall within reasonable time form the Registration of the Society of all the Flat Purchasers cause to be transferred to the said Society all the right title and interest of the Vendor excepting the FSI yet to be consumed in respect of the said property as stated in clause 4 of the Agreement in favour of the said Society and as such conveyance shall be in keeping with the terms and conditions of this Agreement.



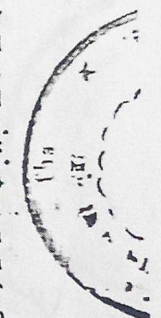
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local authority and/or Government Water charges, insurance common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said building/s. Until the Society/Limited Company is formed and the said land and building/s transferred to it, the Flat Purchaser shall pay to the Promoter/Vendor such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Vendor provisional monthly contribution of Rs. 500/- per month towards the outgoings. The amounts so paid by the Flat Purchaser to the Promoter/Vendor shall not carry any interest and remain with the Promoter/Vendor until a Conveyance/Assignment of Lease is executed in favour of the society or a Limited Company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such Conveyance/Assignment of Lease being executed, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Flat Purchaser further undertakes that in case he fails to pay such dues within time he shall be liable to pay interest on the said amount at the rate of 18 per cent per annum and that the Vendor shall be entitled to terminate this agreement.

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16) The Flat Purchaser shall on or before the delivery of possession of the said premises pay to the Promoter/Vendor the following amounts :

- (a) Rs. 1000/- for legal charges
 - (b) Rs. 300/- for share money, application entrance fee of the Society or Limited Company
 - (c) Rs. 5000/- for Electrical Meter connection charges and deposit
 - (d) Rs. 1500/- for formulation and registration of the Society or Limited Company
 - (e) Rs. 1500/- for proportionate share of taxes, and other charges.
- Total Rs. 9300/-

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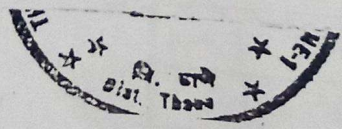
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17) The Vendor shall utilise the sum of Rs. 2800/- paid out of the above by the Flat Purchaser to the Promoter/Vendor for meeting all legal costs, charges, and expenses, including professional costs of the Attorney at law/advocate of the Promoter in connection with formation of the said society or as the case may be Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing and engraving this agreement and the conveyance of lease.

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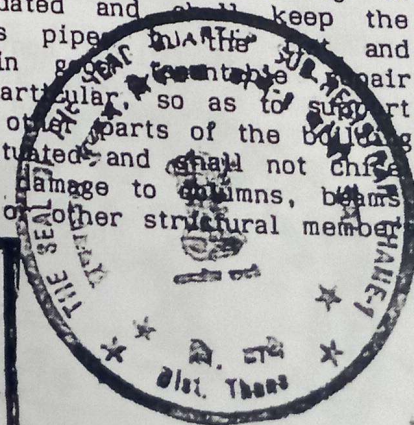
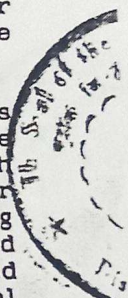
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18) The Flat Purchaser/s or himself/themselves with intention to bring all persons into whatsoever hands the flat may come, doth hereby covenant with the Vendor as follows:-

- (a) To maintain the flat at Flat Purchaser's own cost in a good tenable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof;
- (b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry on or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated, or the flat on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the breach;
- (c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order and in which it was delivered by the Vendor to the Flat Purchaser and shall not do or suffering to be done anything in or to the building in which the flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat Purchaser committing act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- (d) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the evaluation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains pipe and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not cause or in any other manner damage to columns, beams walls, slabs or R.C.C. or other structural member.



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वस्त क्रमांक ७२/२००३
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26) If during the progress of construction and before taking possession of the flat, as well as before the formation and Registration of the proposed Society/Apartment Condominium, if the Flat Purchaser wants to transfer his right in the name of a particular party, the Vendor shall be entitled to claim a sum of Rs. as mutually agreed from the Flat Purchaser as and by way of transfer charges and the Flat Purchaser shall have to obtain the consent in writing of the Vendor in respect of such particular person. It is hereby made clear that if the Flat Purchaser decides to transfer the flat to anyone else after obtaining the permission of the Vendor for earlier person, then the consent given earlier by the Vendor shall be deemed to be cancelled and the Flat Purchaser will have to obtain consent in writing again for such other person.

