



Thursday, March 23, 2006

6:17:18 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

## पावती

पावती क्र. : 2380

दिनांक 23/03/2006

गावाचे नाव माजीवडे

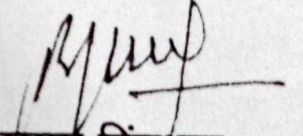
दस्तऐवजाचा अनुक्रमांक टनन2 - 02299 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रविंद्र लालजी अमरे - -

नोंदणी फी	:	9180.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)	:	500.00
<b>एकूण</b>	<b>रु.</b>	<b>9680.00</b>

आपणास हा दस्त अंदाजे 6:31PM ह्या वेळेस मिळेल

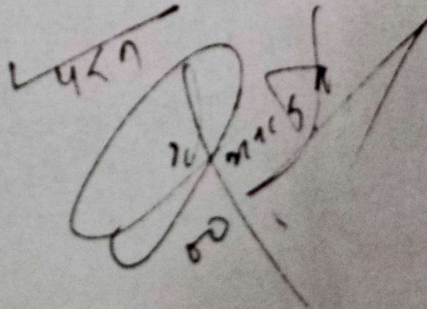
  
दुय्यम निंबधक  
सह दु.नि.ठाणे 2

बाजार मुल्य: 918000 रु. मोबदला: 700000रु.

भरलेले मुद्रांक शुल्क: 29650 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 16; रक्कम: 9200 रु.; दिनांक: 23/03/2006





**FRANKING DEPOSIT SLIP**

<b>ICICI Bank</b>	
Customer Copy	
Deposit Br. <i>Active</i>	Date: <i>22/03/06</i>
Pay to : ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. <i>29650.00</i>
Service Charges	Rs. <i>10.00</i>
Total	Rs. <i>29660.00</i>
Name of Stamp duty paying party : <i>Ravindra Lalji Phucare</i> <i>Moharati Ravindra Phucare</i>	
DD / Cheque No. _____	
Drawn on Bank _____	
Tran ID _____	
Franking St. No. _____	
Officer _____	

ICICI BANK LIMITED  
THANE BRANCH

*40363*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this day of ~~20~~<sup>22</sup> March 2006  
( Christian year Two Thousand Seven )

**BETWEEN**

SHRI. ANUJ NIGAM , adult, Residing at – Flat No. 504, Chhabhaiya Park,  
Fifth Floor, Bldg. No. A-5, Kapur Bavdi, Thane [ hereinafter referred to as the FIRST  
PARTY ] ( Which expression shall unless it be repugnant to the context or meaning  
thereof shall mean and include their, heirs, executors, administrators and assigns )



<b>टनन-२</b>
बल्लू कार्यांक 22006/१००६
2/24

Ram Maruti Road, Nandgaon  
 Thane (West),  
 Thane 400 602  
 D: SISTR(V)/C. F. 1011/05/50135-5-05  
 INDIA STAMP DUTY  
 R.0029650/-2207  
 MAR 22 2006  
 138251  
 ICIQI BANK LTD.  
 Authorised Signatory

The Twenty Nine Thousand Five Hundred Fifty Only



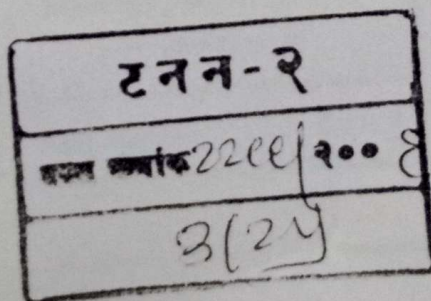
the ONE PART AND SHRI. RAVINDRA L. AMARE, & SMT BHARATI R. AMARE Residing, at 456, Matru - Ashish, B Wing, Block No. 202 Kasar Ali, Bhiwandi, Dist Thane, 421302 [ hereinafter called the SECOND PARTY ] ( which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, executors, administrators and assigns ) of the OTHER PART.

