

Monday, August 30, 2010

11:10:01 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7087

दिनांक 30/08/2010

गावाचे नाव पाचपाखाडी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

टनन1 - 06995 - 2010

करारनामा

सादर करणाराचे नाव: जगदिश चिमणराव दिघे - -

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 11:24AM ह्या वेळेस मिळेल

सह दुर्गम निविधक वर्ग-२,  
ठाणे-१

बाजार मुल्य: 5146500 रु. मोबदला: 1842500 रु.

भरलेले मुद्रांक शुल्क: 257450 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि ठाणे जनता सह बँक;

डीडी/घनाकर्ष क्रमांक: 118623; रक्कम: 30000 रु.; दिनांक: 27/08/2010

*(Handwritten signature)*

सह





ठाणे भारत सहकारी बँक लि.  
SCHEDULED BANK  
Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

क्रमांक / Br. \_\_\_\_\_ दिनांक / Date 27/8/10  
मुद्रांक शुल्क / Stamp Duty ₹./Rs. 257,450/-  
सेवा आसराती शुल्क / Service Charges ₹./Rs. 10/-  
No. of Documents \_\_\_\_\_  
एकूण / Total 257460/-



आसराती अशी / Amount in Words  
Two Lacs Fifty Seven Thousand Four  
Hundred Fifty Rupees  
PAN No. ABFP D 2010

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party  
Jagdish Chikanyao Dighad  
पत्ता / Address 701 Sameer Tower  
Ram Maruti Cross Road No.2  
Naupada, Thane (W) 406  
संशोधन / Name of counter party  
Shraddha Developers  
आसराती अशी / Purpose of transaction  
PURCHASE OF COMMERCIAL PROPERTY NO.302  
नाउपाडा, ठाणे / Name of the Drawee Bank  
Thane Bharat Sahakari Bank Ltd. Naupada  
रोषणकार / Cashier  
अशिका-यादी सती  
Authorised signatory

मुद्रांक केलेले दस्तऐवज येथेच येताना ही पत्राची अखणे आवश्यक आहे.  
This counterfoil has to be presented at the time of delivery of stamps.

**प्रमाणपत्र**

मुंबई मुद्रांक अधिनियम १९५८ चे अनुच्छेद ५ (जी-जे) (ii) चे परंतु कान्वये केलेल्या तरतुदीनुसार सदर दस्तावर अदा केलेले मुद्रांक शुल्क रु. २५०४५०/- वीजे रु. १००/- शिल्लक ठेवून उर्वरित मुद्रांक शुल्क रु. ४२,५५०/- दस्त क्र. टनन-१/ ३२२५/२२ यादर समायोजित करण्यात आलेले आहे.

**PREMISES SALE AGREEMENT**

टाणे-१.

ARTICLES OF AGREEMENT MADE AND EXECUTED AT THANE ON THIS 30<sup>th</sup> DAY OF August 2010

BETWEEN

M/S SHRADDHA DEVELOPERS, PAN: ABFFS-8035F TAN: PNEM-11021-D a Partnership Firm duly registered under the Partnership Act, 1932, having its address at 6<sup>th</sup> Floor, Ghantali Prasad, Ghantali Road, Naupada, Thane (west)-406 602 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 time being and in future and their respective heirs, executors, administrators and assigns), of the ONE PART.

*(Handwritten signature)*

टनन-१  
दस्त क्रमांक ३२२५/२०१०

Authorised Signatory  
or Thane Bharat Sahakari Bank Ltd.  
*(Handwritten signature)*

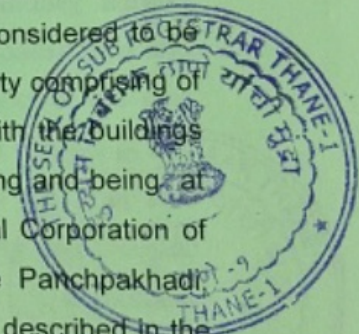
Rs. Two Lacs Fifty Seven Thousand Four Hundred Fourty Rupees  
Thane Bharat Sahakari Bank Ltd.  
Main Branch, Naupada, Thane.  
D-S/STP(V)/C.R.-1005/1104/1905-07104  
भारत 46956  
176205  
Special Adhesive  
MAHARASHTRA  
R. 02574501-PB5151  
16:02  
AUG 27 2010



