



दस्तावेजांक व वर्ष: 2312/2012

Monday, March 26, 2012

2:38:32 PM

दुय्यम निबंधक: ठाणे 1

नोंदणी 63 म.

Regn. 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ठाणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,300,000.00
बा.भा. रु. 2,737,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन नं 3/10/6अ, सि स नं 28, टिका नं 2, सदनिका नं 101, पहिला मजला, सुप्रभात को ऑ हौ सो लि., भंडार आळी, ठाणे.
- (3) क्षेत्रफळ (1) 39.49 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गायत्री सुशिल कुमार - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सुप्रभात बिल्डिंग, भंडार आळी, ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: BJTPK6598Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आनंद एम मयेकर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सुप्रभात सो., भंडार आळी, ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AIRPM8246M.
(2) आकांक्षा ए मयेकर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: व प्र; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AIRPM5198C.
- (7) दिनांक करून दिल्याचा 26/03/2012
- (8) नोंदणीचा 26/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2312 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 119450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27370.00
- (12) शोरा



सह दुय्यम निबंधक वर्ग-२,
ठाणे-१



महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2012

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक 25डी.
2. सादरकर्त्याचे नाव :- आनंद ए. मयेकर
3. तालुका :- ठाणे
4. गावाचे नाव :- ठाणे
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम/मुखंड क्रमांक :- टिकान. 02-सिटीएस.न-28
6. मूल्य दरविभाग (झोन) :- 3/10 उपविभाग 63A
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 69300/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 39.49 कार्ग्रेट / विल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 9 ला उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. — दिवसे दिवसे दिलेली घट / वाढ
14. लिह अँड लायसन्सचा दस्त :- 1. प्रतिमाक भाडे रक्कम :- —
निवासी / अनिवासी 2. अनामते रक्कम / आगावू भाडे :- —
3. कालावधी :- —
15. निर्धारित केलेले बाजारमूल्य :- 27,37,000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 23,00,000/-



17. देय मुद्रांक शुल्क :- 1,19,450/- भरलेले मुद्रांक शुल्क :- 1,19,450/-
18. देय नोंदणी फी :- 27,370/-

लिपीक

सह दुय्यम निबंधक
सह दुय्यम निबंधक वर्ग-२,
ठाणे-१

उमट मुद्रांक देणेसाठी अर्जा भरण्याची आवश्यकता नसते व एस.एम.एस / संपर्क साधित प्रतिकृत प्रामाणिकपणे दुरुधनीकरण संपर्क साधून, भेळ बरोबर आरपूढ आशा.



[Signature]
अमट/मुद्रांक निबंधक

फ्रेमिंग / उमट मुद्राकाचा तपशिल	
१ ठसाचा युनिक नंबर	75390 & 75679
२ दस्तऐवजाचा तपशिल	Agreement
३ मिळकतीचा तपशिल	Flat
४ मोबदला रक्कम	23,00,000/-
५ मालमत्ता देणाऱ्याचे नाव	Gayatri S. Kumar
६ मालमत्ता घेणाऱ्याचे नाव	ANAND MAYERAR
७ मुद्रांक शुल्क भरणाऱ्याचे नांव	—PI—
८ मुद्रांक शुल्क रक्कम	97600/- + 21900
९ नोंदणी करण्याचे सह/दु.नि. कार्यालय:	Thane-1
१० प्राधिकृत अधिकार्याची स्वाक्षरी व बँकेचा/वॉलंट्याचा शिक्का	<i>[Signature]</i> Authorised Signatory For Thane Bharat Sahakari Bank Ltd.

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 26th day of March, 2012.

BETWEEN

MISS GAYATRI SUSHIL KUMAR, age 22 years, Indian Inhabitant, having PAN NO.BJTPK6598Q residing at 101, Suprabhat Building, J.S. Road, Bhandar Ali, Thane(W)-400 601, hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include her respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART;**

टनन-१
दस्त क्रमांक 239 2/309 2
2/20

For Thane Bharat Sahakari Bank Ltd
Authorised Signatory
D-S/STP/VYC R:1005/1104/1505-0

[Signature]

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

RS - Ninety Seven thousands six

भारत 75390
131203
R. 00976001-P85
Stamp Duty
Special Address
MAR 21 21

Gayatri Kumar

[Signature]