WHEREAS by virtue of an Agreement named "Agreement for Sale" dated 24<sup>th</sup> Day of October 1997, entered into by the First Part with P. G. Bhosale of Thane, the First Party hereindid become the absolute and lawful owner of a residential Premises being Flat No. 504, on the Fifth Floor of Bldg. No. A-5, of Chhabhaiya Park, standing on the plot of land bearing survey No. 116, Hissa No. 1,2,& 3, and survey No. 125, Hissa No. 2 and 5A ( Part ), lying being and sitate at village Majiwade, Taluka and Dist.Thane, which residential premises, which as per Thane Municipal Corporation Permission No. V.P. 87310 / TMC / TDD / 385 dated. 19-9-1989, hereinafter, referred to as the "SAID FLAT" and which is more particularly described in the Schedule hereunder Written :

The Second Party approached the First Part and offered to Purchase all the rights, title and interest of the first party in the said flat and the benefits accrued in favour of the first, part, of the said Agreement dated. 24-10-1997.

The First Party accepted the said offer of the Second party and agreed to sell, convey and transfer to the second party the said flat and assign the benefits of the said Agreement Dated. 24-10-1997.

After various negotiations the parties hereto have settled the terms and conditions with regard to the transaction afore-said which they want to reduce to writing.





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

1. The First party has agreed to sell to the Second Party and the second party has agreed to purchase from the first party Flat No. 504, on the Fifth Floor, in Bldg. No. A-5, Chhabhaiya Park, situate at Kapurbavdi Village Majiwade, Taluka & Dist. Thane., (Built up Area of the Flat 450 sq. feet. ) together with all the benefits of the said Agreement dated. 24-10-1997, at the and for the lumpsum price or consideration of Rs. 9,18,000/- ( Rupess. Nine Lacs Eighteen Thousand Only ) to be paid by the second party to the first party in the following manner i.e. to say :-

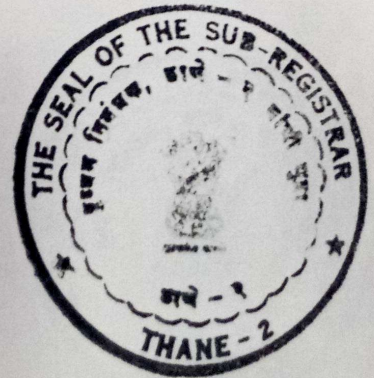
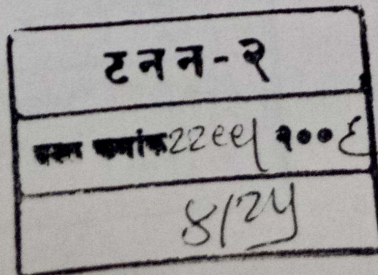
- (a) Rs. 2,18,000/- On date of Agreement.  
(b) Rs. 7,00,000/- at the time of Possession.

The Second Party has agreed to pay the remaining amount of Rs. 7,00,000/- within a period of 45 Days From the date of agreement, failing which agreement will be treated as cancelled and the First Part will refund the amount of earnest money paid at the time of agreement.

2. The First Party declares that the First Party has purchased the said flat from the original purchaser Shri. Parshuram Gangaram Bhosale as per the agreement for sale dated 24-10-1997 and that he has paid the full and final amount of purchase price of the said flat. The said Shri. Parshuram Gangaram Bhosale had purchased the said flat from the builder M/s Gopal Udyog (Regd ) of Bombay as per Agreement for sale dated 20-5-1991.

3. The First Party declares that the First Party has paid to the original owner all the amount payable under the said agreement at 24-10-1997 and the first party has full

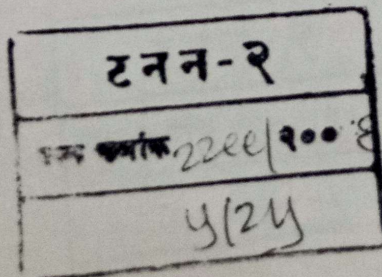
3





right and absolute authority to transfer the benefits of the said agreement dt.24-10-1997 and sell the said flat agreed to be purchased under the said agreement.

