

FORM NO. 2

# Thane Municipal Corporation THANE

## PLANNING AUTHORITY

Commencement Certificate No. V.P. 85019

Date / / 1986

क. 96832/2098

3. Permission granted, under Section 45 of the Maharashtra  
Regional & Town Planning Act, 1966  
(Maharashtra XXXVII of 1965) :-

टनन - ५  
दस्तावेज 222 / 20  
22/80

To.

Shri / Smt Arvind Khare and Associates (Arch.)

For

R.S. Kadeo, Chairman, Yashwant Co-Op. Housing

Shri / Smt Society, Kisan Nagar, Thane (Owner)

to construct a residential building with shops on plot bearing S.No. 445-b/1(p) and S.No. 445-b/2(p) corresponding to P.P. No. 181/B(p) and F.P. No. 185(p) of T.P.S. No. 1 at Thane as per your plans and application dated 5/12/85. This permission also granted for amalgamation and subdivision of S.No. 445-b/1(p) and S.No. 445-b/2(p) corresponding to P.P. No. 181/B(p) and 185(p) at T.P.S. No. 1 at Thane.

### SUBJECT TO THE FOLLOWING CONDITIONS:-

1. The demarcation and measurement of sub plots shall be done through D.I.L.R. and submit the same to Municipal Corporation for record.
2. No further sub-division shall be made unless applied for the same to Thane Municipal Corporation.
3. The drainage lay-out shall be submitted before applying for occupation certificate.
4. Betterment charges as per redistribution and valuation statement of T.P. Scheme form No. 1 shall be paid before commencement.

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



टनन - ५



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 १००१३ / २०१३  
 २५ / ३५

THE **YASHAWANT**

HOUSING SOCIETY LIMITED

CO-OPERATIVE

Registered under the M. C. S. Act. 1960 (Registration No. 419 Date 12/11/1987)

Regd. No. TRA (T.N.A.) 110. (T.C.) 419/1985-16

Serial No. ~~4~~ 3/142

Authorised Share Capital Rs. 37,250 Divided into 745 Shares each of Rs. 50/- only  
 Member's Registration No. 266



THIS IS TO CERTIFY that Shri/~~Smt~~ SANJAY SHRIDHAR  
DUMBRE

of 3/142 is the Registered Holder of (Five) Shares from No. 696 -

to 700 of Rs. 250-00 (Two Hundred Fifty only)

in THE **YASHAWANT** CO-OPERATIVE HOUSING SOCIETY  
 LIMITED, THANE subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this 12<sup>th</sup>

Day of August 2013

[Signature]

Chairman ;

[Signature]

Hon. Secretary

[Signature]

Member of the Committee



of Town Planning Scheme No.1 of Thane, admeasuring 2089.65 sq.mtrs., situate, lying and being at Kisan Nagar No.1, Wagle Estate, Panchapakhadi, Taluka and District Thane, within the limits of Thane Municipal Corporation and within the Registration and Sub-registration District of Thane;

AND WHEREAS there are 4 chawls in the above-said plot of land and the tenements in the said chawls are in possession of various members of the Society;

AND WHEREAS the Vendors Society have decided to construct a multi storeyed building on the said plot of land by demolishing the existing chawls;

AND WHEREAS the Vendors Society submitted application to the Thane Municipal Corporation for obtaining requisite permission for the construction of the building and the Thane Municipal Corporation sanctioned the building plans of the Society vide their Building Permission No. V.P. 85019 dated 1.10.1986;

AND WHEREAS the Purchaser has agreed to purchase one tenement in the proposed building under construction described in detail in schedule 'B' written hereunder and the Vendor Society has agreed to sell the said tenement;

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



Vendor Society shall not be liable to pay any amount towards such expenses.

- 21) That the legal charges of this agreement amounting to Rs. 250/- shall be paid by the purchaser to Shri.V.R.Sali, Advocate at the time of execution of this agreement.

SCHEDULE 'A' REFERRED TO ABOVE

Description of the plot of Land

ALL THAT piece and parcel of land situate at Panchpekhadi, Kisan Nagar No.1, Wagle Estate, Taluka & Dist. Thane, within the limits of Thane Municipal Corporation and within the Registration Sub-District & District Thane bearing Survey No. 445-b/1(part) & 445 b/2(part) corresponding City Survey No. 1525(part) and 1526(part) which correspondence to Final Plot No. 181 B(part) and 185(part) admeasuring 2707.3 sq.mtrs. and bounded as under :

On or towards the East	: Jayashree Niwas
On or towards the West	: Panchpameshwar Temple.
On or towards the North	: Nala.
On or towards the South	: Public Road.