AND

SHRI. JAGDISH CHIMANRAO DIGHE, AGE-59 PAN NO ABQPD 0691-K RESIDING At 701, Sameer Tower, Ram maruti cross road No. 2 Naupada THANE (WEST) 400602 hereinafter called the "PURCHASERS" and he is also the Architect of this project (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include his/her/their legal heirs, executors, administrators and/ or assigns etc.) 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 situate, 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 9<sup>th</sup> October 1983 deceased Ramkrishna agreed to sell to one

*Handwritten signature*  
*Handwritten initials*

टनन-9
दस्ता क्रमांक ESSY/2009/0
3/103



31) The Advocates and Solicitors for the Promoters shall prepare and/or approve as the case may be the indenture of conveyance or any other deed or document which may be required to be executed in respect of the said land and the building by the Promoters in favour of a co-operative society or organisation which may be formed by the Purchasers of various premises of the said building at the instance of the Promoters. All costs, charges and expenses of the Advocates and Solicitors of the promoters shall be borne and paid by the purchasers jointly with the purchasers of the various tenements of the building.

32) 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.

33) 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



*Handwritten signature*

टनन-१
दस्त क्रमांक E994/2090
22 1 20



On the West side : C.T.S. No.123 A and 52A

**SCHEDULE – B Above referred to**

(Description of the Said Portion of Land)

All the piece or parcel of land, in all admeasuring on or about 415 Sq.Yards, Equivalent to 346.98 Sq. Mtrs,lying being and situate at City Survey No.52B of Tikka No.12 at Charai , in the Village Panchpakhadi, within he 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 Road)  
On the South side : C.T.S. No.52B (being the said remaining land)  
On the East side : C.T.S.No.52-B (Part)  
On the West side : C.T.S. No.52A.

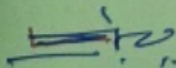
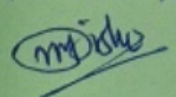
**SCHEDULE – C above referred to**

(Description of the Said Remaining Land)

All the piece or parcel of land, in all admeasuring on or about 604.92 Sq. Mtrs. ,lying being and situate at City Survey No.52B of Tikka No.12 at Charai , in the Village Panchpakhadi, within he 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 Road) and Gautam Dhara Society  
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.52A and 123 A.



टनन-१
दस्ता क्रमांक ६९५/२१०
२३/६२



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

M/S SHRADDHA DEVELOPERS तर्फे

Shri Chandrashekhar Prabhakar Paranjape \_\_\_\_\_ (कुलमुखत्यारपत्रधारक)

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 ना हरकत बाखला

सादर करणे आवश्यक.

६) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलर सिस्टीम कोयामित करणे आवश्यक.

७) अस्तित्वातील विहिर बुजवता येणार नाही.

८) वापर परवान्यापूर्वी वाणिज्य वापराच्या अनुषंगाने अकृषिक कर करणे आवश्यक .

९) सादर बांधकामास ठा.ग.पा. पाणी पुरवठा करणार नाही, फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.

१०) नियमानुसार वेळोवेळी शुल्काचा भरणा करणे आवश्यक.

११) वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र मा.रुका. उतान्यावर ठाणे महानगरपालिकेच्या नावे करणे आवश्यक.

टनल -
दस्त
क्रमांक



उतान्यावर ठाणे
टनल-१
आवश्यक.
दस्त क्रमांक ६९५/२०१०



१२) भाडेकरू नसल्याबाबत सादर केलेले दि. २६/०५/२००६ 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.



*[Signature]*  
Executive Engineer  
Town Planning Department  
Municipal Corporation, the city of  
Thane.

*[Signature]*

Office Stamp

Office Stamp  
Date  
Issued by:  
पर  
नपा  
केंद्र

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



टनन-१





THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 37)

Occupancy Certificate

P.No. 2006/59 TMC/TDD/44 Date 9/14/2005

C. DIGHE & ASSOCIATES

1, Saneer Towers,

Wandurpada, Thane (West)

Sub Occupation Certificate for Building No. B, T.No. 12,  
C.T.S.No. 52B, Daji Ranchandra Road, Charai, Thane (West)

Ref. V.P. No. 2006/59

Your Letter No. dt. 9.4.2009.

it

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

**B** situated at Charai Road / Street Daji Ranchandra Rd. Ward No. \_\_\_\_\_ Sector

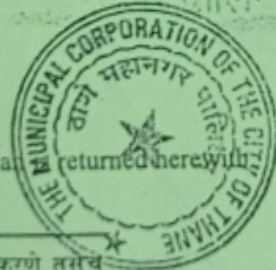
to II S. No. XXX C.T.S. No. XXXX 52B Village Panchpakhadi under the

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

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

- उपलब्धतेनुसार ठाणे महानगरपालिका पाणी पुरवठा करेल.
- पाणी पुरवठा विभागाकडील दि. 24/02/09 रोजीच्या ना हरकत दोखल्या मधील अटी बंधनकारक राहतील.

