



Monday, August 30, 2010

11:02:48 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7086

दिनांक 30/08/2010

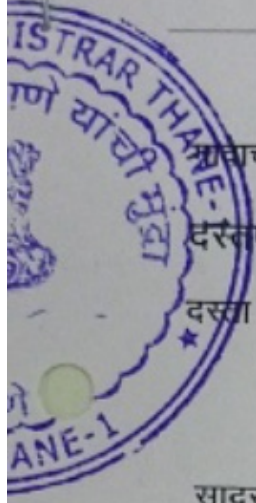
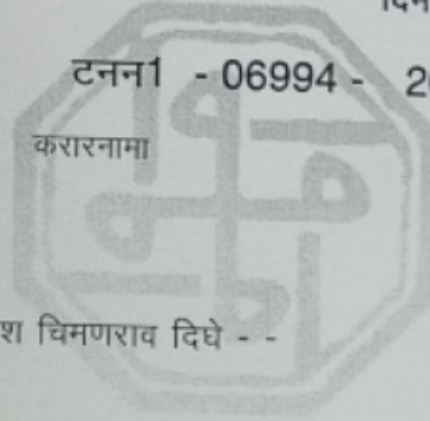
दात्याचे नाव पाचपाखाडी

दस्तावेजाचा अनुक्रमांक

टनन1 - 06994 - 2010

दस्तावेजाचा प्रकार

करारनामा



सादर करणाराचे नाव: जगदिश चिमणराव दिघे - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

840.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

एकूण

रु.

30840.00

आपणास हा दस्त अंदाजे 11:17AM ह्या वेळेस मिळेल

सह दुय्यम निबंधक वर्ग-२,
ठाणे - १

बाजार मुल्य: 3234000 रु. मोबदला: ~~1800000~~ रु.

ठाणे - १

भरलेले मुद्रांक शुल्क: 161790 रु.

1157250

सह दुय्यम निबंधक वर्ग-२,
ठाणे - १

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि ठाणे जनता सह बँक;

डीडी/घनाकर्ष क्रमांक: 118624; रक्कम: 30000 रु.; दिनांक: 27/08/2010

(Handwritten signature)

479832

अनुमोदित / Party Copy

ठाणे भारत सहकारी बँक लि.
साहकारी बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank



शाखा / Br.

मुद्रांक शुल्क / Stamp Duty

सेवा आकारणी शुल्क / Service Charge

No. of Documents

एकूण / Total

अक्षरी रूपये / Amount in Words

मुद्रांक शुल्क भरण्याची पत्रिका / Stamp Duty Receipt

Name of stamp duty paying party

पत्ता / Address

राज्याच्या पत्रकाराचे नाव / Name of country

पत्रिका / Journal

पत्रिका / Journal

पत्रिका / Journal

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प्रमाणपत्र

मुंबई मुद्रांक अधिनियम १९५८ चे अनुच्छेद ५ (जी-अ) (ii) चे परंतु त्याचवे केलेल्या तरतुदीनुसार सदर दरखावर अदा केलेले मुद्रांक शुल्क रु. १६९.०००/- पैकी रु. १००/- शिल्लक ठेवून उर्वरित मुद्रांक शुल्क रु. ६९.०००/- दस्त क्र. टनन-१/२११०/११ यादर सभाबधोजित दि. ०६/५/२०११

PREMISES SALE AGREEMENT

स.दु.नि. वर्ग-२

ARTICLES OF AGREEMENT MADE AND EXECUTED AT THANE ON THIS 30th 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 6th Floor, Ghantali Prasad, Ghantali Road, Naupada, Thane (west)-400 602 represented by 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 future and their respective heirs, executors, administrators and assigns), of the ONE PART.

टनन-१
दस्त क्रमांक २११०/२०१०
२/०२



For Thane Bharat Sahakari Bank Ltd.

Authorised Signatory

7882ae

D-S/STP/VJC.R.1005/104/1905-07/04

Thane Bharat Sahakari Bank Ltd. Main Branch, Naupada, Thane.



RECEIVED 46961 171205 AUG 27 2010 R.01617901-985151

RS. One lakh thirty one thousand seven hundred and ninety one only

Authorised signatory

आधिकार्याची सही

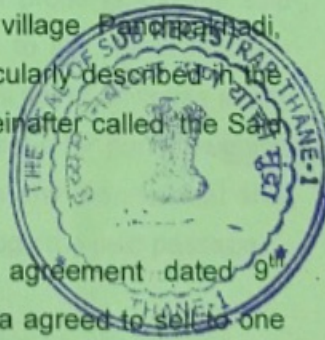
मुद्रांक केलेले दस्तऐवज भोवपास येताना ही पावती अगळे प्राप्त्यक आहे./

This counterfoil has to be presented at the time of delivery of stamps.

