

पावती क्र.

४५५५०६ नोंदणी ३९ म.
Regn. 39 m.

२६६२

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक

सन १९

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावटील) बाब क्र.

१०१५/२००९	१०००००	०	०
करीम	१०००००	०	०
रजेश	१०००००	०	०
करीम	१०००००	०	०
एकूण	१०००००	०	०

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल

या कार्यालयीन देण्यात येईल.

दुय्यम निबंधक असे दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

१०१५/२००९

+



R Twenty five thousand one hundred thirty

PROPER OFFICER
COLLECTOR OF STAMPS
THANE



THIS AGREEMENT is made and entered into at this 8TH day of MAY 2001 BETWEEN **M/S. SWASTIK ENTERPRISES** a partnership firm registered under the provisions of Partnership Act, 1932 and having their office at "**SWASTIK PARK**", Next to Brahm Housing Complex, Azad Nagar, Off. Ghodbunder Road, Kolsbet Thane - 400 607. hereinafter called the "**BUILDERS/PROMOTERS**" expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner/s of **M/S. Swastik Enterprises**, (their respective heirs, executors, administrators and assigns) of the First Part. **SHRI / SMT. / M/s. RAJESH CHANDRAKANT KAJARI** **MR. AMIT C. KATARI** Indian inhabitant, hereinafter called the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the Other Part.

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE
MAHARASHTRA
MAH/CDR/DIS/008

INDIA
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4-2001
SPECIAL ADHESIVE
MAHARASHTRA
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Chakre

AMIT
Chakre

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Park

W H E R E A S **Amrutlal Chemaux Limited**, a Company registered and incorporated under the provisions of Companies Act, 1956 and having its registered office at Rang Udyan, Mahim, Mumbai-400 016 was the absolute owner in respect of the large immovable properties situated at Village Kolshet, District Thane and more particularly described in the First Schedule hereunder written.

AND WHEREAS the said property described in the First Schedule hereunder written is partly vacant and partly built upon and that a portion of the said property described in the First Schedule hereunder written, is substantially built upon and falls in Industrial Zone and an area of 7 Acres 15 gunthas. 12 Ares i.e. 29,932.32 sq. mtrs. or thereabout falls in Residential Zone and that the said property described in the First Schedule hereunder written, while the said area of 29,932.32 sq.mts. fall in Residential zone and that the said area falling in Residential zone is more particularly described in the Second Schedule hereunder written.

AND WHEREAS by Agreement for Development dated 28th April, 1989 made between the said **Amrutlal Chemaux Limited** being the Owners therein referred to of the First Part and **M/s. Gandhi Patel & Agarwal Associates** being the Developers therein referred to of the Other Part, the said **Amrutlal Chemaux Limited**, agreed to entrust the development rights and ultimately to sell, transfer and convey and the said **M/s Gandhi Patel & Agarwal Associates**, agreed to accept the development rights and ultimately to purchase the said property falling in the residential zone admeasuring about 29,932.32 sq.mtrs. and more particularly described in the Second Schedule hereunder and thereunder written for the consideration and upon the terms and conditions and in the manner mentioned in the said Agreement for Development dated 28th April, 1989.

AND WHEREAS the said Agreement for Development dated 28th April, 1989 was duly registered with the Sub-registrar of Assurances at Bombay under serial No.6366 of 1989 dated 28th May, 1989.

AND WHEREAS upon the execution of the said Agreement for Development the said **M/s Gandhi Patel & Agarwal Associates**, obtained order under section 8(4) bearing No. ULC/TA/Kolshet/SR-122 dated 16th Feb. 1989 and order under section 20(i) (a) of the Urban Land (Ceiling & Regulation) Act, 1976 from the Housing and special Assistance Department of the Government of

[Handwritten signatures]

Swastik
Park

Maharashtra bearing No. SSS/THA/1090/71/xv dated 4th July, 1991 whereby the exemption is sought under the provisions of section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 in favour of **M/s Amrutlal Chemaux Limited**, on the terms and conditions mentioned in the said order. Hereto annexed and marked Annexure-I is the copy of the said order dated 4th July, 1991, read with order bearing No. : ULC/TA/ATP/Sec-20/SR/112 dated 13th Aug. 99 and conversion order dated 27th Dec. 99 are hereto annexed as Annexure-I collectively.

