



Friday, December 18, 2009

5:42:30 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 11643

गावाचे नाव पाचपाखाडी

दिनांक 18/12/2009

दस्तऐवजाचा अनुक्रमांक

टनन5 - 11396 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:मे. बायोट्रॉनिक्स इक्वीपमेंट प्रा. लि. तर्फे अमय अनंत घोत्रे - -

| | | |
|--|------------|-----------------|
| नोंदणी फी | : - | 30000.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42) | : - | 840.00 |
| एकूण | रु. | 30840.00 |

आपणास हा दस्त अंदाजे 5:57PM ह्या वेळेस मिळेल

दय्यम निबंधक
दय्यम निबंधक ठायी

बाजार मुल्य: 7608000 रु. मोबदला: 9100000रु.

भरलेले मुद्रांक शुल्क: 455000 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑ बँक लि., ;

डीडी/घनाकर्ष क्रमांक: 491877; रक्कम: 30000 रु.; दिनांक: 18/12/2009

दस्त दिल

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

Customer Copy
Branch: **THANE BRANCH** Date: **18/12/09**
Pay to: **THE COSMOS CO-OPERATIVE BANK LTD.**

| | | |
|-----------------|-----|------------|
| Franking Value | Rs. | 4,55,000/- |
| Service Charges | Rs. | - |
| Total | Rs. | 4,55,000/- |

Name & Address of Stamp duty paying party
M/s. Biotronics Equipment Pvt Ltd

Tel. No.: / Mobile No.:
Purpose of Transaction
in cash for Franking Documents
Rs. **4,55,000/-**

(For Bank's Use only)
Frank ID: **31230**
Franking Sr. No.: **1832-10**
For The Cosmos Co-op. Bank Ltd.
Service Tax Reg. No. AAAAT0742KST003
Authorised Signatory

For THE COSMOS CO-OP. BANK LTD.
Authorised Signatory

The Cosmos Co-operative Bank Ltd., Thane
Branch, Thane
D-5/STP(V)/C.R.1004/05/200
4/1765-67

Rs. Four Lacs Fifty Five Thousand only

PREMISES /PREMISES SALE AGREEMENT

ARTICLES OF AGREEMENT MADE AND EXECUTED AT THANE ON THIS 18th DAY OF Dec 2009.

BETWEEN

M/S SHRADDHA DEVELOPERS, PAN: ABKPS-8035-F-TAN.PNEM-11021-D, a Partnership Firm duly registered under the Partnership Act 1932, having its address at 6th Floor, Ghantali Prasad, Ghantali Road Naupada, Thane (west)-400 602 represented by its partner herein after called as "PROMOTERS" (which expression, shall unless it be otherwise repugnant to the context or meaning thereof be, deemed to mean and include the said firm, its partners for the past, present and in future and their respective heirs, executors, administrators and assigns) of the ONE PART For M/s. SHRADDHA DEVELOPERS



INDIA
Stamp Duty
R. 0455000/- PB5157
83210
161802
Special Adhesive
DEC 18 2009
16:50

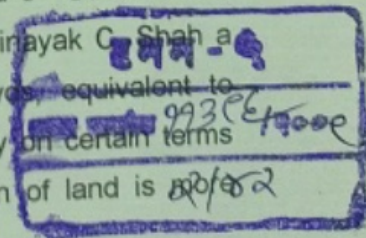
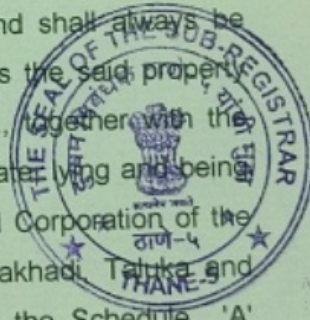
For BIOTRONICS EQUIPMENT PVT. LTD
PARTNER
DIRECTOR

AND

M/s. BIOTRONICS EQUIPMENTS PVT.LTD a company register under companies Act 1956, having its office at 504, Reena Complex, Opp. Nathani Steel, Vidyavihar (W) Mumbai- 400086. represented by its director hereinafter called "THE PURCHASER" (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include its successor and assigns.) of the **OTHER PART**;