2

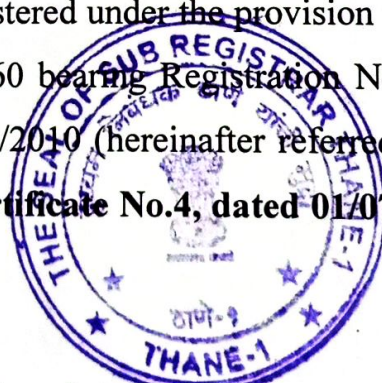
AND

1) MR. ANAND M. MAYEKAR, age 41 years, Occupation :- Service, having PAN NO. AIRPM8246M & 2) MRS. AKANSHA A. MAYEKAR, age 36 years, Occupation :- Service, having PAN NO. _____, both residing at 4/4101, Suprabhat Building, J.S. Road, Bhandar Ali, Thane(W)-400 601, hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART;**

WHEREAS the MR. SUSHIL BALKUKUND KUMAR had acquired Flat No.101, admeasuring 425 Sq. ft. Built-up area on the 1st floor, in the building known as SUPRABHAT CO-OPERATIVE HOUSING SOCIETY LTD., situated at Bhandar Ali, Thane standing on plot of land bearing Tika No.2, CTS No.28 within the limits of Municipal Corporation of Thane, Taluka and District Thane, Registration District and Sub-District Thane (hereinafter called the Said flat);

AND WHEREAS MR. SUSHIL BALMUKUND KUMAR as a member of the SUPRABHAT CO-OPERATIVE HOUSING SOCIETY LTD. a society registered under the provision of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(TNA)/HSG/ (TC)/21651, dated 26/02/2010 (hereinafter referred to as the said society) was holding Share Certificate No.4, dated 01/07/2010 bearing Shares Nos. 16 to 20.

AND WHEREAS after death of MR. SUSHIL BALMUKUND KUMAR, the said society had transferred the said flat and share certificate No.4 bearing Shares Nos. 16 to 20 in the name of VENDOR on 05/03/2012 under the provisions of Model Bye-laws No.35.



दस्त क्रमांक 2392/209 2

For Thane Bharat Sahakari Bank Ltd
Authorised Signatory

J. B. Bhave

D-5/STP/VMC.R. 1005/1/04/1905-0
7/04

Rs. Twenty one thousand nine hundred
Thane Bharat Sahakari Bank Ltd.
Main Branch, Naupada, Thane.

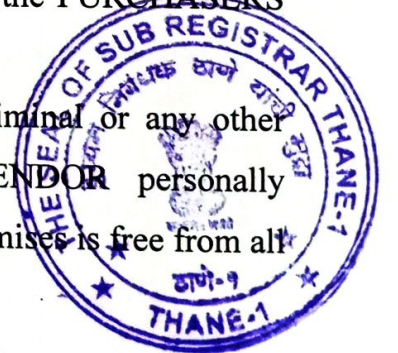
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AND WHEREAS the VENDOR is the bonafide member of SUPRABHAT CO-OPERATIVE HOUSING SOCIETY LTD., a society registered under Registered No. TNA/(TNA)/ HSG/ (TC)/21651, dated 26/02/2010 and having rights, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, the VENDOR is holding five fully paid up shares of Rs.50/- each under Share Certificate No. 04 bearing Distinctive No. 16 to 20 (both inclusive) (hereinafter referred to as the SAID PREMISES) and thus the VENDOR has clear and marketable title in respect of the said premises and thus the VENDOR is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the VENDOR out of his own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the PURCHASERS being in need of permanently suitable accommodation, came to know of the same, approached the VENDOR whereupon the VENDOR represented to the PURCHASERS that :-

- a) There are no suits, litigations, civil or criminal or any other proceeding pending as against the VENDOR personally affecting the said premises and the said premises is free from all encumbrances or charges or all mortgages.
- b) There are no attachment or prohibitory order as against or affecting the said premises.



Pravakumari

[Signature]

दस्तावेज क्रमांक	२३९२/२०१२
	०४/२०

- c) The VENDOR has paid all the necessary charges of any nature whatsoever in respect of the said premises till the date of actual transfer of the premises and the VENDOR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- d) The VENDOR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- e) Neither the VENDOR nor any of his predecessors in title has/ had received any notice either from the Municipal Corporation and/ or from and other statutory body or authorities regarding the requisition and/ or acquisition of the said premises.
- f) The VENDOR has not done any act, deed matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the PURCHASERS and the VENDOR has all the rights, title and interest to enter into this agreement with the PURCHASERS on the various terms and conditions as stated herein.'