As set certificated completion plan returned herewith



Yours faithfully

Executive Engineer  
Town Planning Department

Municipal Corporation of  
the city of Thane

क्रमांक ६९९५२९०

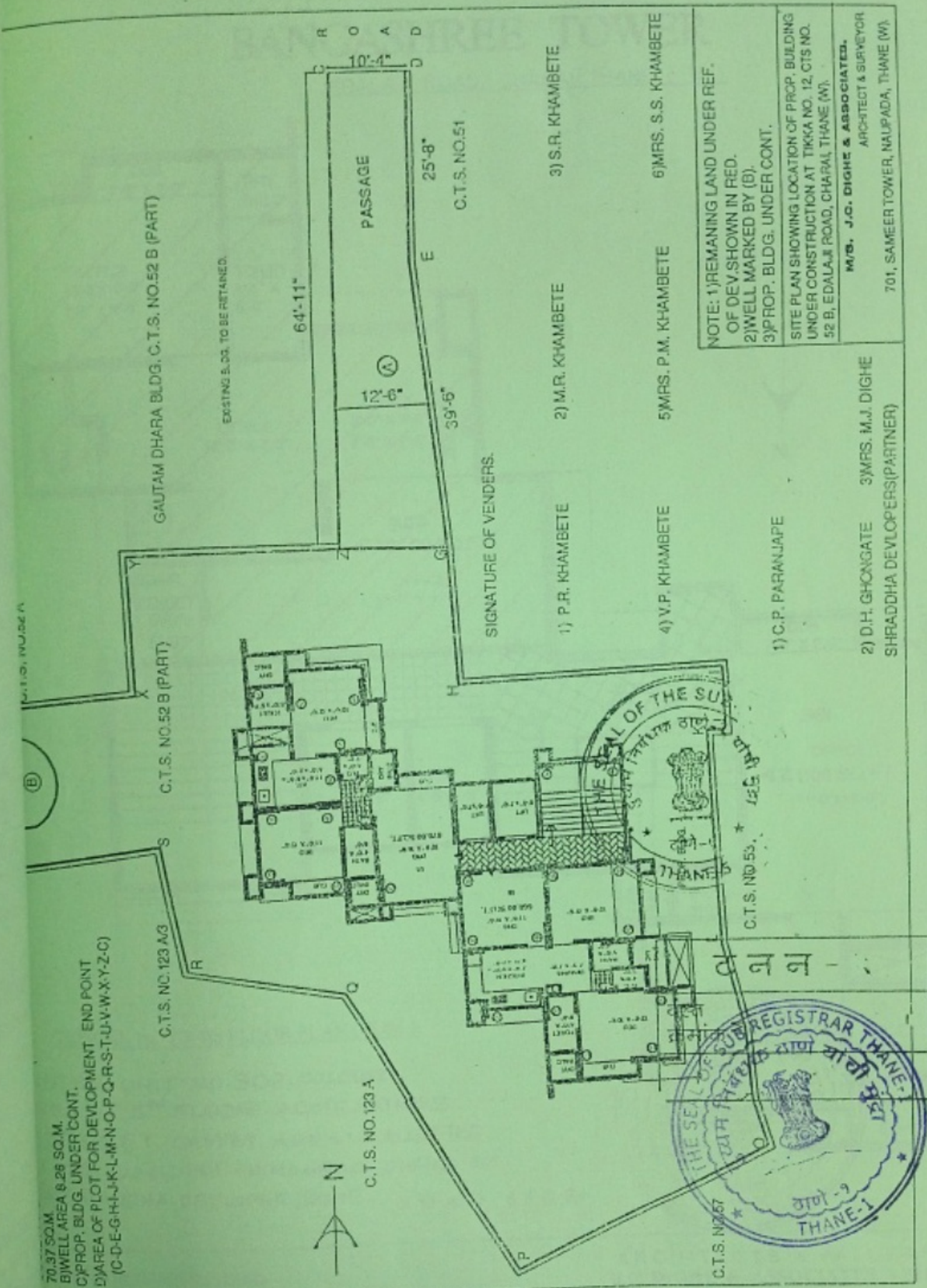
३६/०३

- Office No. :- स्वायभान
- सहायक नगरपालिका बांधकाम न करणे तसेच
  - नियमनमालीनुसार आवश्यक नवन
  - साधना न घेता बांधकाम दापर करणे, महाराष्ट्र
  - दंडिने इ नगर रचना अधिनियमाचे प्रथम पर
  - नुसार दखलपात्र गुन्हा झाले. त्यासाठी जालीत
  - पुण्याचे फंड य रु. ५०००/- देत होऊ शकतो.
  - ) Collector of Thane
  - ) Dy Mun Commissioner
  - ) E.E. (Water Works) TMC
  - ) Assessor Tax Dept., TMC
  - ) Vigilance Dept. T.D.D., TMC