AND WHEREAS the said **M/s Gandhi Patel & Agarwal Associates**, from time to time paid to the said **Amrutlal Chemaux Limited**, lumpsum consideration of Rs. 14,00,000/- (Rupees fourteen lacs only) from out of the total consideration of Rs. 15,00,000/- (Rupees fifteen lacs only) and a sum of Rs. 1,00,000/- (Rupees one lac only) had remained to be paid by the said **M/s Gandhi Patel & Agarwal Associates** to the said **Amrutlal Chemaux Limited**.

AND WHEREAS by an Agreement for Development dated 28th August, 1999 made between the said **M/s Gandhi Patel & Agarwal Associates**, being the Developers therein referred to of the First Part and Builders/ Promoters abovenamed being the Sub-Developers therein referred to of the Other Part, **M/s Gandhi Patel & Agarwal Associates**, in their turn agreed to entrust the development rights and all the right, title and interest and benefits accrued to them in pursuance of the said Agreement for Development dated 28th August, 1999 in favour of the Builders/Promoters abovenamed and the Builders/Promoters abovenamed agreed to accept the development rights and all the right, title and interest and/or benefit accrued to the said **M/s Gandhi Patel & Agarwal Associates** in pursuance of the said Agreement for Development dated 28th April, 1989 together with all the right to have the final Deed/s of Conveyance in respect of the said property described in the Second Schedule thereunder and hereunder written in favour of the Builders/ Promoters abovenamed and/or their nominee/s as mentioned in the said Agreement for Development dated 28th August, 1999.

AND WHEREAS by Agreement for Deed of Rectification dated 2nd February, 2000 made between the **Amrutlal Chemaux Limited**, being the Party of the First Part therein referred to of the First Part and **M/s Gandhi Patel & Agarwal Associates** being the Party of the Second Part therein referred to of the Other Part and subsequent Agreement for Deed of Rectification dated

M
P. Chemaux
A. Agarwal



11th February 2000 made between **M/s Gandhi Patel & Agarwal Associates**, being the Party of the First Part therein referred to of the First Part and Builders/ Promoters abovenamed being the Party of the Second Part therein referred to of the Other Part certain area of survey number in respect of the said property described in the Second Schedule hereunder written were duly corrected and/or rectified as provided in the said Agreements for Deed of Rectification dated 2nd Feb., 2000 and 11th Feb., 2000.

AND WHEREAS upon execution of the said Agreement for Development dated 28th August, 1999 and after receiving necessary fund from the Builders/ Promoters abovenamed **M/s Gandhi Patel & Agarwal Associates** paid to the said **M/s Amrutlal Chemaux Limited**, the balance consideration of Rs. 1,00,000/- and obtained necessary documents from them stating therein that the said **Amrutlal Chemaux Limited** has received full and final consideration in respect of the said property described in the Second schedule hereunder written and no amount of whatsoever nature has remained to be paid either by **M/s Gandhi Patel & Agarwal Associates**, or by the Builders/ Promoters abovenamed and that as and when required the said **Amrutlal Chemaux Limited** will execute Deed/s of Conveyance as provided in the hereinbefore recited Agreements.

AND WHEREAS in view of the herein above recited documents as also in view of the Power of attorney executed by the said **Amrutlal Chemaux Ltd.**, in favour of the partners of **M/s Gandhi Patel & Agarwal Associates**, as also the Power of Attorney and other documents executed by **Gandhi Patel & Agarwal Associates** in favour of the partners of Builders/ Promoters abovenamed, the Builders/ Promoters abovenamed have got the plans for the development of the said property described in the Second Schedule hereunder written sanctioned and have obtained IOD bearing No. V.P.No. 99/091/TMC/TDD-58 dated 10th April 2000 and CC bearing No. 1371 dated 18-10-2000 respectively, are hereto annexed as Annexure -II collectively.

AND WHEREAS the Builders/ promoters abovenamed have also obtained the permission for the non-agricultural use of the said property described in the Second Schedule hereunder written from the Collector, Thane under order bearing No. REV./DIVN.-I/TAB-1/NAP/13/2000 dated 9th October 2000 is hereto annexed as Annexure - III .