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 Panchajodi, 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

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टनन-9
दस्ता क्रमांक 8886/2090
3 182

notified for set back, or acquisition and claim the FSI, in lieu thereof.

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 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.)

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टनन-9
दस्त क्रमांक 8556/2090
22/02

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

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)

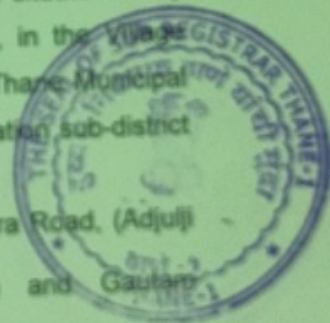
All the piece or parcel of land, in all admeasuring on or about 604.92 Sq. Mtrs. ,lying being and situate at City Survey No.52B of Tikka No.12 at Charai , in the Village Panchpakhadi, within he local limits of the Thane Municipal corporation, Thane and falling in the registration sub-district of Thane 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.



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टनन-9
दस्तावेज नं. 6550/190
23/82

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 _____ OWNERS

M/S SHRADDHA DEVELOPERS तर्फे

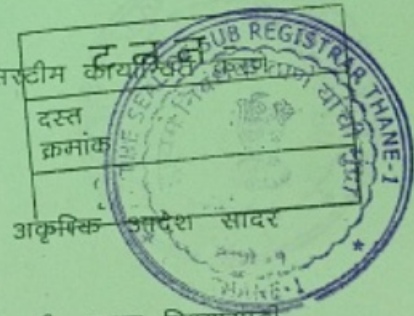
Shri Chandrashekhar Prabhakar Paranjape _____ (कुलमुखत्यारपत्रधारक)

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 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 झेज विभागाकडील ना हरकत बाखला सादर करणे आवश्यक.

- ६) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलर सिस्टीम कार्यवाही करणे आवश्यक.
- ७) अस्तित्वातील विट्ठर बुजवता येणार नाही.
- ८) वापर परवान्यापूर्वी वाणिज्य वापराच्या अनुषंगाने अकृषिक अर्ज सादर करणे आवश्यक .
- ९) सादर बांधकामास वा.म.पा. पाणी पुरवठा करणार नाही, फक्त विण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
- १०) नियमानुसार वेळेवेळी शुल्काचा भरणा करणे आवश्यक.
- ११) वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र मारका. हद्दाम-१ बाणे करणे आवश्यक. महानगरपालिकेच्या नाते करणे ६९९०१०



दस्त क्रमांक	६९९०१०
अर्ज क्रमांक	३९/०२

- 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 दाखलथामधील 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.

[Handwritten Initials]

Office Stamp

चक्र Office Stamp

दि. Date

Issued by:

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) Viglance Dept. T.D.D. T.M.C.



टन-१

दि. २६/०५/२००६

३२/०२



THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

V.P.No. 2006/59 TMC/TDD /24 Date 9/11/2005

J.C.DIGHE & ASSOCIATES

701, Saneer Towers,

Naupada, Thane (West)

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

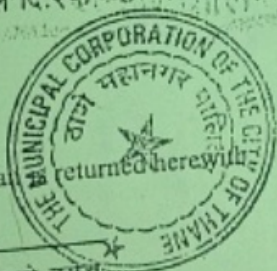
Ref. V.P. No. 2006/59

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 Charai Road / Street Daji Ramshandra Ward No. _____ Sector _____ No. II S. No. xxx C.T.S. No. / F.P. No. 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 करील.
- पाणी पुरवठा विभागाकडील दि. 24/02/09 रोजीच्या ना हरकत दोखत्या मधील अटी राहतील.



As set certificated completion plan returned herewith

Office No.:- सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विविध विभाग निष्पत्तीनुसार बांधकाम करणे आवश्यक आहे. परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना आधिनियमाचे कलम 47 अन्वये दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त वेळीत दंड व रु. 1,00,000/- दंड होऊ शकतो".