WHEREAS Ramkrishna Govind Khambete (since deceased) was the owner and/or otherwise well and sufficiently entitled to the property comprising of the Plot of land bearing City Survey No. 52 B of Tika No. 12 admeasuring about 953 sq. yds. equivalent to 796.9 sq.mts. together with building and structures standing thereon, and whereas in the course of time it has been established that the said plot of land is actually admeasuring on or about 951.9 Sq.Mtrs.and the said alteration in the area of the said plot of land has been mutated and effected into the records of the Department of Record of Rights of the Land , more particularly as appearing in their order bearing No. KNB-1/KDSR 164/2006/1950/DATED 21.09.2006, and accordingly for all purposes and intents whatsoever the area of the plot of land is and shall always be considered to be 951.9 Sq.Mtrs. and whereas the said property comprising of the said land of 951.9 Sq.Mtrs., together with the buildings an structures resting thereon , is situated lying and being at Charai, Thane in the limits of the Municipal Corporation of the city of Thane, in the revenue village Panchpakhadi, Taluka and District Thane more particularly described in the Schedule 'A' written hereunder, hereinafter called 'the Said Larger Property'.

AND WHEREAS by the agreement dated 9th October 1983 deceased Ramkrishna agreed to sell to one Vinayak C. Shah a portion of land admeasuring about 415 sq. yds. equivalent to 346.98 sq. mets. out of the said larger Property on certain terms and conditions contained therein, which portion of land is



[Handwritten mark]

[Handwritten signature]

promoters shall be borne and paid by the purchasers jointly with the purchasers of the various tenements of the building.

33. The said premises is situated at village Pachpakhadi within the limits of Thane Municipal Corporation and the true and correct valuation of the said premises is as agreed in this Agreement. Stamp Duty accordingly as provided for under Article 25(d) (1) of the Bombay Stamp Act, 1958 is paid herewith.
34. Whenever context required any expression used under this Agreement in singular shall be treated as plural and the expression 'he' and 'his' shall be read as 'she' and 'her' etc.

SCHEDULE – A Above referred to

(Description of the Said Larger Property)

All the piece or parcel of land, in all admeasuring on or about 953 Sq.Yards, equivalent to 796.9 Sq. Mtrs. ,lying being and situate at City Survey No.52B of Tikka No.12 at Charai , in the Village Panchpakhadi, within the local limits of the Thane Municipal corporation, Thane and falling in the registration sub-district of Thane and bounded as below:

- On the North side : Daji Ramchandra Road, (Adjulji Hormasji Rd.)
- On the South side : C.T.S. No.57
- On the East side : C.T.S.No.51 and 53
- On the West side : C.T.S. No.123 A and 52A