AND WHEREAS on **4th March 2000** the Builders/ Promoters performed Bhoomi Pooja in respect of the said property described in the Second Schedule hereunder written and have commenced the development of the said property in the name and style of "**SWASTIK PARK**".

AND WHEREAS The Builders/ Promoters abovenamed do hereby declare that all the hereinbefore recited Agreements for Development and the documents including the Power of Attorney executed by the hereinbefore recited parties in favour of Builders/ Promoters are still, valid and subsisting and the Builders/ Promoters abovenamed have not committed breach of any of the terms and conditions of the said Agreements/ documents executed in pursuance thereof.

AND WHEREAS **M/s Kirit N. Damania & Co.**, the Advocates & Solicitors by their certificate dated **19th May, 2000** have certified the title in respect of the said property described in the schedule hereunder written as clear, marketable and free from all encumbrances and reasonable doubts. A copy of the said Certificate alongwith the relevant 7/12 extract, the mutation entries, are hereto annexed as **Annexure - IV** collectively.

AND WHEREAS The Builders/ Promoters abovenamed have entered into a Standard Agreement with Architect **M/s Archetype Consultants** registered with the Council of Architects, and with R.C.C Consultants, **Mr. Ajay Mahale, Structural Engineer**, for the purpose of preparation of structural designs and drawings of the building to be constructed by Builders / Promoters on the said property described in the Second schedule hereunder written. The Builders/ Promoters abovenamed have accordingly engaged the services of the said Architect, **Structural Engineer** for supervision and for preparation of the plan etc. as provided in the said Agreements. The Builders/ Promoters abovenamed have accordingly commenced the development work of the said property described in the second schedule hereunder written as per the plan sanctioned by the authorities of Thane Municipal Corporation as mentioned hereinabove.

AND WHEREAS The Purchaser/s has/have been fully satisfied with the title of the original owners and the authority of Builders/Promoters to develop the said property described in the Second Schedule hereunder written and to sell, transfer and dispose of the residential units, commercial premises and other

units in the development of the said property on ownership basis and the Purchaser/s has/have agreed not to make any requisition and not to call for further documents on the title of the said Builders/Promoters abovenamed and have agreed to accept the said certificate issued by M/s Kirit N. Damania & Co., as final.

AND WHEREAS The Purchaser/s prior to the execution of the Agreement has/have demanded the Builders/ Promoters inspection of the documents including the certificate on title dated 19th May, 2000 issued by M/s Kirit N. Damania & Co., as above, various orders issued by the authorities concerned including the copy of the sanctioned plan, IOD and CC, the Agreement with the Architect and the Structural Engineer and all such other documents as specified under section 3 of the Maharashtra Ownership Flats Act 1963 and the rules framed thereunder from time to time (hereinafter called the "said Act and the said Rule") as demanded by the Purchaser/s and as required under the law and that the Purchaser/s do hereby record and confirm that the Purchaser/s has /have now no grievance against the Builders/ Promoters in respect thereof.

Relation
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AND WHEREAS The said Purchaser/s herein applied to the Builders/ Promoters for allotment of the said premises to the purchaser flat / ~~shop / office / garage / car parking space / premises~~ bearing No. 304 admeasuring about 780 sq.ft. on ~~TUR~~ floor, in the building No. B-4 in the complex known as "SWASTIK PARK " situate at the property more particularly described in the Second Schedule hereunder written, and as the Builders/ Promoters and the Purchaser/s are desirous of entering into separate agreement as provided under Maharashtra Ownership Flats Act, No. XLV of 1963 and as framed by the Maharashtra Co-operative Societies Act, Maharashtra Act No.XXXV 1960 and as such the Promoters/Builders intend to enter into the Agreement with the Flat Purchasers herein in respect of the sale of flat/shops/garages/car parking spaces as stated hereinabove in the building to be constructed on the said property more particularly described in the Schedule hereunder written on what is known as ownership basis.