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27) This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder/said Act and the rules made thereunder.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece and parcel of land hereditaments and premises situate, lying, being at Kharkar Ali, Thane, within the limits of Thane Municipal Corporation and Sub-Registrar Thane and bearing Tika No. 5, City Survey No. 637 and City Survey No. 64A + 65A admeasuring 403 Sq. Mtrs.

and Tika No. 5, City Survey No. 64A + 65A admeasuring 194.8 sq. mtrs. and bounded as follows :-

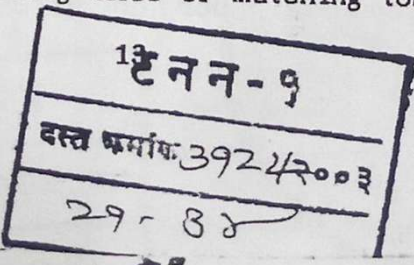
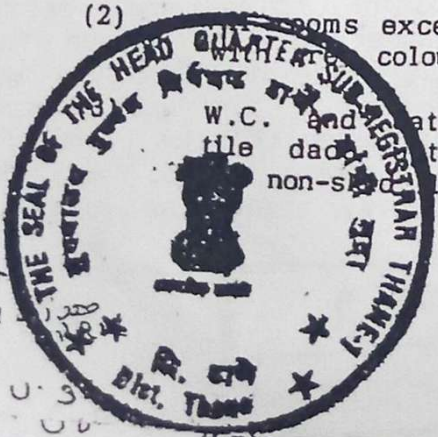
- On or towards East : By Road
- On or towards West : By the Property of C.S.No.67
- On or towards North : By the Property of City Survey No.66 A.
- On or towards South : By the Property of City Survey No.62/2.

which the property is shown on the plan annexed hereto by red coloured boundary line.

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GENERAL AMENITIES

- (1) Complete building will be of R.C.C. frame structure with cement block and brick partition walls and will be plastered from outside with sand face plaster and from inside with cement plaster finished with neeru. The building will be painted from outside with best quality cement paint.
- (2) Rooms except W.C. and bath rooms will be provided with coloured mosaic tiles with half tile skirting. W.C. and bath rooms will be provided with glazed tile dado to 2'-0" and 4'-0" height respectively non-slip flooring tiles of matching tone.



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- (4) All W.C. will be provided with centralised push button flushing system.
- (5) All bath rooms, W.C. and sinks in kitchens will be provided with uninterrupted water supply from the down take water connection fitted to R.C.C. overhead water storage tank.
- (6) The entrance doors will be finished with best quality glossy lamination and will be fitted with night latch, peep hole and name plate of the members.
- (7) All other doors will be commercial type painted with 3 coats of oil paint and all fittings will be of aluminium with oxidised hinges.
- (8) All windows will be of glazed anodised aluminium fitted with m.s. grills.
- (9) Each flat will be provided with a wash basin and a mirror in lobby and an electric buzzer at the entrance.
- (10) All electric and sanitary fittings will be of best quality in accordance with ISI standards.
- (11) The premises will have peripheral masonry compound wall with gates and the open spaces around the building will be provided with concrete paving.
- (12) The building will be fitted with a common antenna for T.V. and connection for each flat.
- (13) Kitchen platform will be finished with jet black granite stone with a built in sink.

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED
by the withinnamed
SHRI V.D. KHARKAR
in the presence of

- 1) Narayan Tulip Nuthi
- 2) B.B.S.

For M/s. Veekay Civil Enterprises

V. Veekay
Partner
20/4/12 21/12/12
Gosay U.G.



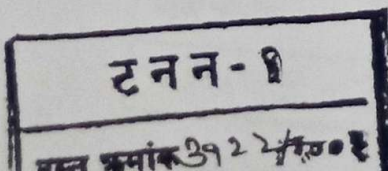
SIGNED, SEALED AND DELIVERED
by the withinnamed Flat
Purchaser

in the presence of

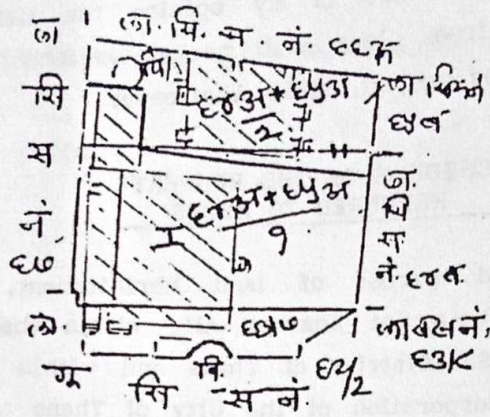
- 1) Narayan Tulip Nuthi
- 2) B.B.S.



20/4/12 21/12/12
Gosay U.G.



