



21/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 5998/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) डावले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2374500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: गाव मौजे डावले ता व जि ठाणे येथील सर्वे नं 5, हिस्सा नं 5बी व 9 सदनिका क्र 704 सातवा मजला बिल्डींग नं बी-2 साई कनिष्क कॉम्प्लेक्स इन ब्लॉसम बिल्डींग. क्षेत्र 465 चौ फुट कारपेट म्हणजेच 43.20 चौ मी कारपेट. मुंबई मुद्रांक अधिनियम 1958-1 अनुच्छेद 5-जी ए-2 प्रमाने सह दुय्यम निबंधक ठाणे-4 येथे नोंदणी केलेले जुणे दस्त क्र. टनन-1, 15856/2016 दि. 29.12.2016 मु. शु. रु. 100/- ठेऊन उर्वरित मुद्रांक शुल्क रु. 165000/- सदर दस्तात समायोजित .करण्यात आलेली आहे. ( Survey Number : सर्वे नं 5, हिस्सा नं 5बी व 9 ; ) )
(5) क्षेत्रफळ	1) 465 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमितकुमार पी मकवाना - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-302 तिसरा मजला ट्विंकल स्टार कॉ-ऑप हौ सो लि 100 फीट रोड बालाजी हॉटल जवळ वसई रोड प ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AQTPM1263C 2): नाव:-बन्सी अमितकुमार मकवाना - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-302 तिसरा मजला ट्विंकल स्टार कॉ-ऑप हौ सो लि 100 फीट रोड बालाजी हॉटल जवळ वसई रोड प ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-CVDPM9547C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नरेंद्र पी चित्रोडा - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 83 विंग नं 9सी स्पेसीयल गीतांजली नगर साई बाबा नगर जवळ बोरीवली , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AABPC2576N
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2017
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2017
(11) अनुक्रमांक, खंड व पृष्ठ	5998/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-


मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :



(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN  
MTR Form Number-6

GRN	MH008507629201718E	BARCODE					Date	20/12/2017-19:28:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	THANE			Full Name	NARENDRA P CHITRODA					
Year	2017-2018 One Time			Flat/Block No.	FLAT NO 704 SEVENTH FLOOR BUILDING NO B					
				Premises/Building	2					
Account Head Details			Amount In Rs.							
0030046401 Stamp Duty			33100.00	Road/Street	SAI KANISHK COMPLEX BLOSSOM BUILDING					
0030063301 Registration Fee			30000.00	Area/Locality	DAWALE THANE					
				Town/City/District						
				PIN	4	0	0	6	1	2
				Remarks (If Any)	SecondPartyName=AMITKUMAR P MAKWANA~					
				Amount In	Sixty Three Thousand One Hundred Rupees Only					
Total			63,100.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332017122016569	147269413				
Cheque/DD No.			Bank Date	RBI Date	20/12/2017-19:28:17	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available  
दस्तावेज चालन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे. नोंदणी न करावयाच्या दस्तारासाठी सदर चलन लागू नाही.



*Handwritten signature and initials in blue ink.*

*Handwritten initials 'B.A.M.' in blue ink.*

ट.न.न.-४
दस्ता क्रमांक yeel / 2017



**SCHEDULE OF THE PROPERTY**

VILLAGE	DAWALE
SURVEY NO.	5
BUILDING NAME	SAI KANISHK COMPLEX IN BLOSSOM BUILDING"
FLAT NO.	704, SEVENTH FLOOR, BLDG. NO.B-2
AREA	465 SQ. FT. CARPET AREA (i. e. 43.20 Sq. Mtrs.)
CONSIDERATION	RS.33,00,000/-
MARKET VALUE	RS.23,74,500/-
STAMP DUTY	RS.33,100/-



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at BHAYANDER on this 21<sup>st</sup> day of DECEMBER 2017.