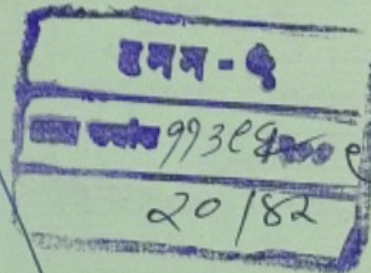
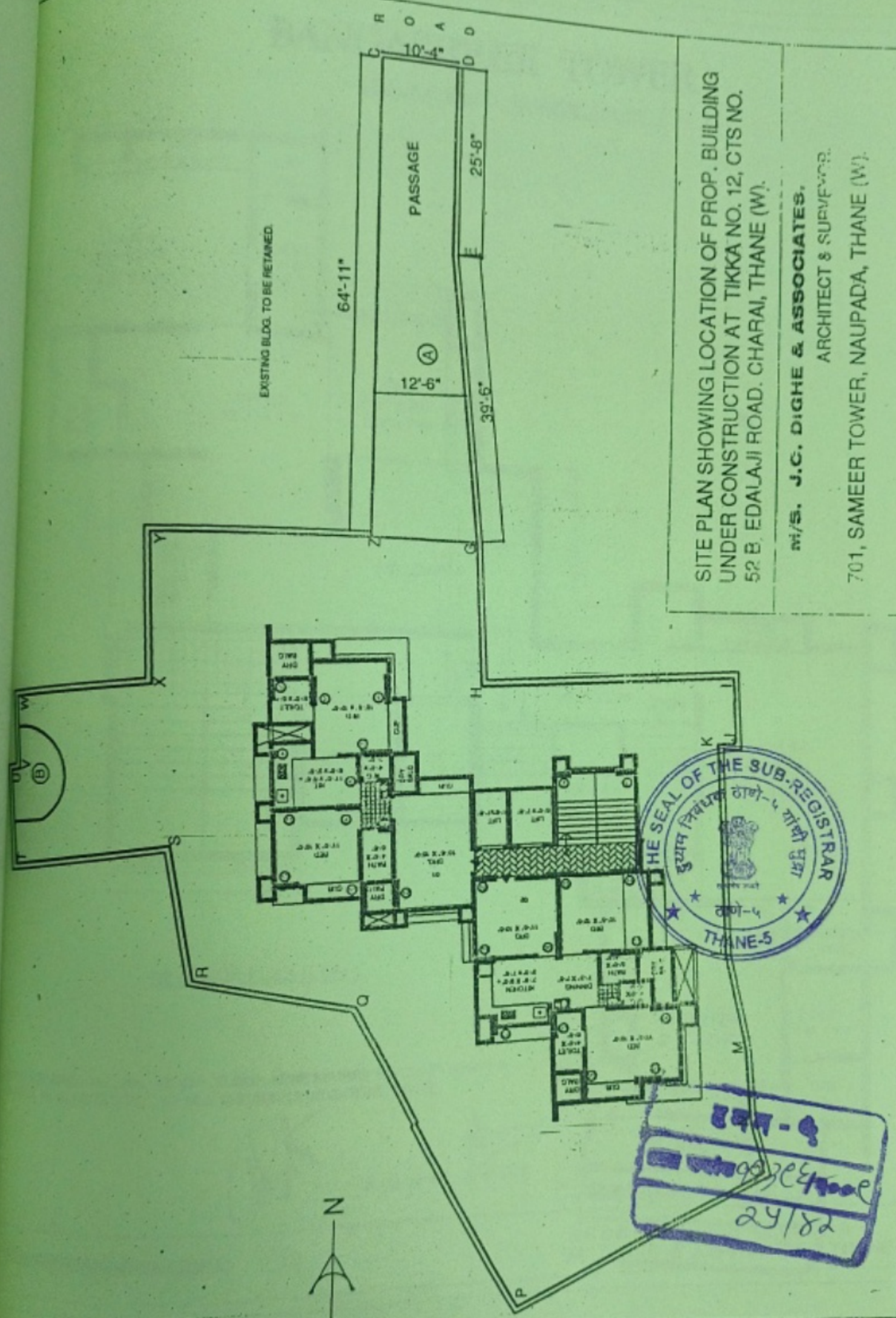


EXHIBIT-A



SITE PLAN SHOWING LOCATION OF PROP. BUILDING UNDER CONSTRUCTION AT TIKKA NO. 12, CTS NO. 52 B, EDALAJI ROAD, CHARAI, THANE (W).