ठाणे ठिकाणच्या सि.सं. ए३/७, ए४अ+५अ, ए४क+५क या
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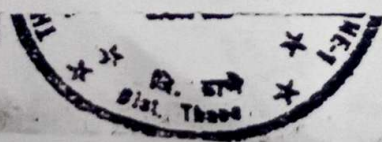


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 ₹ 9,600

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 S.O. Thane

टनन-१
 वस्त क्रमांक ३१२२/२००३
 २५-३४

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 गुणवत्ता



EXTRACTS FROM PROPERTY REGISTER CARD
City Survey Thane Tal. Thane District. Thane

File No. 5	C.T.S.No. २३३ २ १९४-८	Tenure. माफी	Particulars of ass. or rent paid to Govt. on when due for revision. मात ४७७ वास्तुधर्म
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Encumbrances :-

Holder in सन १९५६ मध्ये [गंगाधर शंकर शंकरकर]
Origin of the Title (so far as traced).
मजकूर व कबूली जबाबदार कर मिश्री किले. सो. २५५
८४०

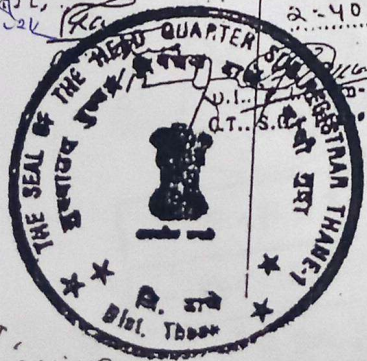
LESSEE :-

Other encumbrances :- स्थिति २३३+९५३ मा मासफासा खिदिरिलि पाली
उ वापरध्याया हक आहे.

Other Remarks :-

Date.	Transaction.	Vol.No.	New Holder(H) Lessee(L) Encumbrances	Attestation
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१५/१२/२००३	गं. शं. शंकरकर मयल चारखांगी नांगी कायल C.T.S. NO. २३३ २४ ५१५ ता. १५/१५/२००३	३	(H) मजकूर गंगाधर शंकरकर रत्नाकर गंगाधर शंकरकर	स. २५५ ८४०/१५५५
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टनन-१
वस्तु क्रमांक ३२२/२००३
२०-३४

General

For Advt. : sales@taximindia.org
स्थळपत्र
अंतिम ता.
बँकेची स्थळ
बिलीग युनिट
47273000
Barcode

Job. 125(25/200 Pds)-B-91

FORM No. 2

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. V.P.No.90/103/Tnct/00/90 Date: 14-1-93

Permission is hereby granted, under Section 46 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXXVII of 1966) :-

To, M/S D. M. Consultants (Architect)

For Shri/ Smt. Surashchandra D. Kharakar (Owner)

TO,

Construct proposed building on plot bearing Tika No.5
C.T.S.No. 64-A + 65 A, 64/A + 65 A and 63/7, at Kharakar
Lane, Thane, West as per your plans and application dated-
5/12/90

SUBJECT TO THE FOLLOWING CONDITIONS, Viz :-

- 1] नियोजित बांधकाम हे चक्की असलेल्या बांधकामात जोडून दाखविले असल्या कारणामुळे चक्कीचे हादरे नियोजित इमारतीत बसू नये अशा प्रकारचे मटेरिअल दोन क्रमांक बांधकामाचे मध्ये दाखवावे .
- 2] बांधकाम सुरु करण्यापूर्वी अस्तीत्वात असलेल्या सर्व भाडेकरूंची ना हक्कत प्रमाण पत्र सादर करावे .
- 3] कामचालू करण्यापूर्वी प्रस्तावात असलेल्या नकाचे कनेक्शन वंद केल्याचा दाखला सादर करावा .
- 4] नकाशावर दाखविलेली विहीर बुजविण्यात येवू नये ,
- 5] वापरपरवाना घेण्यापूर्वी अग्नी शामक दलाकडील ना हक्कत प्रमाण पत्र दाखल करावे .

वापरपरवाना घेणे पूर्वी वृक्ष विभाग/पाणी/ इन्जि विभागातील ना हक्कत प्रमाण पत्र सादर करणे .

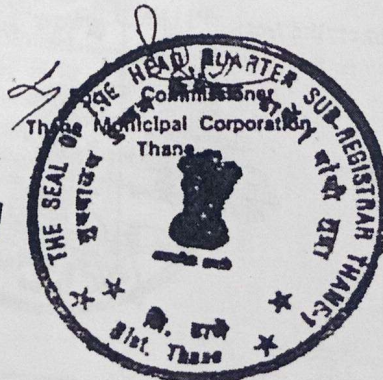
2. This Certificate shall remain valid for a period of one year Commencing on the date of its issue.