4. The Second Party has agreed to abide by the comply with all the requisitions of the said Agreement dt. 24-10-1997 and become the member of the flat holder as stipulated in the said Agreement.
5. The First Party declares that the said Agreement dt. 24-1-1997 is valid and subsisting and there are no encumbrances of any nature whatsoever in or upon the said flat.
6. The First Party agrees to put the second party in possession of the said flat upon receipt of balance amount consideration as stated hereinabove.
7. The First party shall pay all the outgoings with respect to the said flat till the possession is handed over to the second party and thereafter it shall be the responsibility of the second party to bear and pay such expenses.
8. It is agreed between the parties that till enrollment of the second party as member of society the first party shall render all their Co-operation to the second party in the matter of terms and conditions of the said Agreement Dt. 24-10-1997.
9. The First Party on receipt of entire amount of consideration under these presents execute in favour of the said second party or his nominee Deed of Assignment of the benefits of the said Agreement Dt. 24-10-1997.
10. All the amount paid by the first party to the original owner in pursuance of the said Agreement Dt. 24-10-1997 as well as the outgoings and other dues paid by the first party with respect to the said flat shall be deemed to be credited to the account of the first party.





11. If any encumbrance are found to be in existence over the said flat till the date the first handing over the possession of the said flat to the second party, the same shall be cleared by the First Party at their own cost and expenses.

12. The First Party undertake not to deal with in any manner whatsoever with respect to the said flat after execution of these presents.

13. THE TRANSFEROR hereby agrees and assurance and declares that there is no suit or litigation pending in any court of law in respect of the said flat.

14. No objection certificate from the chief promoter or any other from concerned authority etc. Shall be the responsibility of first party alone only. Expenses for the same to be shared equally between the two parties.

15. All the costs and expenses of and incidental to this Agreement and that of the ultimate conveyance including stamp duty and Registration charges shall be borne and paid by the second party.

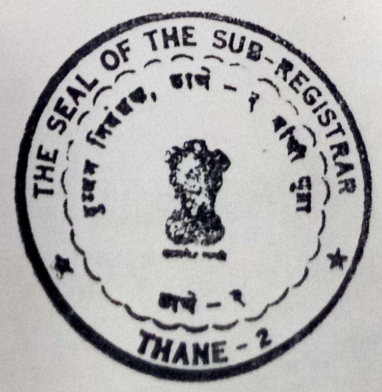
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this Agreement at Thane, on the day, month and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED  
By the within named FIRST PARTY  
SHRI. ANUJ NIGAM  
In the presence of .....

}  
} *Anuj Nigam*  
} (Anuj Nigam)  
}

1. *Varun*
2. *Nasaukar*

टनन-२  
दस्तावेज क्रमांक २२६१००६  
६/२५









**THANE MUNICIPAL CORPORATION, THANE**

Bombay Provisional Municipal Corporation Act 1949 Sect. 253; 254 and Rule No. 6 of the chapter XII of the Said Act.

H.O. P-38306

Permit No. V.P. 87310 / (TMC) / (DD) / 385

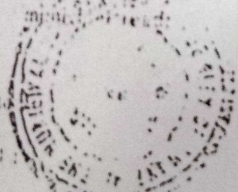
Dated 19/9/1989

XXXXX No. 116, H.No. 1 & 2, & S.No. 125 at Village Majiwade, Dist. Thane

To: M/o. Patbekar & Patbekar  
 For: Shri. Anantlal Ravji & Nanalal Ravji (Owner)  
 XXXXXX Architect

I have to inform you as follows regarding the application dated 17/4/89, for the construction of the works as per accompanying plans and conditions on the land owned by you.