AND WHEREAS believing the aforesaid representations the PURCHASERS offered to purchase the said premises and rights, title and interest in and upon the said premises and also along with the benefits of the membership including the said shares of the said premises of the said society at and for lump sum Price/ Consideration of **Rs.23,00,000/-** (Rupees Twenty Three Lakhs Only).



AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the VENDOR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :-

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

- 1) The VENDOR hereby agrees to sell, assign and transfer and the PURCHASERS hereby agrees to purchase and acquire the right, title and interest in and upon the said premises being **Flat No. 101 on 1st floor, admeasuring 425 Sq. fts. (Built-up) area** in the Society known as **SUPRABHAT Co-operative Housing Society Ltd**, situated at **Bhandar Ali, Thane** standing on the plot of land bearing **Tika No.2, CTS No.28**, Village Chendani lying, being and within the limits of Thane Municipal Corporation and within the Registered District and Sub-District of Thane as and for lump sum Price / Consideration of **Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

- a) **Rs. 5,00,000/- (Rupees Five Lakhs Only)** by Cheque No. **000026**, dated **20/03/2012**, Drawn on **Bank of Baroda, Ballard Pear**, towards the payment as Token Amount.

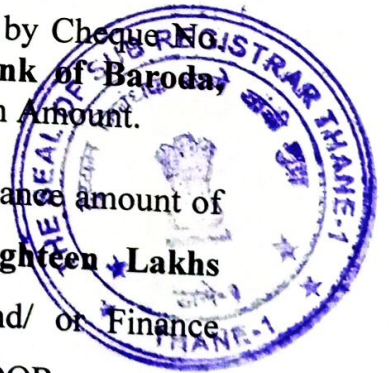
The PURCHASERS have agreed to pay the Balance amount of consideration of **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)** by obtaining loan from any Bank and/ or Finance Institute which will be paid directly to the VENDOR.

If the above payment is not received within 30 days from the date of registration then the sale deed and sale agreement stands void and cancelled as time is the essence of this contract.

Gayakumar

[Signature]

टनन-9
दस्तावेज क्रमांक 2392/309 2



-: SCHEDULE ABOVE REFERRED TO :-

ALL THAT PREMISES bearing Flat No.101, admeasuring 425 Sq. ft. Built-up area on the 1st floor, in the building known as SUPRABHAT CO-OPERATIVE HOUSING SOCIETY LTD., situated at Bhandar Ali, Thane standing on plot of land bearing Tika No.2, CTS No.28 at Village Thane and within the limits of Municipal Corporation of Thane, Taluka and District Thane, Registration District and Sub-District Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his respective hands on the day and year written hereinabove.



SIGNED, SEALED AND DELIVERED

By the withinnamed "VENDOR"

MISS GAYATRI SUSHIL KUMAR)

In the presence of

1) Ravindra. B. Gaikwad

Gayakumar

Ravi



2) Ramesh S. Mayekar

R. Mayekar

SIGNED, SEALED AND DELIVERED)

By the withinnamed "PURCHASERS")

1) **MR. ANAND M. MAYEKAR**)

2) **MRS. AKANSHA A. MAYEKAR**)

In the presence of

1) Ravi

2) *R. Mayekar*

Anand M. Mayekar



टनन-९
दस्तावेज क्रमांक २३९२/२०१२
१३/१२/२०

प्रमाणित करण्यात येते की, उच्चर दस्तावेजास जोडलेली पूर्ण कागदपत्रे ही अस्तित्वात व सही आहेत. तथापि छोटी/बनापट जायकूल अंतर्गत नोंदणी अधिनियम १९०८ चे तराव १२ अन्वये नोंदणी प्रमाणित

RECEIPT

RECEIVED of and from 1) MR. ANAND M. MAYEKAR & 2) MRS. AKANSHA A. MAYEKAR a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) by Cheque No. 000026, dated 20/03/2012, Drawn on Bank of Baroda, Ballard Pear being part payment of consideration against the sale of said Flat No.101, on the 1st floor, in the building known as SUPRABHAT CO-OPERATIVE HOUSING SOCIETY LTD., situated at Bhandar Ali, Thane.