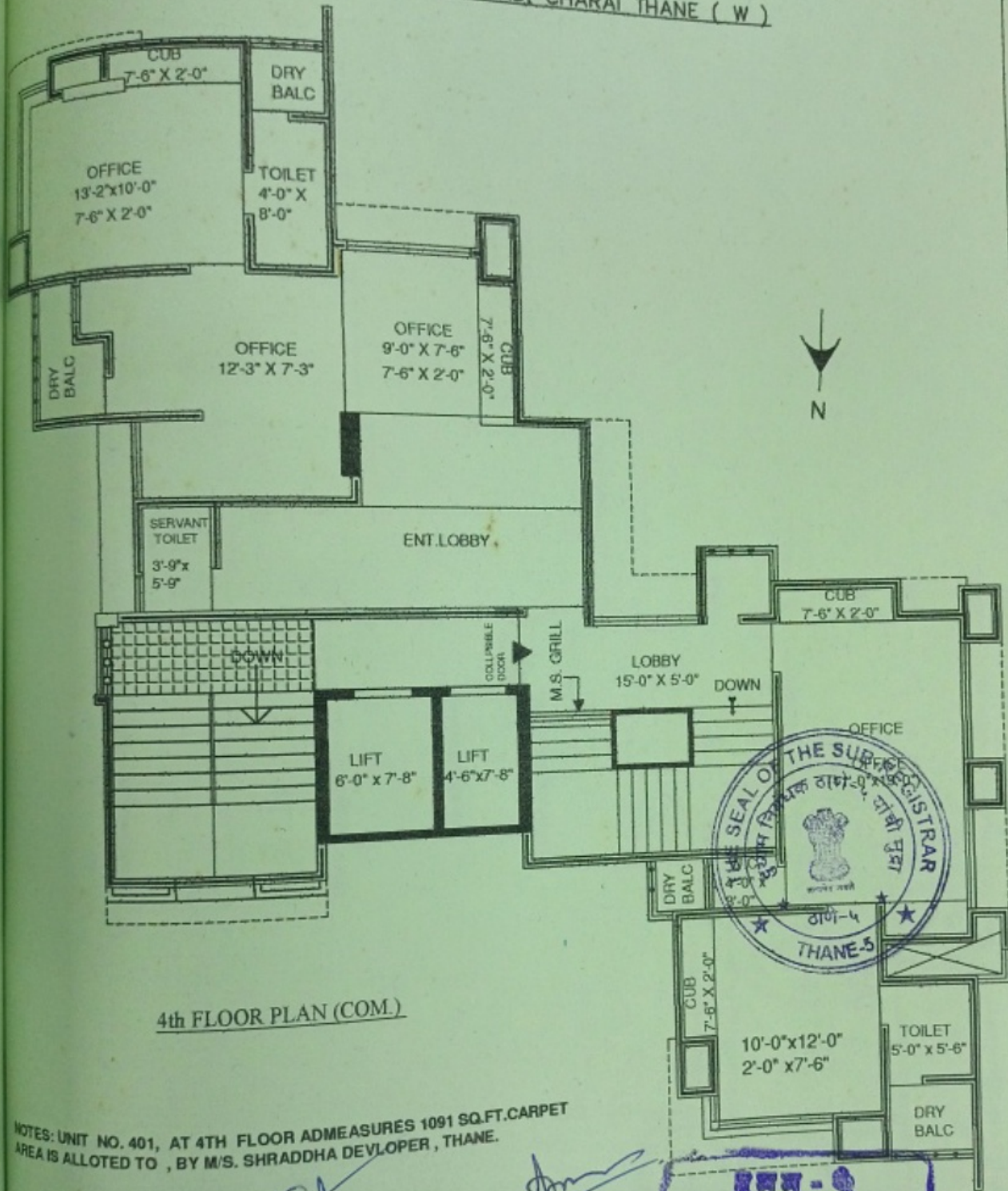
M/S. J.C. DIGHE & ASSOCIATES,
ARCHITECT & SURVEYOR.
701, SAMEER TOWER, NAUPADA, THANE (W).



EXHIBIT-A
[Handwritten Signature]
29/82

BANGASHREE TOWER

EDALAJI ROAD, CHARAI THANE (W)



NOTES: UNIT NO. 401, AT 4TH FLOOR ADMEASURES 1091 SQ.FT.CARPET AREA IS ALLOTTED TO , BY M/S. SHRADDHA DEVELOPER , THANE.

[Handwritten Signature]