Handwritten mark



# ANNEXURE 'B'



टनन-9

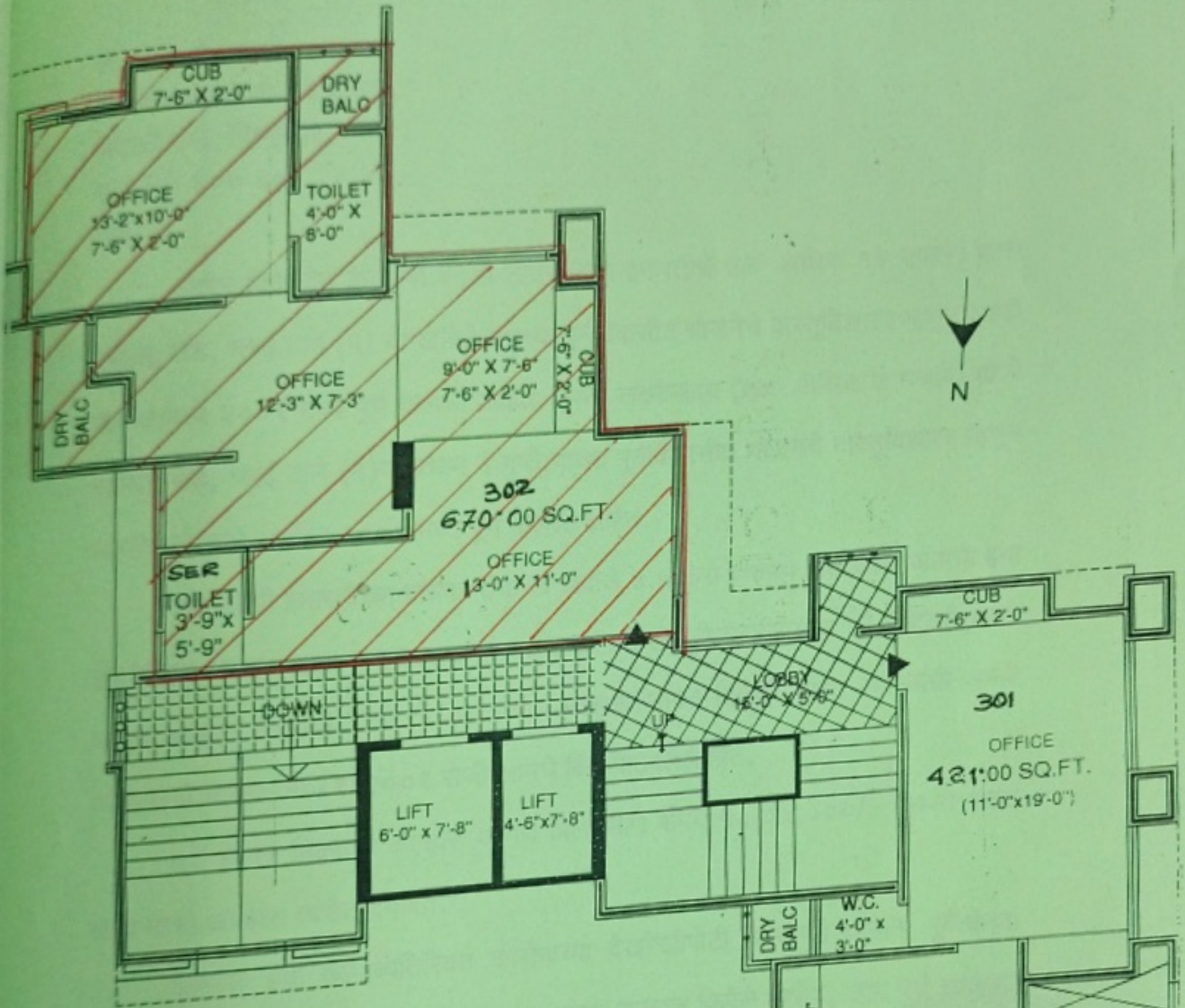
वर्षी क्रमांक ६९९५२०९०

३५/१०३



# BANGASHREE TOWER

EDALAJI ROAD, CHARAI THANE ( W )



TYPICAL 1st TO 4th FLOOR PLAN (COM.)

NOTES: UNIT NO. 302, COLOUR RED AT 3<sup>rd</sup> FLOOR ADMEASURES 670 SQ.FT. CARPET AREA IS ALLOTTED TO SHRI. JAGDISH CHIMANRAO DIGHE BY /S. SHRADDHA DEVELOPER, THANE. ROAD SIDE



ARCHITECTS & VALUERS  
J.C. DIGHE & ASSOCIATES (THANE)

S. SHRADDHA DEVELOPER (THANE)

टनन-9
दस्त क्रमांक ६९५/२०१०
३६/०३





दस्तक्रमांक व वर्ष: 6994/2010

Tuesday, May 31, 2011

3:06:49 PM

दुय्यम निबंधक: ठाणे 1

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,800,000.00  
बा.भा. रु. 3,234,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन 5/19 5फ, सिटीएस नंबर 52बी. टिका नंबर 12 - युनिट नंबर 301, 3रा मजला, बंगश्री टॉवर, चरई पांचपाखाडी ठाणे
- (3) क्षेत्रफळ (1) 46.93 चौ मी बिल्टअप
- (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 श्रद्धा डेव्हलपर्स तर्फे भागीदार मृदुला जगदिश दिघे -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: नॅशनल हौसिंग सोसायटी, ऑद पुणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABFFS8035F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जगदिश चिमणराव दिघे -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 701 समीर टॉवर, नीपाडा ठाणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABQPD0691K.
- (7) दिनांक करून दिल्याचा 30/08/2010
- (8) नोंदणीचा 30/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6994 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 161700.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