PLACE :



29/1/91
21/1/91

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For Advt. : sales@axismyindia.org
स्थळपत्र
अंतिम तार
बँकेची स्थळपत्र
बिलींग युनिट
472730001

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No 37)
Occupancy Certificate

402

-करिता -

फक्त स्ट्रक्चर + ४ मजले करिता

No. २०/२०३

TMC/DOB

2026

Date 07/3/02

श्री. डी. एम्. कन्सल्टन्ट्स (वा. वि.)
शिववर्धन, डी. भूत रोड,

ठाणे

करिता- श्री. सुरेश व. चारकर व इतर

Sub : डि. नं. ५, सि. नं. ६४०+६५-अ/१, ६४-अ+६५-अ/२,
६३/७, चारकर आजी, ठाणे येथील मिळकतीवरील
निर्धारित इमारतीस वाट वापर परवान्याबाबत.

Ref : V. P. No. २०/२०३

Your Letter No ५५३९ दि. २७.३.२००२

The part / full development work/erection /re-erection or alteration in/of building/ part building

situated at _____ Road/Street _____

Plot No. _____ Sector No. २ S. No./C. T. S No /F.P. No. ६४-अ+६५-अ/१,
६४-अ+६५-अ/२, ६३/७, डि. नं. ५

under the supervision of श्री. विजय बी. दिवेकर Licensed
वास्तु-डी. एम. कन्सल्टन्ट्स
Licence No. सीए/८१/६५५७

to be occupied on the following Conditions.

सुट:- ठाणे महा नगरपालिकेकडून मिण्याचे पाणी उपलब्धतेनुसार पुरविले जाईल.

सावधान

बज्जूर नकाशानुसार बांधकाम न करणे वरिष्ठ
विकास नियंत्रण विभागावलीनुसार आवश्यक त्या
दस्तावेजांना न देता बांधकाम बाध करणे, महाराष्ट्र
शासकीय व नगर रचना अधिनियमाचे कलम ५२
नुसार दंडावधान गुन्हा आहे. त्यासाठी वास्तु
दंड २ वर्षे वरिष्ठ व रु. ५०००/- पर्यंत होऊ शकतो.



A set of certified completion plan is returned herewith

Office No. _____

Office Stamp _____

Date : _____

Copy to :

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

Yours faithfully,

[Handwritten Signature]
उप नगर अभियंता,
[निर्माण व विकास]

Municipal Corporation of
the city of Thane.

[Handwritten Signature]

[Handwritten Signature]

THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 6 of the chapter XII of the Said Act.

Permit No. 103 / TMC/TOD/90
No. 3

Dated 14.1.1992

C. T. S. No. 2
Anshakar Lane, 2 Road, Thane

To
Shri / Smt. M. D. Consultants (Owner Architect)
For Shri - Sureshchandra D. Kharakar

With reference to your application dated 5/12/90 I have to inform you as follows.
You have been allowed to construct the works as per accompanying plans and on the

- following conditions, and on the land owned by you.
1. No projection is allowed on the Municipal Land.
 2. No work is allowed with in R. L. of street.
 3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
 4. It should be "50-00" away from any well.
 5. There should be two units of septic tanks.
 6. The latrines should be provided with flushing apparatus and over-head tank.
 7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
 8. The effluent should be passed throughout a sokege pit.
 9. The effluent should be of a standard composition.
 10. Construction should not be occupied without obtaining the completion certificate.
 11. The structural responsibility will be on the owner and the Engineer.
 12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
 13. No work should be carried on without obtaining the commencement certificate from the Municipality.
 14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
 15. The work should be carried out within the owner's land.
 16. Rain water way shall have to be maintained to pass rain.
 17. Pakka drain for waste disposal should be constructed upto municipal drain.
 18. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office before apply for construction work.
 19. The owner and the Architect or Engineer is responsible for constructions and even after issue occupation.
 20. Notice shall be given before 7 days of starting the construction.
 21. Municipality is not responsible to supply water for domestic or any other use.
 22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
 23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.
 24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorised.
 25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
 26. The surface drain should be provided before commencement of the proposed work so as to avoid drainage problem of the property in nearby future.
 27. The building material or stuff removed from the site should not be dumped or stored on municipal road.