BETWEEN

MR. AMITKUMAR P. MAKWANA age 37 years & MRS. BANSI AMITKUMAR MAKWANA age 31 years, both adults, Indian Inhabitants, residing at, FLAT NO. A-302, THIRD FLOOR, "TWINKLE STAR" CO-OP.HSG.SOC.LTD., 100 FEET ROAD, NEAR BALAJI HOTEL, VASAI ROAD (WEST), DIST. PALGHAR 401202, hereinafter called "THE VENDORS", (which expression shall unless it be repugnant to the context and meaning thereof mean and include their legal heirs, successors, administrators, executors and/or assigns etc.) of the of the FIRST PART:

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दस्त क्रमांक yeel / 2017
2/20

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*Handwritten signature*



AND

MR. NARENDRA P. CHITRODA age 50 years, adult, Indian Inhabitant, presently residing at, FLAT NO.83, WING NO.9C, SPECIAL GETANJALI NAGAR, NEAR SAI BABA NAGAR, BORIVALI, (WEST), MUMBAI 400092, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context and meaning thereof mean and include his legal heirs, successors, administrators, executors and/or assigns etc.) of the of the SECOND PART:

AND WHEREAS :

a). The Vendors herein are the lawful joint owners in respect of FLAT NO.704, on the SEVENTH FLOOR, BLDG. NO.B-2, Flat admeasuring 465 SQ. FT. CARPET AREA in the building known as SAI KANISHK COMPLEX IN "BLOSSOM BUILDING", situated on land bearing SURVEY NO.5, HISSA NO.5B, 9, of revenue VILLAGE DAWALE, DIST.THANE, within the jurisdiction of THANE MUNICIPAL CORPORATION, within the limits of SUB-REGISTRAR, THANE, DIST. THANE, hereinafter referred to as the said flat for sake of brevity.

b). That the present Vendors had jointly purchased the above said Flat from M/S. OM SAI INFRA through its Partner MR. MAHESH PATEL AND M/S OM SAI GROUP through its Prop. MR.MAHESH PATEL, therein referred to as the DEVELOPERS, vide Agreement for sale dated 29/12/2016, the said Agreement is registered before sub registrar of assurance, Vasai-1 vide document no. TNN1-15856-2016 dated 29/12/2016, the said agreement is valid and subsisting.

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ABUL  
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c). That the **Vendors** herein had cleared all the dues of the said Flat such as House Tax, society dues, electricity bills etc., and nothing is due and payable to any authority or person or institution.

d) That **Vendors** herein had agreed to sell, assign, and transfer their rights, title in respect of above said Flat to the **Purchaser** and **Purchaser** herein had agreed to purchase all that above said Flat from **Vendors** at or for a total sum of **Rs.33,00,000/- (Rupees Thirty Three Lakhs only)** on the following terms & conditions which are as under:

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

1). The **Vendors** had agreed to transfer their rights, title and interest in respect of **FLAT NO.704, on the SEVENTH FLOOR, BLDG. NO.B-2, Flat** admeasuring **465 SQ. FT. CARPET AREA** in the building known as **SAI KANISHK COMPLEX IN "BLOSSOM BUILDING"**, situated on land bearing **SURVEY NO.5, HISSA NO.5B, 9, of revenue VILLAGE DAWALE, DIST.THANE,** within the jurisdiction of **THANE MUNICIPAL CORPORATION,** within the limits of **SUB-REGISTRAR, THANE, DIST. THANE,** to the **Purchaser** at or for a total sum of **Rs.33,00,000/- (Rupees Thirty Three Lakhs only)** which is to be payable as under:

a) a sum of **Rs.51,000/- (Rupees Fifty One Thousand only)** being the Part payment out of the total consideration amount, is already being paid to the **Vendors** by cash/cheque/s, on/or before execution of these presents, receipt whereof the **Vendors** do hereby admit, acknowledge and release the **Purchaser** forever against such payables.

b) That balance sum of **Rs.32,49,000/- (Rupees Thirty Two Lakhs Forty Nine Thousand only),** being the full and final payment out of the total consideration amount is to be payable to the **Vendors** by obtaining bank loan. That there is existing loan on the said flat from **DEWAN HOUSING**

**FINANCE CORPORATION LTD.**

**(DHFL) VASAI**

दस्ता क्रमांक 2720/2020

2720/2020
2720

*Handwritten signatures and initials:*  
B.A.M.  
B.A.M.  
P. Vasani



14. The Market Value of the said Flat is **Rs.23,74,500/-** and the Consideration is **Rs.33,00,000/-** and the stamp duty of **Rs.1,98,000/-** but the Vendors herein had paid the Stamp Duty of **Rs.1,98,000/-** on **29/12/2016** on the said Agreement for Sale Dated **29/12/2016**, vide document no. **TNN1-15856-2016**, receipt **NO.17878** Dated **29/12/2016** and so thereof the Purchaser herein pays the Stamp Duty of **Rs.33,000/- + 100/- = Rs.33,100/-** as per Article 5(g-a.) of the Schedule-1 of Bombay Stamp Act (**Amendment Act 2008**) on this Agreement for Sale, registration receipt attach here with.