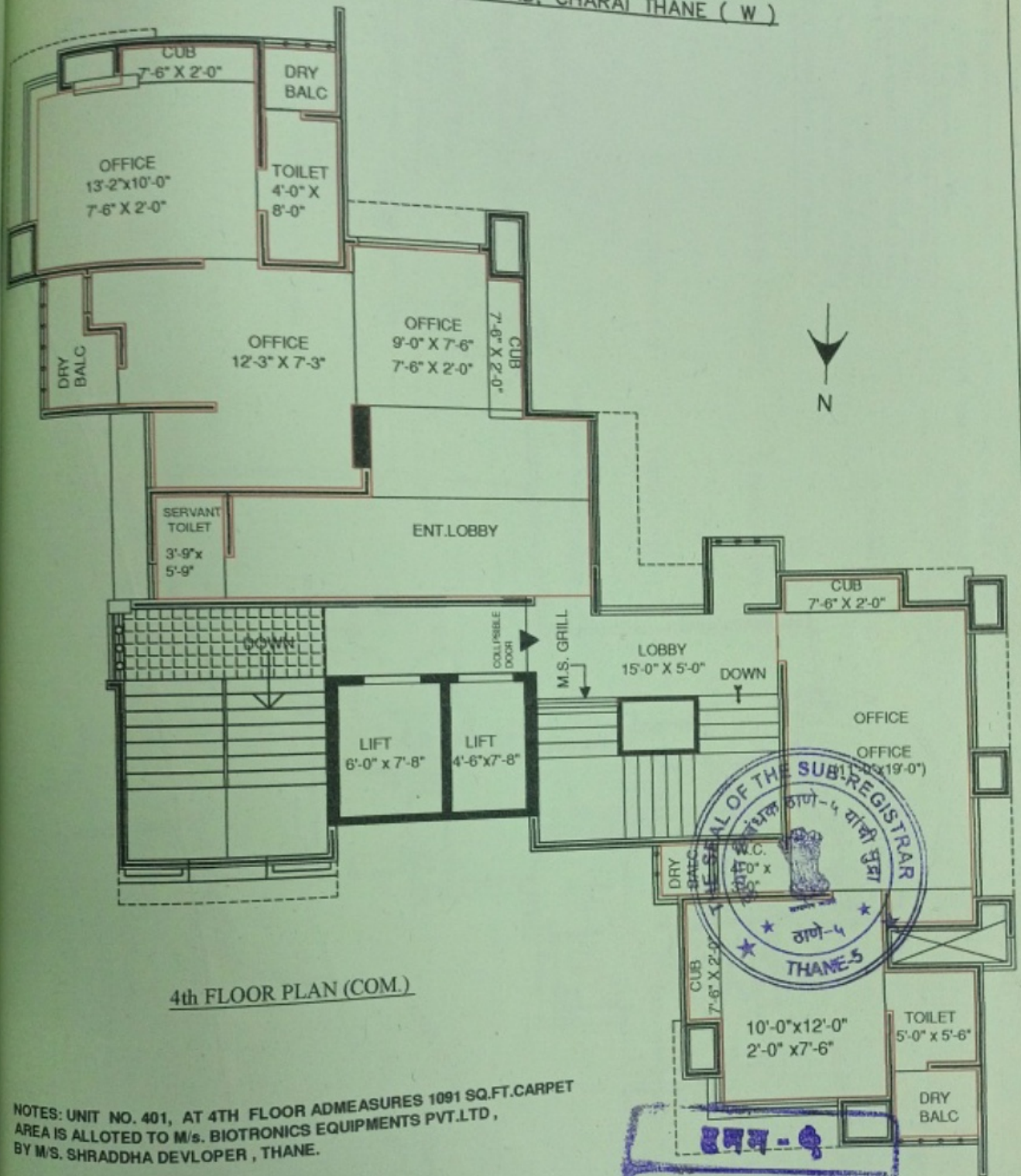
ROAD SIDE

844-4
 9329
 ARCHITECTS & ENGINEERS
 J.C. DIGHE & ASSOCIATES (THANE)

SHRADDHA DEVELOPER (THANE)

BANGASHREE TOWER

EDALAJI ROAD, CHARAI THANE (W)



NOTES: UNIT NO. 401, AT 4TH FLOOR ADMEASURES 1091 SQ.FT.CARPET AREA IS ALLOTTED TO M/s. BIOTRONICS EQUIPMENTS PVT.LTD, BY M/S. SHRADDHA DEVELOPER, THANE.

ROAD SIDE

26/82
 ARCHITECTS & VALUERS
 J.C. DIGHE & ASSOCIATES (THANE)

SHRADDHA DEVELOPER (THANE)

ANNEXURE 'B'

NOTE:
 A) PASSAGE (ACCESS) ALLOWED TO GAUTAM DHARA SOCIETY MEMBERS KEPT OPEN TO SKY (C-D-E-G-Z-C)
 B) WELL AREA 8.26 SQ.M.
 C) PROP. BLDG. UNDER CONT.
 D) AREA OF PLOT FOR DEVELOPMENT END POINT (C-D-E-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-C)



GAUTAM DHARA BLDG. C.T.S. NO.52 B (PART)

C.T.S. NO.52 B (PART)

C.T.S. NO.123 A3

C.T.S. NO.123 A

EXISTING BLDG. TO BE RETAINED.