AND WHEREAS the Builders/Promoters are selling and the Purchaser/s is / are purchasing from the Builders the said flats/shops/garages /carparking space/ office on what is known as Ownership basis in the above referred building

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with a view ultimately to enroll themselves as members in the above referred building with a view ultimately to enroll themselves as members of co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act as hereinabove referred and as contemplated under section 4 of the Maharashtra Ownership Act. The Builders/Promoters have executed this Agreement with the purchaser/s and also confirm agree and undertake to register this Agreement under the Registration at the cost and expenses of the purchaser/s and thereafter enroll the flat purchaser/s as members of a co-operative society as hereinabove referred and strictly comply with all the terms and conditions of their Agreement dated 28TH APR-1989 with the original owners.

AND WHEREAS the Purchaser/s has/have agreed to acquire flat/~~shop/~~ ~~garage/~~ ~~car parking spaces/~~ ~~office~~ bearing No. 304 admeasuring about 780 sq.ft. on the ~~THIRD~~ floor in the building No. B-4 in the complex known as " **SWASTIK PARK** " proposed to be constructed by the Builders/ Promoters on the said property (hereinafter for brevity's sake to be referred to as the said premises) for the consideration and upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builders/Promoters shall under normal conditions construct a building on the said property more particularly described in the Second schedule hereunder written in accordance with the plans, designs and specifications sanctioned and/or approved by the Municipal Corporation of Thane and scrutinised inspected and/or approved by the Purchasers herein and the Purchaser/s has/have also agreed that the Builder/Promoter/s may carry out such variations and modification therein as Builders/Promoters may consider necessary or as may be required to be done and/or considered proper by the Municipal Corporation of Thane or any other local body or authority and that the Builders/ Promoters will not be required to obtain any consent from the flat/s purchaser/s in respect of such variation or modification.

2. The Purchaser/s flat holder/s hereby agreed to purchase from the Builder/s Promoter/s AND the Builders/Promoters hereby agree to sell to the Purchaser/s flat/~~shop/garage/car parking~~ ~~space/office~~



Bearing No. 304 admeasuring about 780 sq.ft. on the THIRD floor in Building No. B-4 as shown on the plan thereof hereto annexed and marked as Annexure "V" in the building situate at the complex "SWASTIK PARK" (hereinafter referred to as the said premises) with amenities and specifications as per the list hereto annexed in Annexure "VI" at or for the price of Rs. 6,82,500 (Rupees SIX LACS EIGHTY TWO THOUSAND ONLY) including the proportionate price of the common areas and facilities pertaining to the said premises, nature extent and description of the common/limited areas and facilities which common area and facilities are more particularly described in the list annexed hereto and marked Annexure "VII". The Purchaser/s hereby agree/s to pay to the Builder/s Promoter/s the said above referred amount and/or purchase price in the following manner:-

- (i) Rs. 1,36,500/- (Rupees ONE LAC THIRTY SIX THOUSAND FIVE HUNDRED only) being 20% of the purchase price as and by way of earnest money to be paid by purchaser/s to the promoters/ Builders on or before the execution of these presents (the payment and receipt whereof the Builders/Promoters do and each of them do hereby admit and acknowledge and acquit, release and discharge the Purchasers and the said premises from the same forever)
- (ii) Rs. 68,250/- (Rupees SIXTY EIGHT THOUSAND TWO HUNDRED FIFTY only) being 10% of the purchase price to be paid by the purchaser/s to the Builders/Promoters on completion of plinth of the proposed construction and/or building to be constructed by the Builders/Promoters in which the premises/tenements hereby agreed to be allotted to the purchaser/s are located.
- (iii) Rs. 2,38,875/- (Rupees TWO LAC THIRTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE ONLY) being 35% of the purchase price to be paid by the Purchaser/s to the Builders/Promoters in equal proportion on completion of each slab altogether three / eight slabs.
- (iv) Rs. 34,125/- (Rupees THIRTY FOUR THOUSAND ONE HUNDRED TWENTY FIVE ONLY) being the 5% of the purchase price to be paid by the Purchaser/s to the Builders/Promoters on completion of the brick work.