Rs. 5,00,000/-
I Say Received

Gayakumar

MISS GAYATRI SUSHIL KUMAR
VENDOR

WITNESSES :-

1) *Govil*

2) *Ramesh*



1916

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION ONLY

G.R. SHH + Four floors

V.P. No. 99/129

TMC/TDD / 430

Date:- 20/4/2004

11/5/04

To,

Shri. M/s. Vinay Patil & Associates (Architect)

M/S. Dream Developers (P.A.II.)

Sir,

With the reference to your application No. 48369 Dated 12/02/2004 for development permission/grant of commencement certificate under section 45 & 69 of the Maharashtra regional and town planning act, 1966 to carry out development work and/or to erect building No. _____ in village Thane Sector No. _____ ward No. _____ situated at road/street. Civil Jail Road C. S. No. 28 T. No. 2 H.No. _____ the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back and 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 use by any person until occupancy permission has been granted.
3. The development permission / commencement Certificate shall remain valid for 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.
5. Declaration of handing over of area under D.P. road should be produce before C.C.
6. N.O.C. of tree, water and drainage departments should be produced before O. C.
7. The proposed building should be structurally designed by considering seismic forces as per I.S.I. code No. 1893 & 4326 and certificate of structural stability should be submitted at the stage of plinth and occupation certificate.
8. T.M.C. will not supply water for construction, drinking water will be supplied as per availability.
9. Fresh P.R. card with area of sale-deed & Mojni Nakasha Should be produced before C.C.
10. Agreements of all the tenants should be produced before C.C.



WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO BE CONGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHITRA REGIONAL AND TOWN PLANNING ACT, 1966

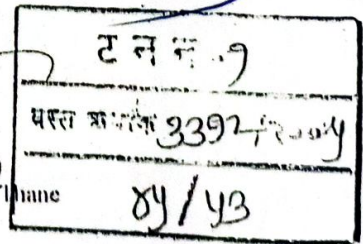
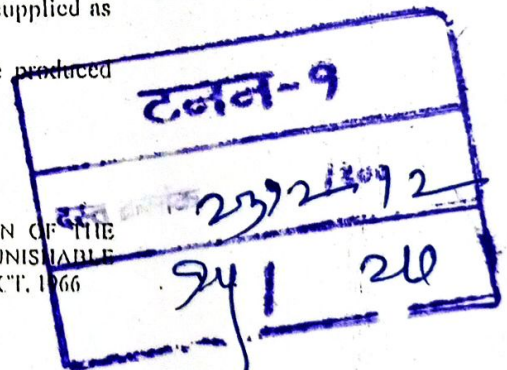
Office No.
Office Stamp
Date



Yours faithfully

BY. CITY ENGINEER
(Planning & Development)

Municipal Corporation the city of Thane



सावधान

मजूर मकानांनुसार बांधकाम व कार्गो तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानका व सेवा प्रोग्राम वापर करणे, महाराष्ट्र प्रादेशिक व शहर स्वयं अतिविक्रमाचे महसूल व ५२ अनुसार महासंस्था दुसरा अर्धे. त्यासाठी जास्तीत जास्त ३ वर्षे किंवा रु. ५०००/- रकम देणे गरजेचे आहे.

THANE MUNICIPAL CORPORATION, THANE.

1957

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE
Ground + Four floors

V.P. No. 99/129

TMC/TDD/ 669

Date: 03/06/2004

To,

Shri. M/s. Vinay Patil & Associates (Architect)

M.S. Dream Developers (P.A.H.)

Sir,

With the reference to your application No. 6355 Dated 27/05/2004 for development-permission /grant of commencement certificate under section 45 & 69 of the Maharashtra regional and town planning act, 1966 to carry out development work and or to erect building No. _____ in village Thane Sector No. II ward No. _____ situated at road/street. Civil Jail Road C. S. No. 28, T. No. 2 H.No. _____ the development-permission / the 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 there of shall be occupied or allowed to be occupied or permitted to be use by any person until occupancy permission has been granted.
3. The development-permission / commencement Certificate shall remain valid for 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.
5. N.O.C. of tree, water and drainage department should be produced before O.C.
6. The proposed building should be structurally designed by considering seismic forces as per I.S.I. code No. 1893 & 4326 and certificate of structural stability should be submitted at the stage of plinth and occupation certificate.
7. T.M.C. will not supply water for construction, drinking water will be supplied as per availability.
8. Area under road shall be transferred on the name of TMC before O.C.
9. In case of the accident responsibility will be solely of the owner / developers only. TMC will not be responsible for the same.



WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO BE CONGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

मजूर नकाशा Office Stamp
 व्यवसाय निबंधन Date
 स्थानापना न घेताना वाचकात्म वापर करणे, प्रमाणित
 देशिक व नगर रचना अधिनियमाचे प्रमाण पत्र
 नुसार दस्तऐवजात सुद्धा अन्वये. प्रमाणपत्राची जातवर्तन
 का ३ वर्षे किंवा त. ५.०००/- पर्यंत किंवा अन्वये



Yours faithfully,

[Handwritten Signature]

ठान-१
दस्तावेजांक 3392
08/43

EXECUTIVE ENGINEER
 (Town Development Department)
 Municipal Corporation the city of Thane



[Handwritten Signatures]

ठान-१

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. (38)

Approval/Disapproval of Development Work upto plinth level.

360

PLINTH CERTIFICATE

V. P. No. 99/129 TMC/TDD 2433 Date 16/09/2004

To, M/s. VINAY PATIL & ASSO.(Architect)
1, White House, Mumbai-Pune Road, Kalwa, Thane.
FCR
Kahavir S.Gupta & Narayandas G. Gupta(Owner)
M/s. Dream Developers (P.A.H.)

Ref : C.C.No.V.P.No.99/129/T.M.C./TDD/789 dated 3/06/04.

Sir. _____

Please refer to your intimation No. 20837 Dated 6/09/2004 regarding the

completion of construction work upto plinth/Columns upto plinth level in building No. ONE

on S.No /C. T. S. No./ F.P. No. 25 T.No. 2

Sector No. 2 village Thane

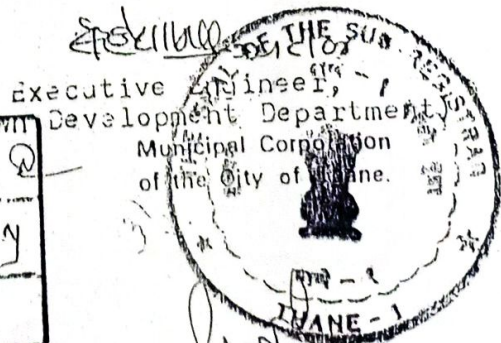
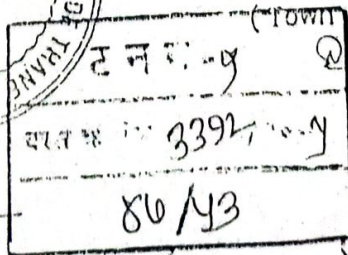
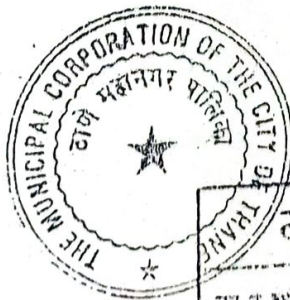
Ward _____

Town Planning schemes No. _____ Road/Street Civil Jail Road

you may/may not proceed with the further work as per sanctioned plans/as the construction upto plinth level does/does not confirm to the sanctioned plans.

1. N.O.C. of city, water & drainage department should be produced before O.C.
2. The proposed Building should be structurally designed by considering seismic forces as per I.S.I.code No.1593 & 4326 & certificate of structural stability should be submitted at the stage of O.C.
3. TMC will not supply water for construction, drinking water will be supplied as per availability.
4. Area under road shall be transferred on the name of TMC before O.C.
5. In case of the accident responsibility will be solely of the owner/developers Only. TMC will not be responsible for the same.

Yours faithfully



[Handwritten signature]

Office No. _____
Office Stamp _____
Date _____

[Handwritten signature]

[Handwritten signature]

STAMP OF APPROVAL OF PLAN

Plan no approved Subject to conditions
 Prescribed in Permit No. VI 49/129
 THQ/T.D.-D.P/T.P. 2/20 Dated 11/5/04

Primal
 Deputy Engineer
 (T.D.)

Primal
 Executive Engineer
 (T.D.D.)

Thane Municipal Corporation of
 The City of Thane.