PASSAGE

C.T.S. NO.51

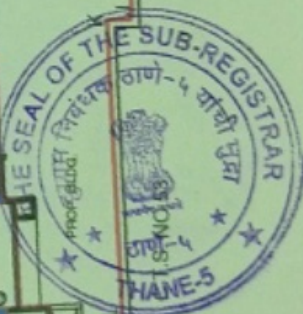
SIGNATURE OF VENDERS.

- 1) P.R. KHAMBETE
- 2) M.R. KHAMBETE
- 3) S.R. KHAMBETE
- 4) V.P. KHAMBETE
- 5) MRS. P.M. KHAMBETE
- 6) MRS. S.S. KHAMBETE

1) C.P. PARANJAPE

- 2) D.H. GHONGATE
- 3) MRS. M.J. DIGHE
- SHRADDHA DEVELOPERS(PARTNER)

NOTE: 1) REMAINING LAND UNDER REF. OF DEV SHOWN IN RED.
 2) WELL MARKED BY (B).
 3) PROP. BLDG. UNDER CONT.
 SITE PLAN SHOWING LOCATION OF PROP. BUILDING UNDER CONSTRUCTION AT TIKKA NO. 12, CTS NO. 52 B, EDALAJI ROAD, CHARAL THANE (W).
M/S. J.C. DIGHE & ASSOCIATES.
 ARCHITECT & SURVEYOR.
 701, SAMEER TOWER, NAUPADA, THANE (W).



Handwritten stamp: 20/82, 93836, 20/82

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE.
AMENDED PLAN FOR BUILDING 'B'(STILT + 14TH FLOORS)

V. P. NO. 2006/59

TMC/TDD / 47

DATE 21/4/08.

TO

M/s. J.C. DIGHE AND ASSOCIATES

ARCHITECT

1) Shri Prabhakar Ramkrishna Khambete

2) Shri. Madhusudan Ramkrishna Khambete

3) Shri Sadanand Ramkrishna Khambete

M/S SHRADDHA DEVELOPERS तर्फे OWNERS

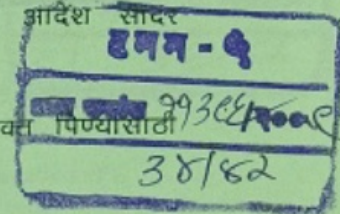
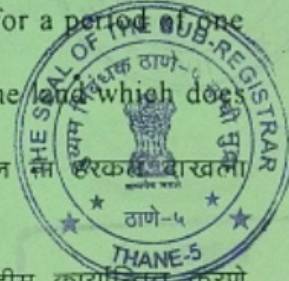
Shri Chandrashekhar Prabhakar Paranjape (कुलमुख्त्यारपत्रधारक)

Sir,

With reference to your application No.35287 dated 13-11-2008 for development permission /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. B in village - Panchpakhadi Ward No.-_____ Sector II , situated at Road / Street Daji Ramchandra Road, Tika No. 12, C.T.S.No.52B 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.

- ५) वापर परवान्यापूर्वी वृक्ष, पाणी, व ड्रेनेज विभागाकडील सादर करणे आवश्यक.
- ६) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलर सिस्टीम कार्यान्वित्त करणे आवश्यक.
- ७) अस्तित्वातील विहिर वुजवता येणार नाही.
- ८) वापर परवान्यापूर्वी वाणिज्य वापराच्या अनुषंगाने अकृषिक आदेश सादर करणे आवश्यक .
- ९) रेशर बांधकामास ठा.म.पा. पाणी पुरवठा करणार नाही, फक्त उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
- १०) नियमानुसार वेळेवेळी शुल्काचा भरणा करणे आवश्यक.
- ११) वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र मा.र.का. उतान्यावर ठाणे महानगरपालिकेच्या नावे करणे आवश्यक.



१२) भाडेकरु नसल्यावावत सादर केलेले दि. २६/०७/२००६ रोजीचे सत्यप्रतिज्ञापत्र आपणावर बंधनकारक राहिल.

१३) वापर परवान्यापूर्वी अग्नीशमन विभागाचा ना हरकत दाखला सादर करणे आवश्यक.