1. No portion is allowed on the Municipal Land.
  2. No work is allowed within 10 ft. of street.
  3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
  4. It should be "50-00" away from any well.
  5. There should be two units of septic tanks.
  6. The latrines should be provided with flushing apparatus and over-head tank.
  7. The chamber should be provided with manholes and ventilating pipes having mosquito proof netting.
  8. The effluent should be passed throughout a soakage pit.
  9. The effluent should be of a standard composition.
  10. Construction should not be occupied without obtaining the completion certificate.
  11. The structural responsibility will be on the owner and the Engineer.
  12. The construction should be constructed between wall and Aqua, privy and privy touching to the street.
  13. No work should be carried out without obtaining the commencement certificate from the Municipality.
  14. The work should be completed within one year from the date of permission otherwise permission will be lapsed.
  15. The work should be carried out within the owner's land.
  16. Rain water way should have to be maintained to pass rain.
  17. Paved drain for waste disposal should be constructed upto municipal drain.
  18. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted to this office before applying for construction work.
  19. The owner and the Architect or Engineer is responsible for constructions and even after issue of occupation.
  20. Notice should be given within 7 days of starting the construction.
  21. Municipality is not responsible to supply water for domestic or any other use.
  22. Intimation in writing should be given to this office when the construction, particularly outer wall, is completed and the construction should not be proceeded further unless the permission is received from this office.
  23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.
- The occupation Certificate for a proposed building will not be granted unless the house drain lines are connected to the Municipal Main Sewer line to the satisfaction of Municipal Authorities.
- Application for commencement certificate shall be accompanied with the plan of construction and details.



FOR: XXXXXXXXXXXXXXXX / COMMISSIONER  
 THANE MUNICIPAL CORPORATION  
 THANE.

दनन-२  
 १००६  
 ८/२५



FORM No. 2

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. 87310 /TMC/TDD/38 Date - 19/9/89

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

To,

M/S. Patekar & Patekar

for Shri. Raju & Nandlal Rajji (Architect)

Shri. Raju & Nandlal Rajji (Owner)

Construct proposed buildings on plot bearing S.No. 116 H. No. 163 and S.No. 125 H.No. 2 at village Majivade, Thane, as per your amended plans and application dated - 17/4/89

SUBJECT TO THE FOLLOWING CONDITIONS. Viz :-

- 1) The land under road/shall <sup>widening</sup> be handed over to Thane municipal corporation free of cost before plinth.
2. No water for construction will be provided by Thane Municipal Corporation. The owner shall make his own arrangement for the same either through bore wells or open wells.
3. The drinking water will be supplied by Thane Municipal Corporation depending upon the availability of the water.
4. The applicant shall plant sufficient no. of trees as per directions of the Garden Superintendent of Thane Municipal Corporation before applying for occupation certificate.
5. The responsibility of accommodation of tenants in the existing buildings if any shall be that of the owner.

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

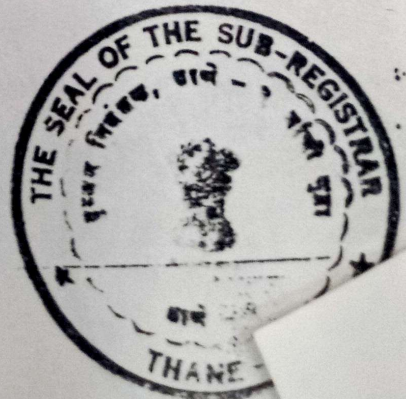
PLACE

DATE

*[Handwritten signatures]*

For Commissioner  
Thane Municipal Corporation,  
Thane.

टनन-२  
वस्तु अर्जांक २२२२/२००६  
१२/९





Provisional Municipal Corporation Act 1949 Sect. 253, 254 and  
Rule No. 6 of the chapter XII of the said Act.

Dated 17/3/1971  
C. T. S. No. 116/1,3, 125/2,5

M/s. Pattekar and Pattekar  
Maj. Vardola Road, Thane  
(Owner Architect)

Shri Varitlal Rawji and Nathlal Rawji

With reference to your application dated 28/2/71 I have to inform you as follows.