शहरीकरण
 नगरपालिकाको कार्यालयमा प्रमाणित
 योजनाको आधारमा शहरीकरण
 नियम 1977 अन्तर्गत शहरीकरण
 नियम 1977 अन्तर्गत शहरीकरण
 नियम 1977 अन्तर्गत शहरीकरण

PROFORMA-A

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	210.20
2	DEDUCTION FOR (NOT IN POSSESSION) ENCRO	2.51
	a AREA UNDER ROAD (12.0M ROAD)	20.93
	b AREA OF MRS. HIRABAI THAKUR & OTHERS	89.30
	c ANY RESERVATION	
3	NET GROSS AREA OF PLOT	105.86
4	DEDUCTION FOR	
	a RECREATION GROUND AS PER RULES	
	b INTERNAL ROAD	
	c TOTAL (a+b)	105.86
5	TOTAL AREA OF PLOT	
6	ADDITION FOR F.S.I. PURPOSE (AREA UNDER ROAD)	20.93
7	TOTAL AREA	126.79
8	a PERMISSIBLE FLOOR FOR COMMERCIAL 40.5%	51.37
	b PERMISSIBLE FLOOR AREA RESIDENTIAL 45.15%	57.42
9	TOTAL PERMISSIBLE FLOOR AREA	108.79
10	PROPOSED FLOOR AREA	271.96
11	TOTAL BUILT-UP AREA	271.96
12	F.S.I. CONSUMED	.98
B	BALCONY AREA STATEMENTS	
	a PERMISSIBLE BALCONY AREA	4.59
	b PROPOSED BALCONY AREA	4.76
	c EXCESS BALCONY AREA ONLY 4TH FL.	0.17
C	TENEMENT STATEMENTS	
	TENEMENT PERMISSIBLE 300/11	
1	TENEMENT PERMISSIBLE (212.40)	6 NOS.
	TENEMENT PROPOSED	6 NOS.
D	PARKING STATEMENTS	AS SHOWN
	a PARKING REQUIRED	
	b PARKING PROVIDED	

NOTES

BOUNDARY OF PLOT SHOWN IN RED.
 PROPOSED WORK SHOWN IN RED.
 DRAINAGE LINE SHOWN IN RED DOTTED.
 EXISTING WORK SHOWN IN DOTTED.
 ROAD LINE SHOWN IN GREEN.
 RECREATION GARDEN SHOWN IN GREEN WASH.
 ALL EXTERNAL WALL 23M. THICK.
 ALL INTERNAL WALL 15M. THICK.

CERTIFICATE OF AREA



तनन-९
 प्रस्ताव क्रमांक 3397/2004
 8/93

Primal
Primal
Primal

तनन-९
 प्रस्ताव क्रमांक 3397/2004

Share Certificate

Certificate No. 04.



Suprabhat Co-op. Hsg. Soc. Ltd.
Reg. No. 119 of 1962 (1957) in O.D. 26/02/2010
Bhamburda, P. O. Kurla, Typ. Suprabhat Cinema,
Thane (W).

This is ~~to certify~~ that MR. SUSIYL BALMUKUND KUMAR

is / are the Registered Holder/s of FIVE
fully paid - up shares Numbered 16 to 20
both inclusive, of Rupees FIFTY. each in the above named
Suprabhat Co-op. Hsg. Soc. Ltd.

Subject to the Bye - laws thereof.

Given under the Common Seal of
the said society, this 1ST
day of JULY 2010.

No. 2501.



NOTE: No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.




Chairman

M. P. Kojikar
Hdn. Secretary

A. K. Pawar
Hdn. Treasurer

ठाणे-१
दस्ता क्रमांक 2392/2009
१९/२०

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
1	5/3/2012	Miss Gayatri Kumar	4	1	Chairman Hon. Secretary Hon. Treasurer   
2					Chairman Hon. Secretary Hon. Treasurer
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer



टबल-9
 दाता क्रमांक 2392/2012
 20/20

B	BALCONY AREA STATEMENTS	
	a	PERMISSIBLE BALCONY AREA 4.59
	b	PROPOSED BALCONY AREA 4.76
	c	EXCESS BALCONY AREA ONLY 4 DUFF. 0.17
C	TENEMENT STATEMENTS	
	TENEMENT PERMISSIBLE 300/H	
	TENEMENT PERMISSIBLE (212.40) 6 NOS.	
	TENEMENT PROPOSED 4 NOS.	
D	PARKING STATEMENTS	
	a	PARKING REQUIRED AS SHOWN
	b	PARKING PROVIDED