दुय्यम निबंधक  
ठाणे - १

दुय्यम निबंधक  
मी वाचनी  
रजिस्ट्रार ठाणे

31/5/11

सत्यप्रत

सह दुय्यम निबंधक वर्ग २  
ठाणे - १



दिनेश धांग  
दस्तावेज क्रमांक 2896/2009  
दस्तावेज किंवा क्रमांक

सह दुय्यम निबंधक वर्ग २  
ठाणे - १





दस्तावेज क्रमांक व वर्ष: 6995/2010

Tuesday, May 31, 2011

3:15:04 PM

दुय्यम निबंधक: ठाणे 1

नोंदणी 63 म

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा  
मोबदला रु. 1,842,500.00  
बा.मा. रु. 5,146,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन 5/19 5फ, सिटीएस नंबर 52बी, टिका नंबर 12 - युनिट नंबर 302, 3रा मजला, बंगश्री टॉवर, चरई पाचपाखाडी ठाणे
- (3) क्षेत्रफळ (1) 74.68 चौ मी बिल्टअप
- (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 श्रध्दा डेव्हलपर्स लॉफे भागीदार मृदुला जगदिश दिधे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: नॅशनल सोसायटी औदु पुणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABFFS5035F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जगदिश चिमणराव दिधे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: समिर टॉवर, नौपाड 1 ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABQPD0691K.
- (7) दिनांक करून दिल्याचा 30/08/2010
- (8) नोंदणीचा 30/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6995 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 257325.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



निबंधक केंद्री  
मी याचकी  
मं रजिस्ट्रार केंद्री

सत्यप्रत

सह दुय्यम निबंधक वर्ग २  
ठाणे - १



सह दुय्यम निबंधक वर्ग २  
ठाणे - १