Handwritten notes:
गुणवत् कौशल सुनिश्चित
गुणवत्

कृ. नं. - 9
वस्तु क्रमांक 3722/13033
Received Date of Application
30-1-92



Signature:
ADMINISTRATOR/ COMMISSIONER
THANE MUNICIPAL CORPORATION,
THANE.

Handwritten notes at bottom left:
25/1/92
गुणवत् कौशल सुनिश्चित
गुणवत्

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT
 PERMISSION/COMMENCEMENT CERTIFICATE
 Sanctioned Under Regularisation.

217

For Building 'A' - Stilt + Two Floors &
 Building 'B' - Part Ground + Part Stilt +
 Four Floors only.

TMC/TDD / 826 Date 8/8/2000

90/103/
 A.No. /M/s. D.M. Consultants. (Architect)
 Shri/Smt. Suresh D. Kharkar & Others. (Owner)
 Shri/Smt.

With reference to your application No. 2506 dated 14/6/99 for development permission/
 commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
 Planning Act, 1966 to carry out development work and or to erect building No. ---
 Thane (Kharkar Ali) Section No. --- Ward No. --- situated
 at Road/Street XXXX / City S. No. XXXX, 64-A + 65-A/1, 64-A + 65-A/2,
 63/7 at Kharkar Ali. XXXX/T. No. 5

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.
 वापरपरवान्यापूर्वी पाणी, ड्रेनेज व वृक्ष विभागांचे रन.ओ. ती. दाखल करणे आवश्यक आहे.
 वापरपरवान्यापूर्वी तह्यजल्यावर नेटर बाँकट [टपालपेटी] लावणे आवश्यक आहे. [इमारतीतील
 प्रत्येक तदनिकेकरिता]

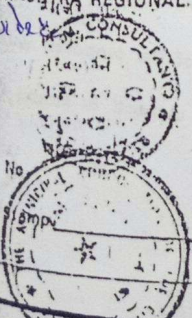
5) स्टिप्टवा वापर फक्त ओपन पार्किंगकरिता अनुज्ञेय आहे.
 6) अस्तित्वातील माडेकरीची तक्रार अतल्यस्त त्यांची सर्व जबाबदारी जमिन्मानकांवर राहिल.
 7) तदर बांधकामात ठाणे महानगरपालिका पाणीपुरवठा करणार नाही. फक्त पिण्याचे पाणी
 उपलब्धतेनुसार पुरविण्यात येईल.

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.

TRUE COPY

Yours faithfully

Dy. City Engineer,
 (Planning & Development)
 Municipal Corporation
 the city of Thane.



Office No.
 Office
 Date
 टनन-9
 रतन कर्माकर 8/22/2000
 37-38

For Advt. : sales@...
 स्थळप्रत
 अंतिम ता
 बँकेची स्थळप्र
 विलींग युनिट :
 4727300001

(SHR. VIJAY B. DIVEKAR)

NAME & SIGNATURE OF OWNER

* SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL

AMENDED PLANS OF PROPOSED BUILDING
SITE BEARING G.T.S NO. 64A + 65A/1, 6317
& 6318, T.N.O. 5 AT KHARKAR AU
THANE FOR SHRI. KHARKAR BROTHERS

ARCHITECTS.

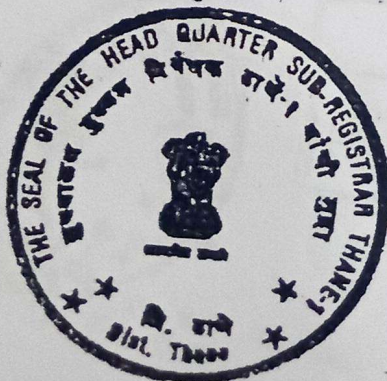
D.M. CONSULTANTS.

101, KRISHALOK, INDELOOR, JUNCTION OF N-S ROAD
4TH CROSS, MUMBAI (W), MUMBAI - 400030
TEL. NO. 6905008

original signed after

gover

टनन-१
दस्तावेज क्र. २२/२००१
३२.३४



STAMP OF DATE OF APPROVAL OF PLANS

Certified that this is a **TRUE COPY**
of the plan approved by **Municipal**
Corporation of the City of Thane
Vide letter no. **110-21/103/110/100/428** Dated **6/6/2000**



Vijay B. Divekar
VIJAY B. DIVEKAR
ARCHITECT
Reg. No. CA/416557.