1. You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.
2. No projection is allowed on the Municipal Land.
3. No work is allowed within 10 ft. of street.
4. Septic tank privies should be constructed as per Govt.'s approved plan.
5. It should be 50-55' away from any wall.
6. There should be 1.0 units of septic tanks.
7. The latrine should be provided with flushing apparatus and over-hand tank.
8. For chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
9. The effluent should be passed through a soakage pit.
10. The effluent should be of a standard composition.
11. The construction should not be occupied without obtaining the completion certificate.
12. The structural responsibility will be on the owner and the Engineer.
13. The effluent should be constructed between wall and Aqua privy and just adjoining to the chamber.
14. The work should be carried out without obtaining the commencement certificate from the Municipal Corporation.
15. The work should be commenced within one year from the date of permission otherwise permission will be void.
16. The work should be carried out within the owner's land.
17. The work should be maintained to pass rain.
18. The effluent should be constructed upto municipal drain.
19. The construction should be submitted in accordance with the Municipal Land Revenue code 1960 shall be submitted in accordance with the provisions for construction work.
20. The Engineer in charge is responsible for constructions and upon after issue of completion certificate.
21. The work should be started within 7 days of starting the construction.
22. The work should be carried out in such a way as to not cause any nuisance to the public.
23. The construction should be given to this office when the construction, particularly outer wall and roof should be completed and the construction should not be proceeded further unless and until the necessary permission is obtained from this office.
24. The work should be carried out from the tenants residing in the structure shown to be demolished should be demolished by the Municipal authorities before lining out the proposed building on the site.
25. The permission for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sower lines to the satisfaction of Municipal Authorities.
26. Application for completion/occupation certificate shall be accompanied with the plan as per attached plan of the site.
27. The site should be maintained properly before commencement of the proposed work and the drainage problems of the property in nearby future.
28. The earth removed from the tenants should not be dumped or stored on the site.

टनन-२

ADMINISTRATOR / MUNICIPAL CORPORATION - 9  
THANE MUNICIPAL CORPORATION  
THE SEAL OF THE SUB-REGISTRAR



- मा. २२/११/१९८८
- २८) कमिशन कोन्याया अंतिम निर्णय कोन्याया नगरच रती. रती. का धिवार वाचने.
  - २९) ११४९.०० चीमि. करीता निधाती (रनर) परधानगी काखन करणे अवशक.
  - ३०) वृक्ष, इन्वे अग्निगमन विभागाचे ना हरकत पत्र काखन करणे आवश्यक.
  - ३१) विधात गुणू ती. ती. वृक्ष भाराये लागेल.
  - ३२) काम पास करणाचे प्रमाणप्रभापूर्वी गुंथई-आग्रा रमायाखानीत जागेरी नुकतान नरवानर पेलोती नाही अता वाखन कापये विभागाकडून काखन करावा.

उपनगर अधिकारी  
 [Signature]



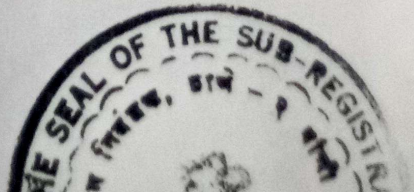
[Signature]  
 ADMINISTRATOR/COMMISSIONER  
 THANE MUNICIPAL CORPORATION  
 T H A N E.

TRUE COPY



703  
 उपनगर अधिकारी  
 नियोजन व विकास  
 बांधे महानगरपालिका ठाणे  
 29/11/88

[Signature]



777-2



# Thane Municipal Corporation THANE PLANNING AUTHORITY

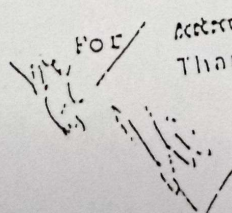
Commencement Certificate No. V.P. 87310 Date 1/19/78

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

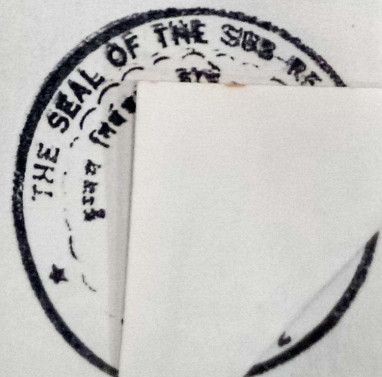
To, Shri ~~Smt.~~ Pattekar & Pattekar (Arch.)  
For Shri ~~Smt.~~ Anantlal Rajji (Owner)  
to construct proposed building on plot-bearing S.No. 116, H.No. 1 & 3, S.No. 125, H.No. 2 & 5, at Majiwade, Thane, as per your plans and application dated 9/11/87.

