

hereinafter called the "PURCHASERS" (which expression shall unless otherwise it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and permitted assigns etc.) of Other Part.

WHEREAS
FIRST
SCHEDULE
(LAND)

A. By an Agreement of Sale dt. 2nd April 1996, the M/s. Buddhdev Enterprises has acquired the rights, title & interest of the property bearing S.No. 97(B), 98 (B/1), 110 (B/1), Tika No.9, CTS No. 4 (Part) & 6 (Part) together being situated at Village Panchpakhadi, Thane (W), from the owners Shri Bharat Hiralal Kathiwala, subsequently by an development agreement dt. 13/10/99 the first party acquired the development selling rights in the above said property.

POSSESSION

B. The owner have put the builders in vacant and peaceful possession and enjoyment of the said property and also given them suitable Power of Attorney in order to enable them the builders to represent the owners before various authorities and develop the said property.

PLAN

C. Then Builders have prepared the plans and specifications for construction of the building to be called Ram-Kunj Co-op. Housing Society Ltd., (Proposed).

C.C.

D. The builders shall get approved the plans and obtained the Commencement Certificate to start construction of building on the said property with shops on the ground floor as permitted and the Builders are desirous of selling shops, basement flats, office, garages, stores in the said property on what is known as Ownership basis.

PREMISES

E. The Builders have agreed to sell the purchasers have agreed to purchase from the builders Shop/Flat/Basement/Garages/ Stores No. A/104 on the FIRST floor of the Building to be constructed on the said property at the prices, upon the terms and subject to the condition hereinafter appearing

दमन-१

बल कमांक 384/२००३

₹ 135

Rita J. P.

(R)

INSPECTION
(OF
DOCUMENT)

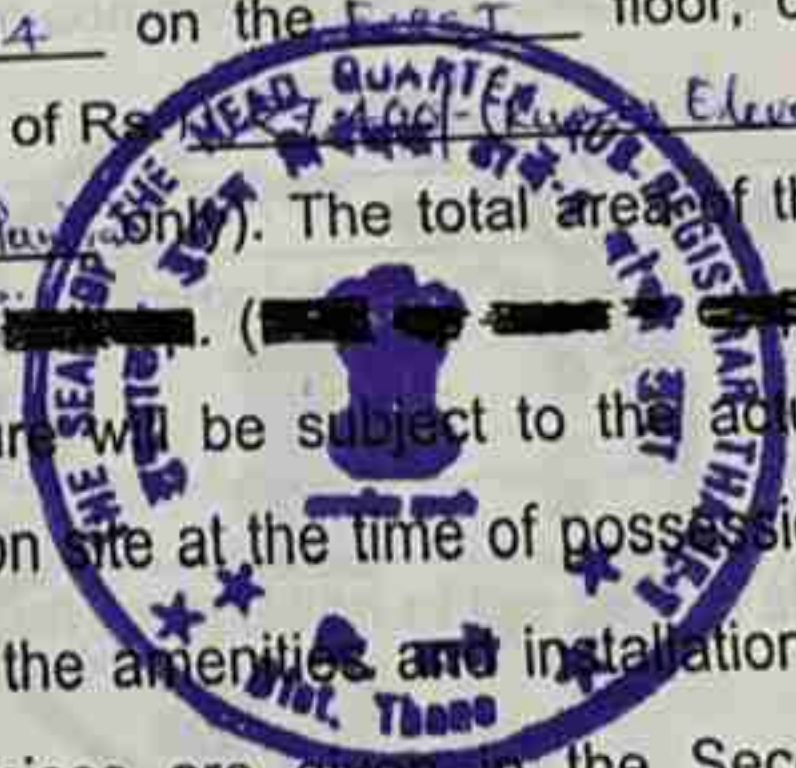
F. The Builders have before entering into and executing this Agreement at the request of the purchasers given to the purchasers inspection of all the papers, plans, writings, permissions, approvals, agreements deeds and documents of title in relation to or concerning the said property under the provisions of the Maharashtra Ownership Flats Act and/or as required by the purchasers and the purchasers hereby confirm and accept and are satisfied with the same and that they no objection or requisition in respect of them.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows :

The Builders agree to sell to the purchasers and the purchasers agree to purchase from the builders the said premises being Shop/Flat/Office/Store No. A/104 on the FIRST floor, on Ownership basis at for the price of Rs. 7,400/- (Rupees Seven Thousand Four Hundred only). The total area of the premises being Sq.ft. 860 B.U.P. (~~860 B.U.P.~~) and the final figure will be subject to the actual measurement of the premises on site at the time of possession. The General specification and the amenities and installation to be provided in the said premises are given in the Second Schedule hereunder Written.