STAMP OF DATE OF RECEIPT OF PLANS

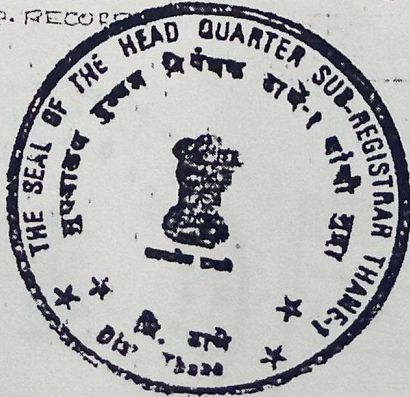
CONTENTS OF SHEET-

LINE DIAGRAM, EXIST. OF AREA CALCULATION, BALCONY AREA STATEMENT, SECTION A-A, SECTION C-C, FRONT ELEVATION, PLOT AREA DIAGRAM, CALCULATION, SECTION THROUGH COMPOUND WALL, SECTION THROUGH PUMP AND SURTOUTANK, CARPET AREA STATEMENT, AREA STATEMENT IN SLOPE, ETC.

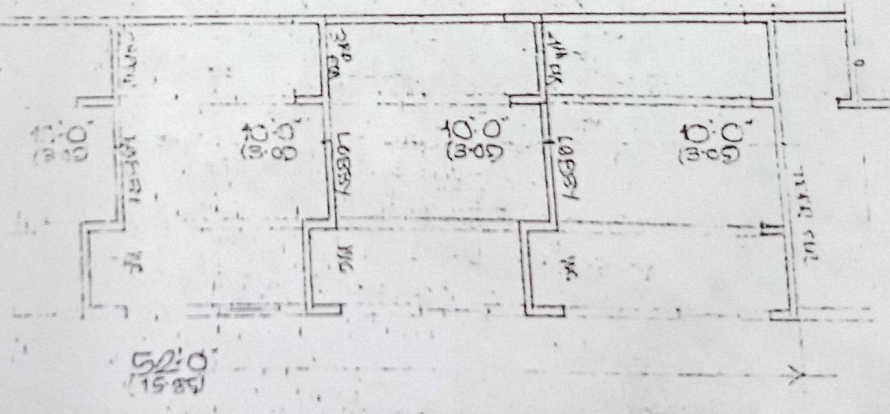
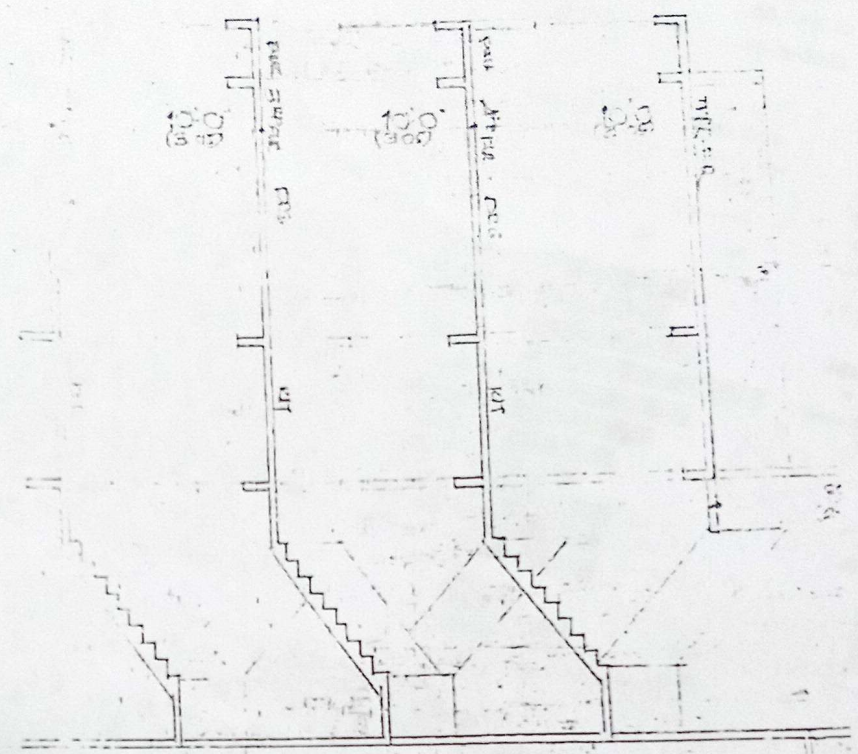
Plot Area Certificate

THIS IS TO CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE SIDES STATED ON PLAN AREA AS MEASURED ON SITE AND AREA IS WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. RECORD.