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- (v) (a) Rs. 68,250/- /- (Rupees SIXTY EIGHT THOUSAND TWO HUNDRED FIFTY only) being the 10% of the purchase price to be paid by the Purchaser/s to the Builders/Promoters on completion of the external plaster of the building.
- (b) Rs. 68,250/- /- (Rupees SIXTY EIGHT THOUSAND TWO HUNDRED FIFTY only) being the 10% of the purchase price to be paid by the Purchaser/s to the Builders/Promoters on completion of the internal plaster work of the said premises.
- (vi) Rs. 34,125/- /- (Rupees THIRTY FOUR THOUSAND ONE HUNDRED TWENTY FIVE only) being 5% of the Purchase price to be paid by the Purchaser/s to the Builders/Promoters on completion of the flooring work.
- (vii) Rs. 34,125/- /- (Rupees THIRTY FOUR THOUSAND ONE HUNDRED TWENTY FIVE only) being 5% balance of the purchase price to be paid by the Purchaser/s to the Builders/Promoters handing over the possession of the premises/tenements hereby agreed to be allotted to the Purchasers. As licensee pending execution of conveyance as upon conveyance such license to become absolute purchasers thereof.

3. The purchaser agree/s to pay to the Builders/Promoters interest at the rate of 18% per annum on all the amounts which become due and payable by the purchaser/s to the Promoter/s, Builder/s under the terms of this agreement from the date the said amount becomes payable by the flat purchasers to the Promoters/ Builders.

4. On the purchaser committing any default in payment on due date of any amount due and payable by the purchaser to the Builders/Promoters under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) time is of the essence of the contract and/or commits breach of the terms and conditions herein contained, the Builders/Promoters shall be entitled at their own option to terminate this Agreement.

Swastik Park

PROVIDED always that the power of termination herein before contained shall not be exercised by the Builders/ Promoters unless and until the Builders/Promoters shall have given to the purchaser/s fifteen days (15 days) prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which is intended 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 purchaser/s in remedying such breach or breaches within 15 days period after the receipt of such notice.

PROVIDED further that upon termination of the Agreement as aforesaid the Builders/Promoters shall refund to the purchaser/s the installments of sale price of the premises which any till then have been paid by the Purchaser/s to the Builders/Promoters but the Builders / Promoters any interest thereon and the Purchaser/s shall tenement thereafter or to claim any amount from the Builders /Promoters as compensation/damages/share in profit or otherwise.

5. Without prejudice to the Builders/Promoters other rights under this Agreement and/or in law available to them in the event of any such amount remains unpaid for a period of seven days or more after its becoming due, the purchaser/s shall be liable at the option of the Builders/Promoters to pay to the Builders/Promoters an interest at the rate of 18% p.a. and all amounts due and payable by the purchaser/s under these presents.

6. The purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself independently, about the title of the Builders/Promoters to the said property on which the said buildings is/are being constructed he/she/they shall not be entitled to investigate the Builders title there to and no further requisition and /or objection shall be raised in any manner in that behalf.

7. The Purchaser/s shall not be entitled to investigate the title of the Builders and no requisition or objection shall be raised in any manner whatsoever relating thereto. A Certificate of title issued by **M/s Kirit N. Damania & CO.**, Advocates & Solicitors shall be accepted by and be binding upon the Purchaser/s. A copy of the said Title Certificate of title issued by **M/s Kirit N. Damania & CO.**, Advocates & Solicitors, shall be accepted by and be binding upon the Purchaser/s. A copy of the said title certificate is annexed hereto and marked as **Annexure "IV"**.

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8. Upon the possession of the said premises being delivered to the Purchaser/s he/she/they shall be entitled to use and occupy the said premises and he/she/they shall have no claim against the Builders/Promoters in respect of any item of work in the said premises which may be alleged not to have been carried out or complied with. The only liability of the Builders/ Promoters shall be the statutory liability under Section 7(2) of the Maharashtra Ownership Flats Act.