15. This Agreement is subject to the provisions of **Maharashtra Ownership Flat (Regulation of Promotion of Construction, Sale Management & Transfer) Act, 1963** and **Co-op. Societies Act, 1960** with rules made there under.



The Purchaser shall pay all the necessary stamp duty and registration charges applicable on this deed.

17) The Transfer charges/premium of the said Flat shall be paid by the **Vendors** and **Purchaser** in equal ratio i.e. 50-50 or as mutually agreed upon.

18. The Permanent Account Number (PAN) of THE **VENDORS** are as followed and a copy annexed herewith.

**MR. AMITKUMAR P. MAKWANA** -**AQTPM 1263 C**

**MRS. BANSI AMITKUMAR MAKWANA** -**CVDPM 9547 C**

19. The Permanent Account Number (PAN) of THE **PURCHASER** is as followed and a copy annexed herewith.

**MR. NARENDRA P. CHITRODA** -**AABPC 2576 N**

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IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

**: SCHEDULE OF PROPERTY :**

ALL THAT FLAT NO.704, on the SEVENTH FLOOR, BLDG. NO.B-2, Flat admeasuring 465 SQ. FT. CARPET AREA in the building known as SAI KANISHK COMPLEX IN "BLOSSOM BUILDING", situated on land bearing SURVEY NO.5, HISSA NO.5B, 9, of revenue VILLAGE DAWALE, DIST. THANE, within the jurisdiction of THANE MUNICIPAL CORPORATION, within the limits of SUB-REGISTRAR, THANE, DIST. THANE.

SIGNED, SEALED AND DELIVERED  
By the within named "VENDORS"

MR. AMITKUMAR P. MAKWANA

*A.P.M.*



MRS. BANSI AMITKUMAR MAKWANA

*B.A.M.*



In the presence of.....

1. *J.P.*
2. *H.P.*



SIGNED, SEALED AND DELIVERED  
By the within named "PURCHASER"

MR. NARENDRA P. CHITRODA

*N.P.C.*



In the presence of.....