टनन-१
वस्तु क्रमांक 3122/2003
33-38

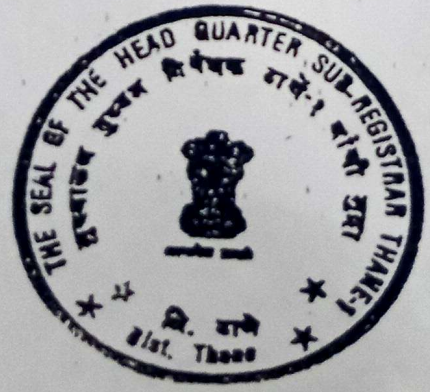


This Electricity Bill neither reflects a title nor is to be used
महानगर
For Advt. : sales@axisindia.org
For n
o Be
o IF
o B
Dis
In



original survey sheet
gusar

टनन=9
वैल्लि क्रमांक-3724/2003
38-38



महा वितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

बीज पुरवठा देयक

File No: 3-373400-M
CB 6.1.9

BILL OF SUPPLY FOR THE MONTH OF - ऑक्टोबर-2023

BILL NO.(GGN): 000002176130686

ग्राहक क्रमांक : 000013269327 मोबाईल/ईमेल : 99xxxxxx57

GUNVATI G & UMESH G GOSAR
403 PRATHAMESH KHARKAR ALIKHARKAR WADA THANE WEST THANA 400602

गनवटी जी & उमेश जी गोसर
403 प्रथमेश खारकर अली खारकर वाडा ठाणे वॅस्ट ठाणा 400602

बिलींग युनिट : 4727/POWER HOUSE S/DN./THANE
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/07/7327/0146/4727124
मिटर क्रमांक : 06504912997
रिडिंग ग्रुप : G3

पुरवठा दिनांक : 11-12-1997
मंजूर भार : 4.10 KW
सुरक्षा ठेव जमा (रु) : 8550.00
चालु रिडिंग दिनांक : 08-10-2023
मागील रिडिंग दिनांक : 08-09-2023

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 12-10-2023
देयक रक्कम रु : 4240.00

देय दिनांक : 01-11-2023
या तारखे नंतर भरल्यास : 4300.00

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24X7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



सप्टेंबर-2023	ऑगस्ट-2023	जुलै-2023	जून-2023	मे-2023	एप्रिल-2023	मार्च-2023	फेब्रुवारी-2023	जानेवारी-2023	डिसेंबर-2022	नोव्हेंबर-2022
404	365	477	671	492	406	321	235	353	333	338

बीज वापर
ऑक्टोबर - 2022 : 291
ऑक्टोबर - 2023 : 350

Meter Status: Normal
Bill Period: 1.00/

छापील विला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील विलावर बरच्या बाजूला खऱ्या कोप्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणत:08-11-2023 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल परा युफे वा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

*ऑनलाइन वेबमेट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन वेबमेट सुविधा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा सबधित प्रक्षांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000013269327
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
o Bill Amount:<As per bill> .
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

For Advt. : sales@axismvndia.org

आशीर्वाद शिवछत्रपतींचे एक वर्ष सुराज्याचे...

माहिती व जनसंपर्क महासंचालनालय, महाराष्ट्र शासन

स्थळप्रत बिलींग युनिट : 4727	ग्राहक क्रमांक : 000013269327	पी. सी. : G3	दर : 90	या तारखे पर्यंत भरल्यास	21-10-2023	Rs. 4210.00
अंतिम तारीख	01-11-2023	Rs. 4240.00		या तारखे नंतर भरल्यास	01-11-2023	Rs. 4300.00

बँकेची स्थळप्रत: 4727
बिलींग युनिट : 4727
ग्राहक क्रमांक : 000013269327
47273000013269327011120230000042400060002110230030



डिजिटरी क्र. : 4727124
पी. सी. G3 दर: 90

अंतिम तारीख	01-11-2023	Rs. 4240.00
या तारखे पर्यंत भरल्यास	21-10-2023	Rs. 4210.00
या तारखे नंतर भरल्यास	01-11-2023	Rs. 4300.00

प्रथमेश को. ऑ. हौसिंग सोसायटी लि.

खारकर वाडा, खारकर आळी, ठाणे - ४०० ६०९.

टी.एन.ए. (टी.एन.ए.)/एच.एस.जी./ (टी.सी.)/१६८५२ - १.१०.०५

र.नं.