- SUBJECT TO THE FOLLOWING CONDITIONS:-
1. The land under road widening shall be provided by Thane Municipal Corporation free of cost before the commencement of construction.
  2. No water for construction will be provided by Thane Municipal Corporation. The owner shall make his own arrangements for the same either through bore wells or open wells.
  3. The drinking water will be supplied by Thane Municipal Corporation depending upon the availability of the water.
  4. The applicant shall plant sufficient no. of trees as per directions of the Garden Superintendent of Thane M.C.
  5. The responsibility of accommodation of tenants in the existing buildings shall remain with the owner for a period of one year commencing on the date of its issue.

PLACE :  
DATE :

For  Commissioner  
Thane Municipal Corporation,  
Thane.

टनन-२
वसुधैव कुटुम्बकम् २२/११/७८
१६/२५





FORM NO. 2

# Thane Municipal Corporation THANE

## PLANNING AUTHORITY

Commencement Certificate No. V.P. 87310 Date 1/10/1978

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

To,  
Shri ~~Smt.~~ Pattekar & Pattekar (Arch.)  
For  
Shri ~~Smt.~~ Anantlal Navji (Owner)  
to construct proposed building on plot-bearing  
S.No. 116, H.No. 1 & 3, S.No. 125, H.No. 2 & 5,  
at Majiwade, Thane, as per your plans and  
application dated 9/11/77.

- SUBJECT TO THE FOLLOWING CONDITIONS:-
1. The land under this certificate shall be used only for the purpose specified in this certificate.
  2. No water for construction free of cost shall be provided by Thane Municipal Corporation. The owner shall make his own arrangement for the same either through bore wells or open wells.
  3. The drinking water will be supplied by Thane Municipal Corporation depending upon the availability of the water.
  4. The applicant shall plant sufficient no. of trees as per directions of the Garden Superintendent of Thane M.C.
  5. The responsibility of accommodation of tenants in ERB exist-  
ing in the premises shall remain with the owner during the period of your  
Commencing on the date of its issue.

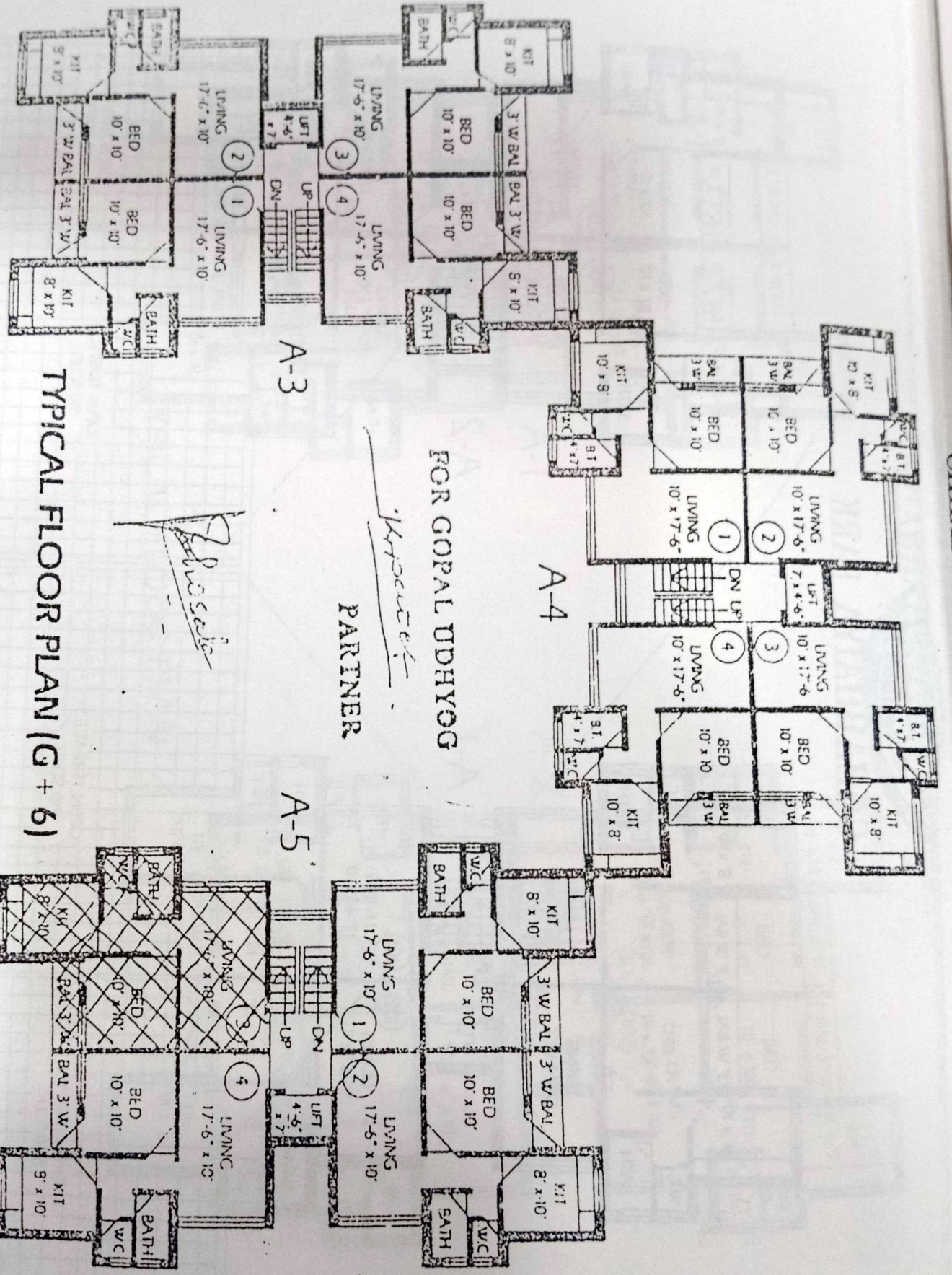
PLACE :  
DATE :