1. *N.P.C.*
2. *H.P.*

ट.न.न.-४
दस्त क्रमांक ५९९४२०१७
८/२०



ट.न.न.-9

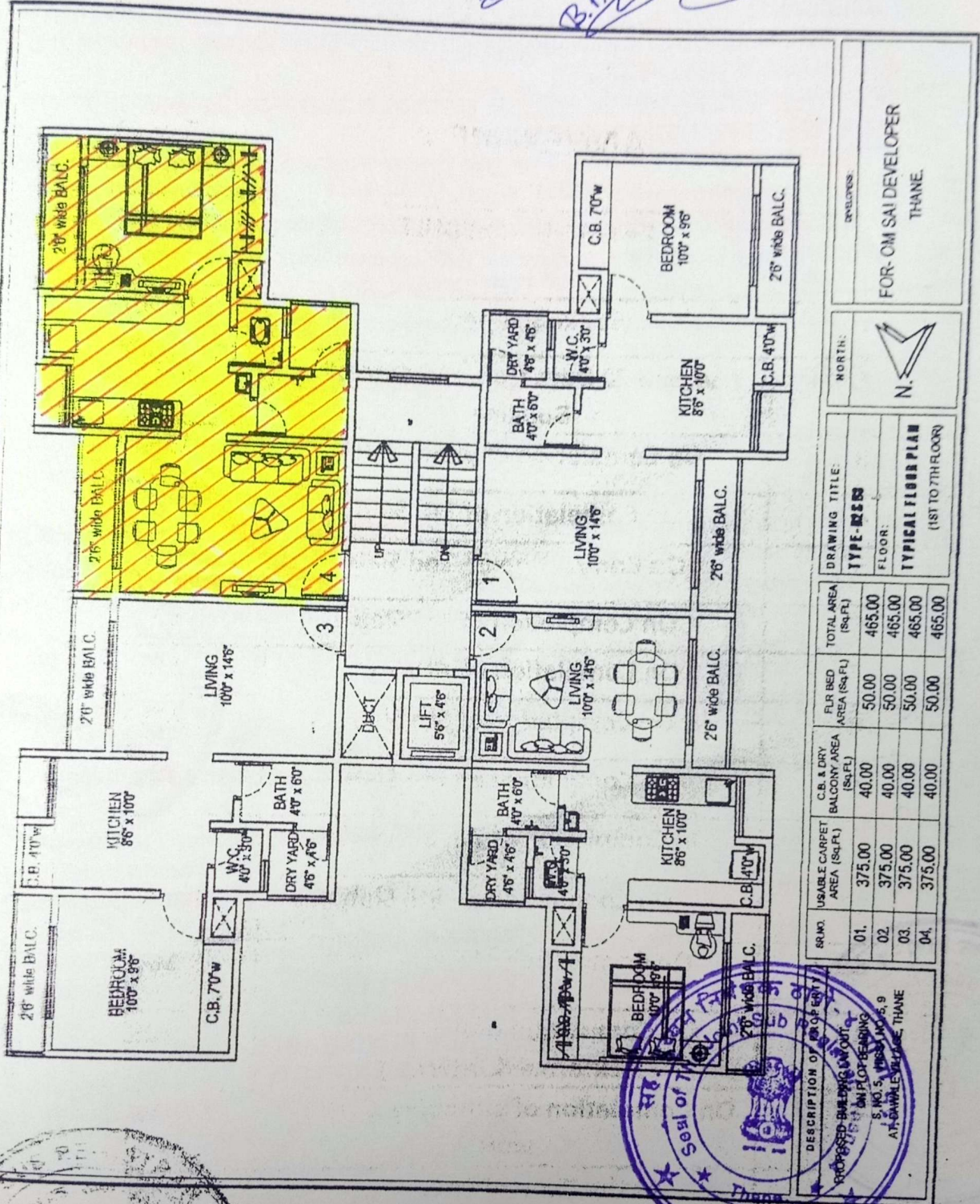
दस्तावेज क्रमांक: 204/902/209E

204/902

FLAT NO. 704 ON SEVENTH FLOOR

*ABH*  
B.A.M.

*Devi*



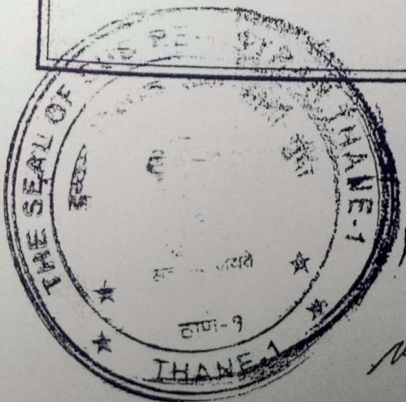
DRAWING TITLE:  
**TYPE-BESS**  
FLOOR:  
**TYPICAL FLOOR PLAN**  
(1ST TO 7TH FLOOR)

NORTH:  
N

DEVELOPER:  
FOR-OM SAI DEVELOPER  
THANE.

SR.NO.	USABLE CARPET AREA (Sq.Ft.)	C.B. & DRY BALCONY AREA (Sq.Ft.)	FUR BED AREA (Sq.Ft.)	TOTAL AREA (Sq.Ft.)
01.	375.00	40.00	50.00	465.00
02.	375.00	40.00	50.00	465.00
03.	375.00	40.00	50.00	465.00
04.	375.00	40.00	50.00	465.00

DESCRIPTION OF PROJECT:  
PROPOSED BUILDING OUT  
ON PLOT BEHIND  
S. NO. 5, VESUVI, S. 9  
AT BHAWALE, VILLAGE, THANE



*Devi*

B.A.M.

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दस्तावेज क्रमांक: yeel/12016  
29 / 20





# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

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दस्त क्रमांक ५५८५६/२०१६  
५६/१९०२

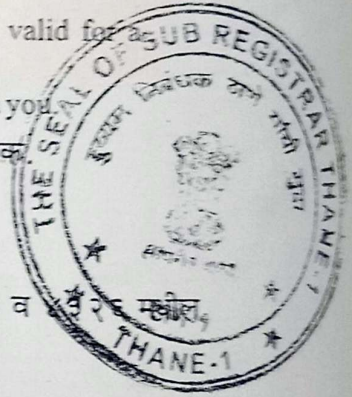
Amended Bldg. No. B-1, B-2, B-3, B-4, B-5 :- Stilt to 7th Flr.  
Bldg. No. B-6 :- Stilt (pt) + Gr (pt) to 7th Flr & Club House; Gr. + 1st flr