१४) अग्निशमन विभागकडील दि.१६/१२/०६ रोजीच्या नाहरकत दाखल्यामधील अटी बंधनकारक राहतील.

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.



[Handwritten Signature]

Executive Engineer
Town Planning Department
Municipal Corporation, the city of
Thane.

Office No. _____
Office Stamp _____
Date _____
Issued by: _____

[Handwritten Initials]



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

दस्तावेज - ६
११३८६२००९
३५/८२



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

V.P. No. 2006/59

TMC/TDD/44

Date 9/13/2009

To, J.C. DIGHE & ASSOCIATES

701, Sameer Towers,

Naupada, Thane (West)

Sub Occupancy Certificate for Building No. B, T.No. 14,
C.T.S.No. 52B, Daji Ramchandra Road, Churai, Thane (West)

Ref: V.P. No. 2006/59

Your Letter No. dt. 9.4.2009.

Sir,

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

B situated at Churai Road / Street Daji Ramchandra Ward No. _____ Sector _____

No. II XXX S.No. / C.T.S.No. / F.P.No. 52B Village Panchpakhadi the

supervision of J.C. Dighe Licensed Surveyor/Engineer/Structural Engineer/Supervisor

Architect / Licence No. CA/85/9503 may be occupied on the following conditions

- 1) उपलब्धतेनुसार ठाणे महानगरपालिका पाणी पुरवठा करील.
- 2) पाणी पुरवठा विभागाकडील दि: 24/02/09 रोजीच्या ना हरकत दाखल्या मधील शिटी घेतल्यानंतर राहतील.

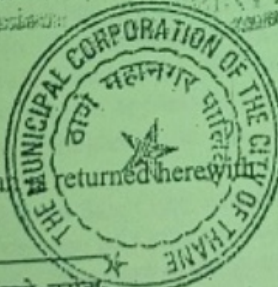


As set certificated completion plan returned therewith

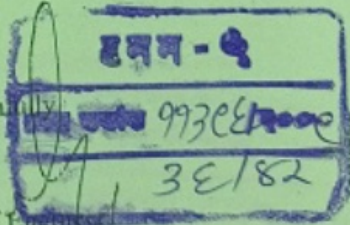
Office No.:- सावधान

"संदर्भ नकाशानुसार बांधकाम न करणे तसेच बांधकाम नियमावलीनुसार आवश्यक त्या बांधकामा न घेता बांधकाम वापर करणे, महाराष्ट्र शासनाच्या व नगर रचना अधिनियमाचे कलम 471 नुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त वेळी फंड व रु. 5000/- दंड होऊ शकतो".

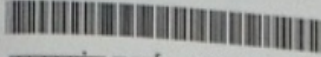
- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E.E. (Water Works) TMC
- 4) Assessor Tax Dept., TMC
- 5) Vigilance Dept. T.D.D., TMC



Yours faithfully,
[Signature]
Executive Engineer
Town Planning Department



Municipal Corporation of
the city of Thane.



दस्तावेजांक व वर्ष: 11396/2009

Friday, December 18, 2009

5:43:51 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 9,100,000.00
वा.भा. रु. 7,608,000.00
- (2) भू-भापन, पोटहिरस्ता व घरक्रमांक (असल्यास) (1) वर्णन: युनिट नं 401, चौथा मजला, बंगश्री टॉवर, सिटीएस नं 52बी, टिका नं 12, दाजी रामचंद्र रोड, पाचपाखाडी, चरई, ठाणे
- (3) क्षेत्रफळ (1) 121.73 चौ.मि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. श्रध्दा डेव्हलपर्स ये भागिदार दत्तात्रय हरिभाऊ घोंगते - -; घर/फ्लॅट नं: सहावा मजला, घंटाकी प्रासाद, नौपाडा, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABFFS8035F.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे. बायोट्रॉनिक्स इक्वीपमेंट प्रा. लि. तर्फे अमय अनंत घोत्रे - -; घर/फ्लॅट नं: 504, रिना कॉम्प्लेक्स, विद्याविहार, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCB8627K.
- (7) दिनांक करून दिल्याचा 18/12/2009
- (8) नोंदणीचा 18/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 11396 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 455000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. ५