FOR  
Commissioner / Commissioner  
Thane Municipal Corporation,  
Thane.

टनन-२







FOR GOPAL DDHYOG

*Kapoor*  
PARTNER

TYPICAL FLOOR PLAN (G + 6)

Proposed Plan of the Flat No. 504 on 4<sup>th</sup> Floor, in Bldg. A-5  
agreed to be acquired by the Party of the Second Part shown in Red Colour.



Phone: 9137544920, 8779690541

LDML/TSR/COSMOS/0296/2023-24

Dates: 25/01/2024

To,  
The Cosmos Co-operative Bank Ltd.  
Thane Branch

Sub: - Search and Title report for property being, Flat No. 504 on the 05<sup>th</sup> Floor, Building No. A-5, Adm. area 450 Sq. Ft. Built - Up Area. In the Building known as "CHHABHAIYA PARK" of Society Known as "CHHABHAIYA CO-OPERATIVE HOUSING SOCIETY LIMITED" Constructed on Survey No. 116, Hissa No 1,2 & 3 And Survey No. 125, Hissa No. 2 & 5A (Part), lying being situated at Village - Majiwade Taluka & District - Thane.

- 1) Name of the Branch: Thane Branch
- 2) Name of the Borrower: Shri. Ravindra L. Amare & Smt. Bharati R. Amare

(Mention its constitution when Borrower is company /partnership/ LLP) and also mention the details of its directors/partners/designated Partners)

- 3) Documents Seen:

I have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution/ Date of Document	Original/Attested Copy/Photocopy/Duplicate and Particulars of the document
1	Agreement For Sale Executed between Shri. Anuj Nigam AND Shri. Ravindra L. Amare & Smt. Bharati R. Amare	22/03/2006	Certified Copy
2	Registration Receipt No. 2380/2006	23/03/2006	Photocopy
3	Agreement For Sale Executed between Mr. Parshuram Gangaram Bhosale AND Shri. Anuj Nigam	24/10/1997	Photocopy
4	Registration Receipt No. 5399/1997	24/10/1997	Photocopy
5	Agreement For Sale executed between M/s. Gopal Udhyog	20/05/1991	Photocopy