NOTES

BOUNDARY OF PLOT SHOWN IN RED.
 PROPOSED WORK SHOWN IN RED.
 DRAINAGE LINE SHOWN IN RED DOTTED.
 EXISTING WORK SHOWN IN DOTTED.
 ROAD LINE SHOWN IN GREEN.
 RECREATION GARDEN SHOWN IN GREEN WASH.
 ALL EXTERNAL WALL 23M.THICK.
 ALL INTERNAL WALL 15M.THICK.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.NO. 28 T.NO.2 AT CIVIL JAIL ROAD, THANE FOR,

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

M/S. DREAM DEVELOPERS

NAME & SINGNATURE OF OWNER

[Handwritten signature]

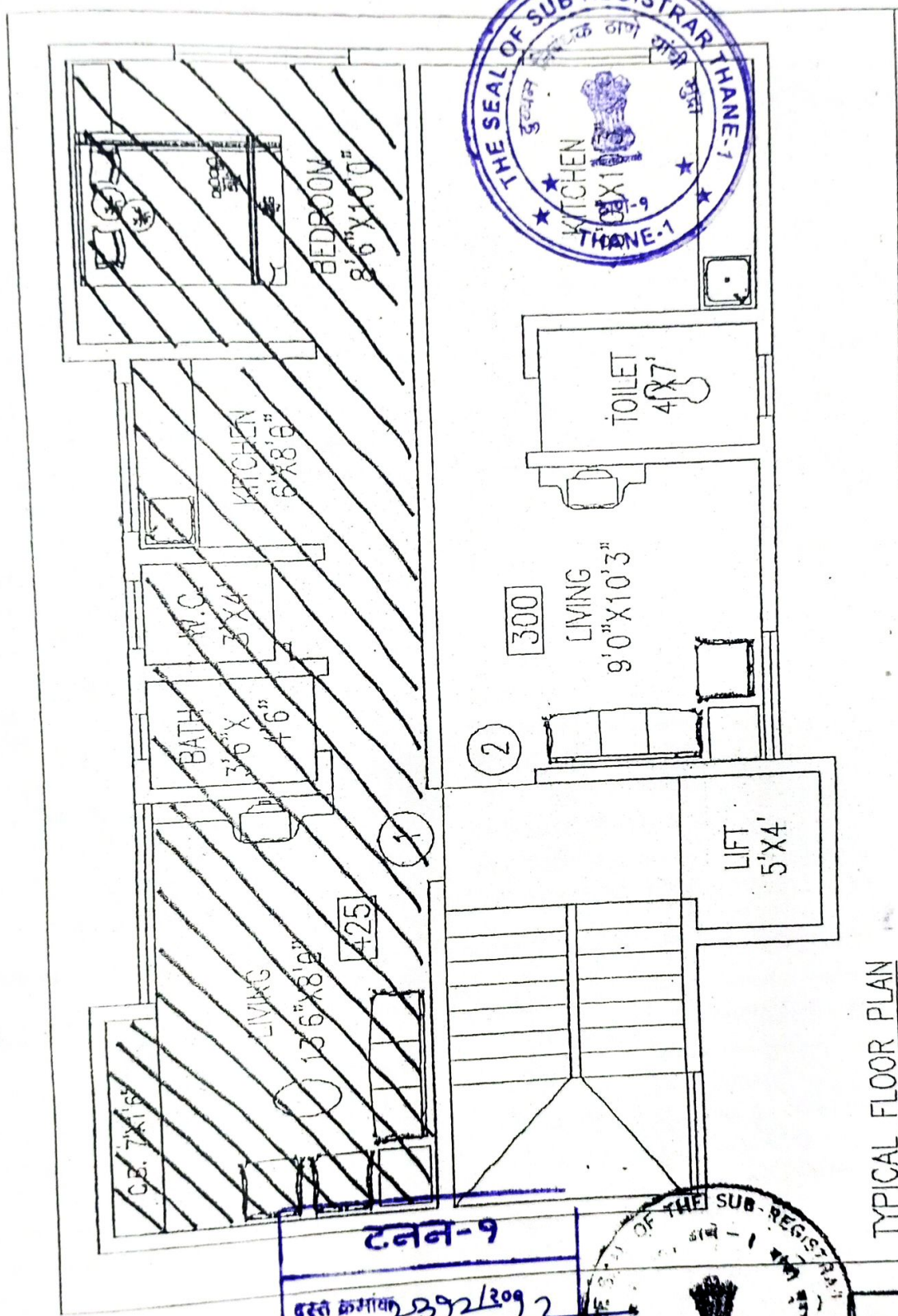
VINAY PATIL & ASSOCIATES

ARCHITECTS • VALUERS • INTERIOR DESIGNERS
 SHOP NO. 1, WHITE HOUSE, BAMBAY POONJE ROAD,
 KALWE, THANE - 400 605.
 PHONE :- 0 - 544 8369 R - 560 0395