SCHEDULE 'B'

Description of the flat

ONE self contained tenement i.e. <sup>SHOP</sup> Block No. 12 in Wing, in the proposed building to be constructed on the plot of land mentioned in Schedule 'A' written hereinabove admeasuring 210 sq.ft.built-up area.

SCHEDULE 'C'

Amenities to be provided in the flat

- a) Raised cooking platform with built-up sink in 6" brick masonry and R.C.C. slab finished with cuddappa top and sink bottom white glazed dado 2' height.



Impounded u/s 33 of  
Maharashtra Stamp Act

STAMP HEAD CLERK  
TREASURY OFFICE, THANE, 30 MAY 1988



27.1.2022

THIS INDENTURE OF AGREEMENT made and entered into  
at Thane on this 2<sup>nd</sup> day of December in the  
Christian year One Thousand Nine Hundred <sup>Eighty</sup> ~~Eighty~~ <sup>Eight</sup> ~~Eight  
BETWEEN YASHWANT CO-OPERATIVE HOUSING SOCIETY LTD., a  
Co-operative Society registered under the Maharashtra  
Co-operative Societies Act, bearing registration No.  
TNA/HSG(T.C.) 419/1985-86 having registered office at  
Yashwant Niwas, Kisan Nagar No.1, Wagle Estate, Thane-  
400 604, hereinafter referred to as the 'VENDOR SOCIETY'  
(which expression, unless it be repugnant to the context  
or meaning thereof, shall mean and include its adminis-  
trators, successors, assignees and office bearers) of the  
ONE PART AND ~~SRI/SMT~~ Sanjay Shridhar Dumbre ~~S~~  
age years, occupation Service residing at ~~Sel.~~  
Ganesh Krupa, 2<sup>nd</sup> floor, R.No.7, Shivaji Nagar, herein-  
Wagle Estate, Thane-4.  
after referred to as the 'PURCHASER' (which expression  
unless it be repugnant to the context or meaning thereof  
shall mean and include his/~~her~~ legal representatives,  
successors, executors, administrators, etc.) of the  
SECOND PART.~~

WHEREAS the Vendor Society is the owner and other-  
wise well and sufficiently entitled to all that piece  
and parcel of plot of land bearing S.NO.445-B(Part) and  
S.NO.445/B/2(Part) corresponding to C.T.S. NO.1525(Part)  
and 1526 which corresponds to Final Plot No. 185( Part)

Contd.....2.





THIS INDENTURE OF AGREEMENT made and entered into at Thane on this 2<sup>nd</sup> day of December in the Christian year One Thousand Nine Hundred <sup>Eighty</sup> ~~Eighty~~ <sup>Eighty</sup> ~~Eight~~ BETWEEN YASHWANT CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the Maharashtra Co-operative Societies Act, bearing registration No. TNA/HSG (T.C.) 419/1985-86 having registered office at Yashwant Niwas, Kisan Nagar No.1, Wagle Estate, Thane-400 604, hereinafter referred to as the 'VENDOR SOCIETY' (which expression, unless it be repugnant to the context or meaning thereof, shall mean and include its administrators, successors, assignees and office bearers) of the ONE PART AND SRI/SMT Sanjay Shridhar Dumbre age \_\_\_\_\_ years, occupation Service residing at Ganesh Krupa, 2<sup>nd</sup> floor, R.No. 7, Shivaji Nagar, Wagle Estate, Thane-4. hereinafter referred to as the 'PURCHASER' (which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her legal representatives, successors, executors, administrators, etc.) of the SECOND PART.

WHEREAS the Vendor Society is the owner and otherwise well and sufficiently entitled to all that piece and parcel of plot of land bearing S.NO.445-B(Part) and S.NO.445/B/2(Part) corresponding to C.T.S. NO.1525(Part) and 1526 which corresponds to Final Plot No. 185(Part)



To,  
The Branch Manager,  
Cosmos Co-op. Bank Limited  
Kalyan Branch  
Respected Sir/Madam,

Sub: - Bill For Search and Title Report of Borrower M/s

(Mr. Aditya Sanjay Dumbre)

Sr. No.	Particulars	Qt
	Shop No. 12 on the Ground floor Adm. area 210 Sq. Ft. Built - Up Area in the Building known as "Yashaswi Co - Operative Housing Society Ltd." Constructed on Survey No. 445-b/1 (Pt) & 445 b/2 (part), CTS No. 1525 (pt) & 1526 (pt) which correspondence to final Plot No. 181 B (Pt) & 185 (pt), lying being situated at Village - Panchpakhadi, Taluka & District -Thane.	1
	Search Receipt Charges.	
	Total	

Please pay by NEFT to

Bank NEFT Details:

Cosmos Bank, Kalyan Branch

Current AC No 062100103681

IFSC SBIN COSB0000062

ACCOUNT NO. 8108038029