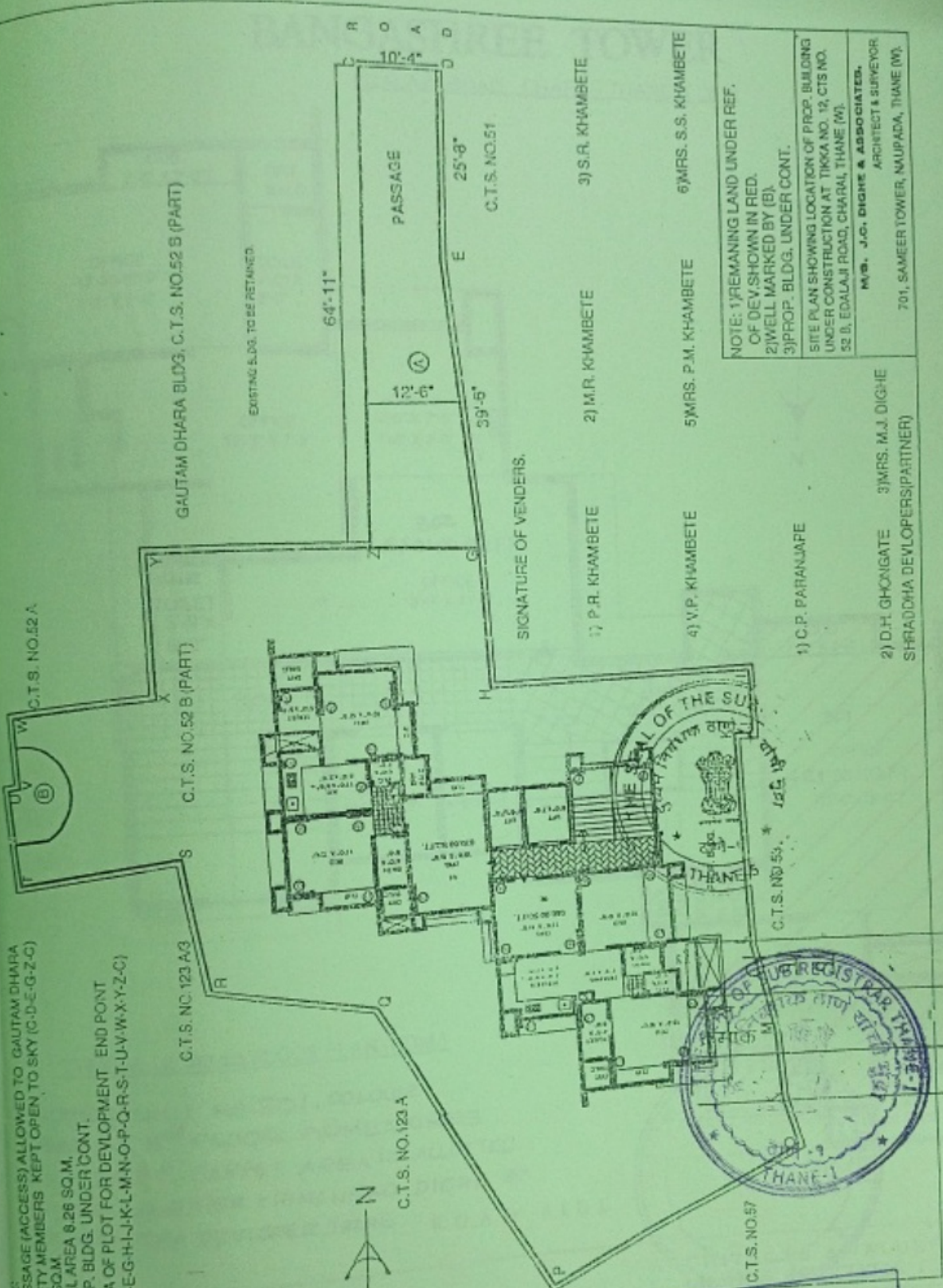
- 1) Collector of Thane
- 2) Dy Mun. Commissioner
- 3) E.E. (Water Works) TMC
- 4) Assessor Tax Dept., TMC
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully
[Signature]
Executive Engineer
Town Planning Department

Municipal Corporation of
the city of Thane - 9
दस्तावेज क्रमांक EP/8/2009
36/82

ANNEXURE 'B'

NOTE:
 A) PASSAGE (ACCESS) ALLOWED TO GAUTAM DHARA SOCIETY MEMBERS KEPT OPEN TO SKY (C-D-E-G-Z-C) 70.37 SQ.M.
 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)