V. P. No. S11/0049/12 TMC/TDD/1208/14 Date: 13/08/2014  
To. Shri Sameer S. Lotke & Associates (Architect)  
Mr. Mahesh B. Patel Partner of,  
Shri M/S. Om Sai Enfra &  
M/S. Om Sai Group ( P.O.A. Holder )

With reference to your application No. 45351 dated 17/02/2014 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Dawle Sector No. 11 Situated at Road / Street S. No. / C.S.T. No. / F.P. No. 5/5B & 9

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 thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate 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 रस्त्याखालील क्षेत्राचा ७/१२ उतारा ठामपाचे नावे करणे आवश्यक.
- ६) वापर परवान्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक.
- ७) वापर परवान्यापूर्वी आर. सी. सी. तज्ञांचे इमारतीचे संरचना आय.एस. कोड १८९३ व भुंकंपरोधक तरतुदीनुसार केल्याबाबतचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ८) भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडाकरिता प्रस्तावित केलेल्या अॅक्सेसबाबत काही वाद उद्भवू नकार असल्यास त्याची सर्वस्वी जबाबदारी विकासाक यांची राहिल.



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



Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of the city of Thane.

(P.T.O)

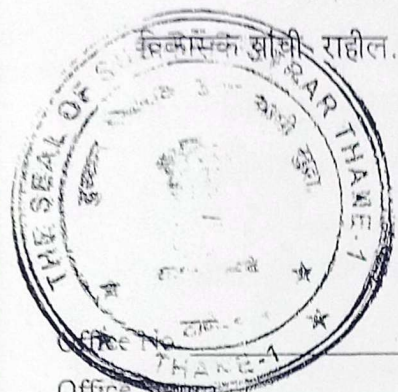
ट.न.न.-४  
दस्त क्रमांक ५६६ १२०१७  
२२/२०



१०००००००  
१५५६  
५८१९०८

- १) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची N.O.C. सादर करणे आवश्यक.
- १०) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही, फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.
- ११) वापर परवान्यापूर्वी पाणी गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.
- १२) वापर परवान्यापूर्वी कॅपिटेशन फी चा भरणा करणे आवश्यक.
- १३) वापर परवान्यापूर्वी सर्व सदनिकांसाठी तळमजल्यावर लेटर बॉक्स बसविणे आवश्यक.
- १४) वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
- १५) स. नं. ५ चा हि. नं. ५ (पै) बाबत काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी

किर्लोस्करक झाली राहिल. त्यास ठा.म.पा. जबाबदार राहणार नाही.



Office \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Your's faithfully,

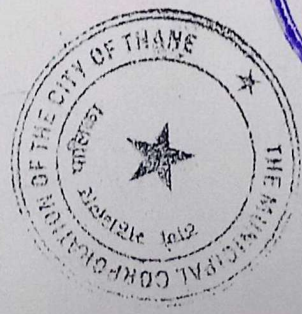
*Handwritten signature*  
05/7/14.

Ex. Engineer,  
Town Planning Department.  
Thane Municipal Corporation, Thane

*Handwritten initials*  
५/७/१४

Copy to:-

- 1. Dy. Municipal Commissioner – Zone.
- 2. E.E. (Encroachment)
- 3. Competent Authority (U.L.C.)
- For Sec. 20, 21 & 22 if required
- 4. TLR for necessary correction in record of Land is affected by Road, Widening / reservation.



संकर नकाशा...  
विकास नियम...  
वापर करणे, महाराष्ट्र...  
विधियेने काला...  
अनुसार...  
कोटेशन शकते."

ट.न.न.-४  
दस्त क्रमांक ५८८ / २०१७  
२३ / २०





## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. B-1, B-2, B-3:- Stilt to 7th Flr., Bldg. No. B-4 & B-5:- Stilt to 11th Flr.,  
Bldg. No. B-6 :- Stilt (pt) + Gr (pt) to 12th Flr. & Club House:- Gr. + 1st Flr.