तनन-९
 3392/2009
 ०८/१३

तनन-९
 दस्त क्रमांक 2392/2009 2



VINAY PATIL & ASSOCIATES
 ARCHITECTS & VALUERS & INTERIOR DESIGNERS
 SHOP NO. 1, WARE HOUSE, BANK POSE, 04/1,
 KATKAR, PUNE - 411 005.

PROPOSED BOOKING PLAN OF SUPRABHAT APT. OF DREAM DEVELOPERS,
AT BHANDAR-ALLI, CIVIL JAIL ROAD, THANE.

TYPICAL FLOOR PLAN

तनन-9
 वस्तु क्रमांक 3392/309 2
 22/20



वस्तु क्रमांक 3392
 40/45

(Handwritten signatures and initials)

26/03/2012
2:38:21 pm

दुय्यम निबंधक:
ठाणे 1

दस्त गोषवारा भाग-1

टनन1
दस्त क्र 2312/2012

28/20

दस्त क्रमांक : 2312/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: आनंद एम मयेकर - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: सुप्रभात सो., भंडार आळी, ठाणे
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: AIRPM8246M

लिहून घेणार

वय 41

सही



2 नाव: आकाशा ए मयेकर - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: व प्र
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: AIRPM5198C

लिहून घेणार

वय 36

सही



3 नाव: गायत्री सुशिल कुमार - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: सुप्रभात बिल्डिंग, भंडार आळी, ठाणे
शहर/गाव: -
तालुका: --
पिन: -
पॅन नम्बर: BJTPK6598Q

लिहून घेणार

वय 22

सही



सह दुय्यम निबंधक वर्ग-२,
ठाणे-१

क्र. युएलसी/टिआर/२०१५/५५८-७५
 अपर जिल्हाधिकारी व सक्षम प्राधिकारी
 ठाणे नागरी संकुलन, ठाणे
 दिनांक :- २८/१२/१९९९



प्रति,

श्री. महावीरप्रसाद शिवालप्रसाद गुप्ता व
 श्री. नारायणदास गुप्ता
 रा. जांभळीनाका, ठाणे

TRUE COPY.

विषय :- नागरी जमोन कमाल मयादि पेक्षा कमी
 क्षेत्र असल्या बाबतचा टाखला मिळणे बाबत.

संदर्भ :- आपला दिनांक १९.११.९९ रोजीचा अर्ज.

महोदय,

आपले वरील अर्ज सोबत सादर केलेल्या कागदपत्राची व प्रतिज्ञा
 लेखाची छानबीन करता श्री. महावीरप्रसाद शिवालप्रसाद गुप्ता व इतर रा. ठाणे
 यांचे छाले नमुद केले प्रमाणे क्षेत्र धारणा केल्याचे दिसून येते.

गांधाचे नांव	जमिनीचे वर्णन	टि.स. नं.	क्षेत्र चौ. मि.
ठाणे	२	२८	२१८.२

सादरचे क्षेत्र नागरी जमोन कमाल मयादि पेक्षा कमी असल्याने त्यास
 नागरी जमोन [कमाल मयादा व विनियमन] अधिनियम १९७६ च्या तरतुदी
 लागू होत नाहीत. तथापि आपणा जे ठाणे तसेच अन्य नागरी समुहात मोकळी
 जमोन [vacant hand —] धारणा करीत असल्याचे अंतर निदर्शनास
 आल्यास व प्रतिज्ञा लेखातील मजकूर चुकीचा असल्याचे सिध्द झाल्यास सादरचा
 " ना उरकात दाखला " सिध्द करण्यात येईल याची कृपया नोंद
 घ्यावी.



१९९९-९
 ३३९७-००५
 ३८/५३

India
 Mayekar,
 Dosti
 lo.1, Vedant
 r, Thane,
 a, 400606

www.india.gov.in