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

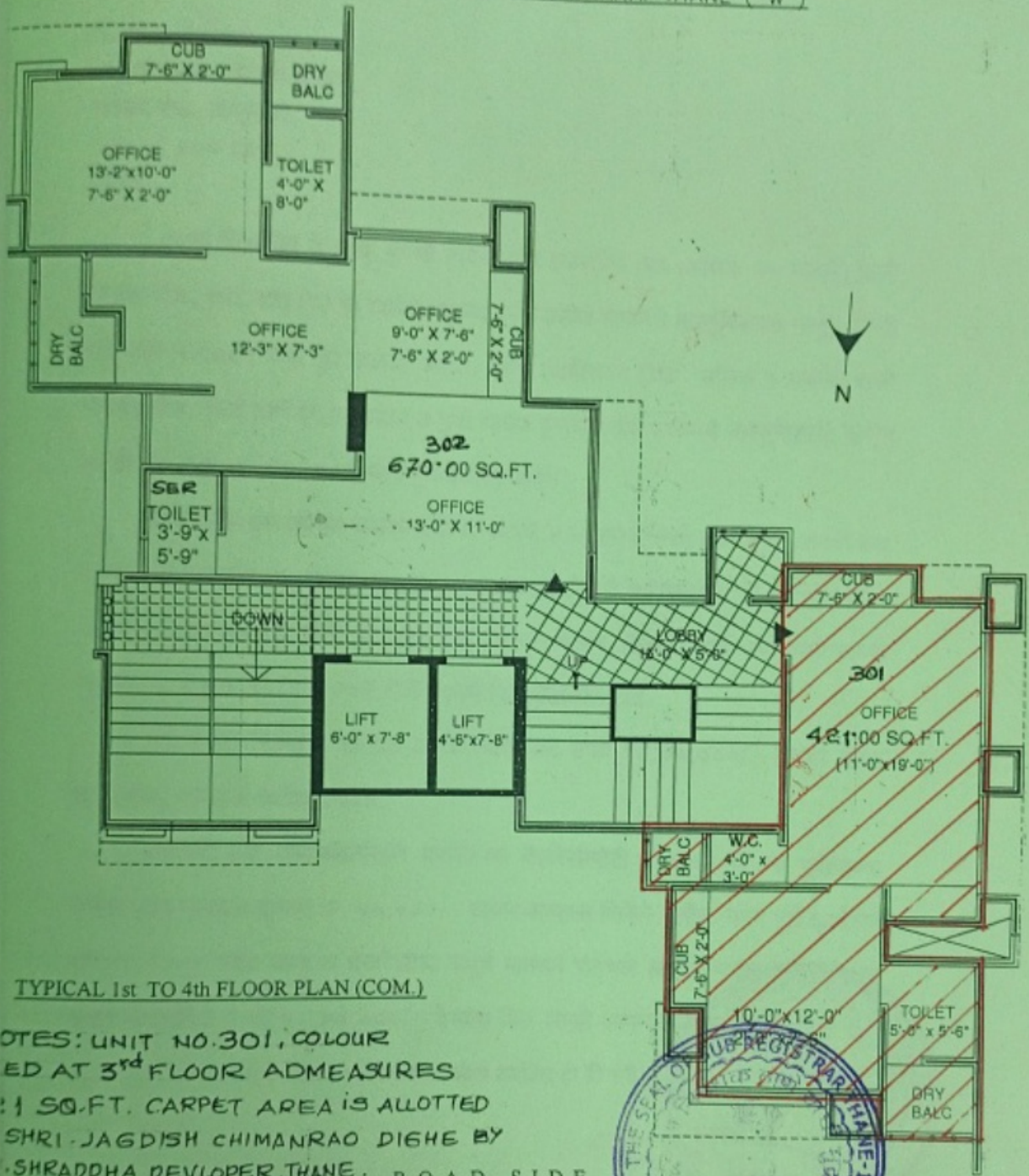
NOTE: 1) REMAINING LAND UNDER REF. OF DEV. SHOWN IN RED.
 2) WELL MARKED BY (B).
 3) PROP. BLDG. UNDER CONT.
 SITE PLAN SHOWING LOCATION OF PROP. BUILDING UNDER CONSTRUCTION AT THANA NO. 12, C.T.S. NO. 52 B, EDALAJI ROAD, CHARAL, THANE (W).
 M/S. J.C. DIGHE & ASSOCIATED.
 ARCHITECT & SURVEYOR
 701, SAMEER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



टनन-9
 दस्त क्रमांक 8956/2090
 39/02

BANGASHREE TOWER

EDALAJI ROAD, CHARAI THANE (W)

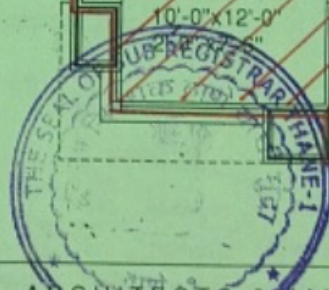


TYPICAL 1st TO 4th FLOOR PLAN (COM.)

NOTES: UNIT NO. 301, COLOUR
 INDICATED AT 3rd FLOOR ADMEASURES
 1:1 SQ.FT. CARPET AREA IS ALLOTTED
 SHRI. JAGDISH CHIMANRAO DIGHE BY
 SHRADDHA DEVELOPER, THANE. ROAD SIDE

SHRADDHA DEVELOPER (THANE)

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



टनन-9
 वस्तु क्रमांक 695/290
 3E/52