V. P. No. S11/0049/12 TMC / TDD / 1822 / 16 Date: 31/05/2016  
To, Shri / Smt. Sameer S. Lotke & Associates (Architect)  
Mr. Mahesh B. Patel Partner of,  
Shri M/S. Om Sai Infra & (Owners)  
M/S. Om Sai Group ( P.O.A. Holder )

With reference to your application No. 26651 dated 02/11/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Dawle Sector No. 11 Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F.P. No. 5/5B & 9

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 thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate 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) नियोजित इमारतीची संरचना आय.एस. कोड १८९३ व ४३२६ मधील भुकंपरोधक तरतुदीनुसार करणे आवश्यक व तसेच प्रमाणपत्र सादर करणे आवश्यक.
- ६) वापरपरवानापुर्वी R.C.C. तज्ञांचे Stability Certificate सादर करणे आवश्यक.
- ७) वापरपरवानापुर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक.
- ८) भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडाकरिता प्रस्तावित केलेल्या अॅक्सेसबाबत काही वाद अथवा तक्रार असल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

**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**

Office No. \_\_\_\_\_

Yours faithfully,

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_



Municipal Corporation of  
the city of, Thane.





- १) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची N.O.C. सादर करणे आवश्यक.
- २) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.
- ३) वापर परवान्यापूर्वी पाणी गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.
- ४) वापर परवान्यापूर्वी कॅंपिटेशन फी चा भरणा करणे आवश्यक.
- ५) वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
- ६) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग बाबत तरतुद करणे आवश्यक.
- ७) वापर परवान्यापूर्वी इमारत क्र. बी-४, बी-५ व बी-६ करिता अग्निशमन विभागाचा अंतिम नाहरकत दाखला सादर करणे आवश्यक.
- ८) वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समोरील रस्त्याच्या बाजूस सी.सी. टीव्ही यंत्रणा कार्यान्वित करणे आवश्यक राहिल.

२-१-१  
६०/१०८

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Your's faithfully,

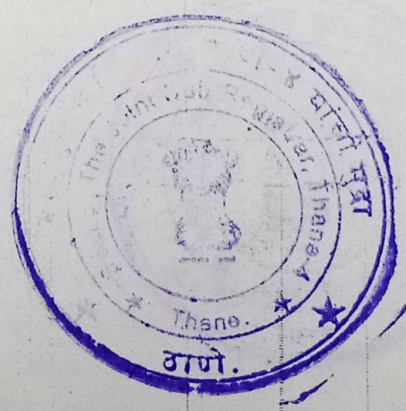
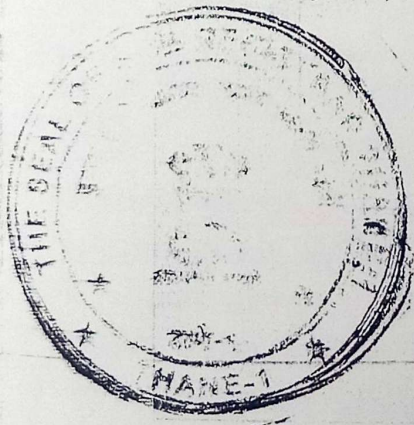
*Pravin*  
31.5.16  
Executive Engineer,  
Town Planning Department  
Thane Municipal Corporation,  
Thane

31/5/16



**Copy to:-**

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)  
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of  
Land is affected by Road, Widening / reservation.



ट.न.न.-४  
दस्त क्रमांक ५९९



# STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions prescribed in Permit No. Y.P. 511/0249/112 TMC/TO-DP/TPS/1822/10 dated 21/05/2012

*[Signature]*  
Deputy Engineer (TDC)

*[Signature]*  
Executive Engineer (TDD)