To:

The Asst. General Manager,
State Bank of India,
RACPC Ghatkopar

दिनांक :

04.12.2023

Dear Sir/Madam,

We. PRATHAMESH CO.OP.HSG.SOC.LTD., (Name of the Society), here by certify that

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Shri. UMESH GANGJI GOSAR AND SMT, GUNWANTI GANGJI GOSAR** (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 15/08/1992 & 13/05/2003 (herein after referred to as the "Sale Document")

Description of the Property:

Flat No./House No.	403
Building No./Name	PRATHAMESH CO.OPHSG.SOC.LTD
Plot No.	-----
Street No./Name	-----
Locality Name	Kharkar Ali
Area Name	Kharkar Ali
City Name	Thane-West
Pin Code	400601

That the total consideration for this transaction is Rs. 1,98,000/- (Rupees One Lac Ninety Eight Thousand Only) towards sale document.

2. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
3. I/We confirm that I/We have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (hereinafter referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

अध्यक्ष

गुणवन्ती गंगारकर

गुणवन्ती गंगारकर

सेक्रेटरी

Share Certificate No. 17 Member's Register No. 17 No. of Shares 5

Share Certificate

Prathamesh

Co-operative Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. 16852 Date 1st Oct. 05

This is to certify that Shri/Smt./M/s. Gunvati G. Goshar
M. G. Goshar is the Registered Holder of 5 fully paid up share
of Rs. FIFTY each numbered from 81 to 85 both inclusive, in

Prathamesh

Co-operative Housing Society Ltd.,

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on

this 1st day of Nov. 20 05



12/11/05
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

23. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)		SURVEY No. 18/21/22/23, CHAUDHRY GAYATRI COMPOUND, MANISH ESTATE, PURNAVILLAGE, BHIWANDI-THANE	
24. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)		403, PRATHMESH CHSL, KHARKAR ALI, MAHAGIRI THANE (W)-400601	403, PRATHMESH CHSL, KHARKAR ALI, MAHAGIRI THANE (W)-400601
25. CONTACT NUMBER	9326759911	9321692247	
26. MOBILE NUMBER	9833442736	9029007257	
27. E-MAIL ID	Bhavi13122004@gmail.com	Umesh.chemical@gmail.com	
28. ADDRESS FOR CORRESPONDENCE [TICK (v) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. NAME OF THE BANK	SBI	SBI	SBI
2. BANK BRANCH WITH IFSC	BHANDUP-SBIN0000562	BHANDUP-SBIN0000562	BHANDUP-SBIN0000562
3. SB / OD ACCOUNT NO.	42459285708	42459285708	
4. DIRECT / INDIRECT LIABILITY DETAILS			
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

1. ADMISSION TYPE	MERIT / MANAGEMENT QUOTA	
2. COURSE CATEGORY	GRADUATION / POST-GRADUATION/ PHD	DEGREE / DIPLOMA/ CERTIFICATE
3. NAME OF THE COURSE	CULINARY MANAGEMENT - [HIIG]	
4. NAME OF THE INSTITUTION & UNIVERSITY	GEORGE BROWN COLLEGE, TORONTO, CANADA	
5. WHETHER COURSE IS FOR STUDIES ABROAD	YES / NO	
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	200 KING STREET EAST, TORONTO, ONTARIO, M5A 3W8 CANADA	
7. RANKING OF THE INSTITUTION / COURSE		
8. DURATION OF COURSE	2 YEARS [4 CONSECUTIVE SEMESTERS]	
9. DATE OF COMMENCEMENT OF COURSE	08 th JANUARY, 2024	
10. DATE OF COMPLETION OF COURSE	18 th APRIL, 2025	

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	11,90,400	11,90,400				23,80,800
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL/ BOARDING/ LODGING EXPENSES	6,32,400	6,32,400				12,64,800
6. SUNDRIES / TRAVEL	1,64,162					1,64,162
7. TOTAL	19,86,962	18,22,800				38,09,762
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						

10. LOAN REQUIRED

(V) DETAILS OF SECURITY OFFERED (FOR LOANS ABOVE Rs. 7.50 LACS)

A) IMMOVABLE PROPERTY	TITLE DEED	IN THE NAME OF	ADDRESS
-----------------------	------------	----------------	---------

Educational Loan

File No.:

C-KYC YES NO

LOS ID : CAR LOAN/20 -20

Applicant Name : Bhavyaa Gosar.
Co - Applicant Name : Umesh Gosar
Contact Number (R) (0)

Applicant CIF : ① 91346265460 ② 91364500897
Co - Applicant CIF : ③ 91357803346.
Loan Account No. :
Collateral :

Loan Amount : 34.28 Lacs Tenture : 15 years.
Interest Rate : 10.65% EMI : 38212/-

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	28/12/23	Vaastu Kela
SITE		
LOAN AC		
T.D.		
D.E.		

UTR NO. OF S. NO.



BHANDUP BRANCH (00562)