9. Commencing a week after notice in writing is given by the Builders/Promoters to the purchaser/s that the premises are ready for use and occupation, the purchaser/s shall be liable to bear and pay the proportionate shares as may be determined by the Builders/Promoters (i.e. in proportion to the floor area of the flat) of outgoing and maintenance charges in respect of the said land and buildings viz., local taxes, betterment charges insurance, salaries, of workers and such other levies by the concerned local authority and/or government water charges, insurance, common lights, sanitation repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s until the Society/limited company is formed and the said land and buildings/ transferred to it, the purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoing as may be determined by the Builders/Promoters and/or managing body of the Society. The purchaser/s further agrees that till the purchaser/s share is so determined the purchaser shall pay to the Builders/Promoters provisional monthly contributions of Rs.250/- per month towards the outgoing. The amounts so paid by the purchaser to the promoter shall not carry any interest and remain with the Builders/Promoters until a Conveyance/ Assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions 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 purchaser undertake to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

10. If within a period of one year from the date of handingover the premises to the purchaser, the purchaser brings to the notice of Builders/Promoters any defect in the premises or the building in which the premises are situated or the material

M. P. Jain
Deputy



10, 78/2-A, 80/6 part, 80/3, 80/4 part, 80/3 part, 80/4 part, 82/3, 80/82/4, 82/1, 82/2, 80/16 part, 83 part, 80/17, 78/A, 75/3, 75/5, 75/9, 76/1, 76/2, 283/2 admeasuirng in the aggregate 127162.45 sq.yds.

THE SECOND SCHEDULE ABOVE REFERRED TO;

All that piece or parcel of land or ground situate lying and being at Village Kolshet, Thane in the registration District of Thane bearing Survey Nos. 75/3, 75/5, 75/9, 76/1, 76/2, 283/2 forming part of the larger property described in the First Schedule herein written and which property admeasuirng 29932.32 sq. mtrs. and bearing the following particulars and is bounded as follows :-

S.NO.	Area.		
	A.	G.	A.
75/3	4	30	0
75/5	0	16	0
75/9	0	22	0
76/1	1	03	0
76/2	0	02	0
283/2	0	22	12
	7	15	12

East : S.No. 74/1, 78/4 of Chemaux Ltd.

South : S.No.80/17 etc of Chemaux Ltd.

East : S.No. 75/1, 75/6, 76/4 etc.

West : Akbar Camp.

[Handwritten signatures]

SWASTIK
Partners

For SWASTIK ENTERPRISES

[Signature]
PARTNER

SIGNED SEALED AND DELIVERED)
by the withinnamed)
M/S SWASTIK ENTERPRISES.)
BY THE HAND OF THEIR PARTNER)
MR. SUDHAMA M. KHETWANI)
THE BUILDERS / PROMOTERS)
IN THE PRESENCE OF.)

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED AND DELIVERED)
BY THE WITHINNAMED)
SHRI/SMT/M/s. RITESH CHANDRAKANT)
KAJARI / MR. AMIT C. KAJARI)
THE PURCHASER)
IN THE PRESENCE OF)

1. *[Signature]*
2. *[Signature]*

RECEIVED the day and year first)
hereinabove written of and from the)
withinnamed, Mr/Mrs./M/s.)
PURCHASER, the sum of Rs. 34,000/-)
(Rupees THIRTY FOUR THOUSAND)
only) being the amount of the deposit or)
earnest money to be paid by his/her to)
us vide cheque No./Demand Draft 574418)
No. THE THAK JANTA SAV BANK LTD)

) Rs. 34000/-

1. *[Signature]*
2. *[Signature]*

We say received,
For M/s SWASTIK ENTERPRISES

[Signature]

Partner.
Builders/Promoters.

THANE MUNICIPAL CORPORATION,

(Regulation No. 37)
Occupancy Certificate

दस्तावेज नं - २

दस्ता क्रमांक ५६१/२०२२

इमारत क्र. :- बी१, बी२, बी३, बी४, बी५, बी६, बी७ = तळ + मध्य मजले

इमारत क्र. :- बी४ = स्टिफ्ट + मध्य मजले

इमारत क्र. :- ती१ ते सी६ = तळ + दोन मजले

No. १९/०९१

पदाधिकारी इमारत ४०३० = तळ + मध्य मजले ३१/३/२३

मे. आर्किटेक्ट्स कन्सल्टंट्स (पा.वी.)