Thane Municipal Corporation  
The City of Thane



काग - 9

दस्तावेज क्रमांक 412/2012

28/9/2012

## PROFORMA- A

A		AREA STATEMENT	SO. MT.
1		AREA OF PLOT AS PER 7/12	10730.00
2		DEDUCTIONS FOR	
	a	AREA UNDER ROAD (30.00 M. wide)	1895.95
	b	AREA UNDER G - ZONE ( PLOT-B)	178.05
	c	TOTAL (a+b)	2074.00
3		NET GROSS AREA OF PLOT (PLOT 1 - 2c)	8656.00
4		DEDUCTIONS FOR	
	d	RECREATION GROUND 15% AS PER REGULATION	1298.40
5		NET AREA OF PLOT (3-4a)	7357.60
6		ADDITION FOR F.A.R. (TOTAL B.U. AREA) PURPOSE	
	a	AREA UNDER ROAD (30.00 M. wide)	1895.95
7		TOTAL AREA (5+6a)	9253.55
8		F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	ONE
9		TOTAL PERMISSIBLE AREA (7X8)	9253.55
10		PERMISSIBLE PREMIUM F.S.I. 0.30	2596.80
11		PROPOSED PREMIUM F.S.I. 0.30	2596.80
12		TOTAL PERMISSIBLE AREA (9+11)	11850.35
13		PROPOSED AREA	11784.09
		TOTAL BUILT-UP AREA CONSUMED (B/7)	0.99
B		TENEMENT STATEMENT	
	a	PROPOSED AREA OF PLOT ITEM A(10) ABOVE	11784.09
	b	LESS NON - RESIDENTIAL AREA	245.43
	c	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	346 NOS
	d	DENSITY	300/HT
	e	PROPOSED	261 NOS
	f	EXISTING	261 NOS
		TOTAL TENEMENT (e+f)	261 NOS
C		PARKING STATEMENT	
	a	PARKING REQUIRED BY REGULATION	189 NOS
	b	PARKING IN STILT	107 NOS
	c	OPEN PARKING	64 NOS
	d	TOTAL PARKING PROVIDED ( b+c )	171 NOS

REVISION	DESCRIPTION	DATE

CERTIFICATE OF AREA  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE ABOVE PERMIT AND THE AREA SO WORKED OUT BY ME MEASURED ON SITE AND THE AREA SO OWNERS OF THE PLOT AND THE AREA STATED IN DOCUMENTS



SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY  
 PROPOSED BUILDING ON PLOT BEARING S NO 5 HNO 5B & 9 AT AWALE VILLAGE, THANE.  
 NAME & SIGN. OF OWNER

ट.न.न.-४  
 दस्तावेज क्रमांक yeel  
 28/20

M/s Om Sai Group & M/s Om Sai Infra. (P.O.A. HOLDER)  
 SIGNATURE OF ARCHITECT

JOB No  
 DRAWING No  
 SCALE AS STATED  
 DATE 22-08-2012  
 LAST MODIFIED  
 DRAWN BY SUNIL  
 CHECKED BY

ARCHITECT'S NAME & ADDRESS  
 SAMEER S. LOTKE & ASSOCIATES  
 Architect  
 Architect & Interior Designer  
 Ph 022-25479873 E-mail www.sll-association.com





Certificate No.:- 1376

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

O.C. for Bldg. No. B-1, B-2, B-3:- Stilt + 1st to 7th flr.  
Part O.C. for Bldg. No. B-6 :-Gr.(Pt.)+St.(Pt.)

V.P. No. S11/0049/12 TMC/TDD/occ/0577/18 Date 20/06/2018

To, **Sameer S. Lotke & Associates. (Architect)**  
**Office No.205-206, Cosmos Marry Park,**  
**Opp. Pratap Talkies, Kolbad, Thane (w)**  
**M/s Om Sai Infra & Om Sai Group**  
**Through partner Shri. Mahesh B. Patel (P.O.A. Holder)**

Sub - O.C. for Bldg. No. B-1, B-2, B-3:- Stilt + 1st to 7th flr.  
Part O.C. for Bldg. No. B-6:-Gr.(Pt.)+St.(Pt.)  
Ref. V. P. No. S11/0049/12

Your Letter No.: 13289 dated 09/02/2018

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. As Above situated at Dawale Road / Street \_\_\_\_\_ Ward No. \_\_\_\_\_ Sector \_\_\_\_\_  
No. IX S. No. / C.T.S. No. / T.P. No. 5/5B & 5/9 Village Dawale under the supervision of Sameer S. Lotke & Associates Licensed Survey or / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/2005/36694 may be occupied on the following conditions.

- १) सुधारीत परवानगी/ सी.सी प्रमाणपत्र विकास प्रस्ताव क्र. एस.११/००४९/१२, ठामपा/ शविवि/ १८२२/१६ दि. ३१/०५/२०१६ मधील अटी बंधनकारक राहतील.
- २) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धते नुसार पुरविण्यात येईल.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Copy to

- 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

Municipal Corporation of  
the city of Thane.

(P.T.O.)