"जे" १०१, १०२ सारिका अपार्टमेंट,

पाण्पाखाडी, ठाणे किराता

मे. स्वास्तिक इंटरप्राईजेस (कलमुजत्या रपत्र धारक)



Sub : इमारत क्र. बी१ ते बी७ व ती१ ते सी६ व

वाणिज्य इमारत या इमारतींना वापरपरताना

Ref. : V. P. No.

मिकणेबाबत.

१९/०९१

Your Letter No.

५३५० दि. २८/११/०२

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

ती बी७ व ती१ ते सी६ हे स्थळीत at कोलगेत Road/Street १२०मी. रस्ता

वाणिज्य इमारत Sector No. ५ B. No./G. No. ५५ हि. नं. ३ प

स. नं. ७६ हि. नं. १ व २, स. नं. ३८३ हि. नं. २

PS No. under the supervision of मे. आर्किटेक्ट्स कन्सल्टंट्स Licensed

Engineer/Structural Engineer/Supervisor / Architect/Licence No. सी. ए. /८९/१३३ १२३०५

occupied on the following Conditions.

यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.

वाणिज्य इमारतीमधील शांभवा पापमर "आर १-शान" मधील तारतुदीनुसार करणे आवश्यक.

एल. सी. आदेशातील सर्व अटी व शर्ती आपणावर बंधनकारक राहतील.

टनन-१

दस्ता क्रमांक

२५/२९

Yours faithfully,

of certified completion plan is returned herewith

सावधान

No. १९/०९१ नुसार चायकाम न करणे तसेच

विकास नियंत्रण नियमावलीनुसार आवश्यक त्व

परवानगी न घेता चायकाम पापमर करणे, महाराष्ट्र

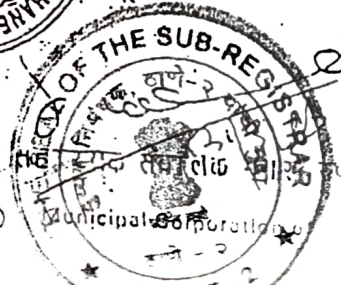
प्रदेशीय व नगर स्थान अधिनियमाचे कायम ५२

नुसार दंडलपात्र गुन्हा आहे. त्यासाठी भारतीय

Collector of Thane.

Dy. Mun. Commissioner, Zone TMC

E. E. (Water works), TMC



SWASTIK PARK 'B' CO. OPERATIVE HSG. SOCIETY LTD.

(Regd No. T.N.A./T.N.A.)H.S.G./T.C.)14863 dt. 20-6-2003)

Next to Bramhand Hsg. Complex, Azad Nagar, Off. Ghodbunder Road, THANE (W) - 400607

Serial No. 052

Member's Registration No.: AS-PER 'I' & 'J' REGISTER

THIS IS TO CERTIFY that Shri/Smt./Kum./M/s. RAJESH CHANDRAKANT

KAJARI - AMIT C. KAJARI

is the Registered Holder of Five Shares Distinctive Nos. from 0256 to 0260

of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY) in **THE SWASTIK PARK 'B' CO. OPERATIVE HSG. SOCIETY LTD.**, Off. Ghodbunder Road, THANE (W) - 400 601

Subject to the Bye-laws of the said Society and that upon each of Shares the sum of **Rupees Fifty** has been paid.

Given Under the Common Seal of the Said Society at **THANE (WEST)**

This _____ day of 1 **MAY** 2004 2004



CFOR SWASTIK PARK 'B' CO. OPERATIVE HOUSING SOCIETY LIMITED

CHAIRMAN HON. SECRETARY

MEMBER OF THE COMMITTEE



सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी. / (टी. सी.) / १४८६३ / सन २००३

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

स्वस्तिक पार्क "बी" को.ऑप.हौसींग सोसायटी लि

सर्वे नं. ७५/३, ७५/२, ७६/२ आझादनगर, कोलम रोड, ठाणे [प]

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी / (टीसी) / १४८६३ / दिनांक ३० / ६ / २००३ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप - वर्गीकरण घाडे करु सह भागीदारी गृह निर्माण संस्था असे आहे.

कार्यालयीन मोहर :

[Signature]
[हेमंत कोतवाल]

उपनिबंधक

स्थळ : ठाणे

सहकारी संस्था, ठाणे शहर, ठाणे.

दिनांक : २० / ६ / २००३