Second
Schedule
Amenities



टनन-१
बस्त क्रमांक 388/२००३
काठ

P. J. P. (R.H.)

RAMKUNJ COOPERATIVE HOUSING SOCIETY LTD.

REG. NO. TNA/TNA/HSG/TC/14904 Dtd. 6/10/2003
OPP. S.T. WORKSHOP, V.B. PHADKE CHOWK, KHOPAT, THANE.

SHARE CERTIFICATE NO.04

MEMBER'S REG. NO. A/104

SHARE CERTIFICATE

This is to certify that

Mrs. Rita Fulchand Pansambal

is the Registered Holder of *Five* fully paid up shares
certificate no: *1116 to 1120*, both inclusive, of Rs. *Fifty* each in the name of

RAMKUNJ COOPERATIVE HOUSING SOCIETY LTD. THANE,

subject to the BYE LAWS of the society.

Given under the common seal of the said society on

Monday, Twenty Sixth day of January Year 2009



[Signature]
CHAIRMAN

[Signature]
AUTHORIZED
M.C. MEMBER

[Signature]
JOINT SECRETARY

Rs. 250.00

100Rs.



रेणुका कॉम्प्युटर दृष्टापींग ऑण्ड इमेरॉन्स सेंटर

देवी दरगज टॉवर, दुकान नं. ए - १,

बांदोवा हॉस्पिटल जवळ, टेंबी जाका, ठाणे (प).

अनुक्रम नंबर 3798 किंमत रु. 100/-

नांव Chatur F. Pansambal

हस्तो Nilmaru

16 DEC 2002

impounded under section 10 of Bombay Stamp Act 1958.

31 DEC 2002

Collector of Stamps Thane

Handwritten signature: Ajaypatil

L. N. : 033

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Thane on this 31st day of December 2002

BETWEEN

M/s. VAASTU REALTORS PVT. LTD., having its office at Ground Floor, Ramtirth, Ram Maruti Road, Thane (W), hereinafter called the "Builders" (which expression shall unless otherwise it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns etc.) of the One Part and :

SMT. RITA FULCHAND PANSAMBAL, having address at 7, Deepa Apts., Agra Road, Thane (W) - 400602.

Handwritten signature: R. Fulchand

Handwritten signature: Rita F.

Stamp box containing: द. नं. - १, ३१/१२/२००२, ३१३९

IN WITNESS WHEREOF the parties hereto have executed these presents and a duplicate hereof day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of non-agricultural land or ground situate lying and being at Village Panchpakhadi, Thane, within the limits of the Municipal Corporation of City of Thane, registration Dist. & Sub. Dist. Thane, bearing Survey No. 97(B), 98(B/1), 110(B/1), Tika No.2, CTS No.3, Part and CTS No. 6 part together admeasuring in aggregate 2470 sq.yds or thereabove together with the factory building and other structures standing there on and delineated on the plan hereof hereto annexed and shown thereon by red colour boundary lines free from all encumbrances and bounded by the following properties.

On or towards the East - by Maruti Co-op. Hsg. Soc.

On or towards the West - by Kollad Road

On or towards the South - by Pokharan Road

On or towards the North - by Beauty Art Laundry



9
 वस्त क्रमांक 384/2003
 28139

Rita J. P. *R. M.*

या.म. पत्रावराल बांधकाम पाडल्यानंतरही जमिनांवरक हे अतिरिक्त
 क्षेत्र धारक ठरत नसल्याने सदर जमिनीवरील बांधकामात इतर कायदा
 अधिन राहून या बांधकामासाठी आपला विश्वासू, 20



जिल्हाधिकारी व सधेमी प्रि

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

1127

तुयारित
करिता तळमळना अधिक टिपट्ट अधिक १, २, ३, फक्त

२५/०५/०२

TMC/TDD

२८९

Date ०२.१५.०२

Shri/Smt. बायरी, देशावरे आणि अतो.

(Architect)

Shri/Smt. दिप्ती उ. बाराह

(Owner)

With reference to your application No. ६२४८ dated २५.३.०२ for development permission/commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. -

बांधपाडाडी

Section No. -

Ward No. -

situated

पॉ. री. नं. १ इ. नं. १ / City S. No. / म. प. पं. २११/६ [पी], टि. नं. ९

H. No./T. 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 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.

१) ठाने महापालिका बांधकामाकरिता पाणीपुरवठा करणार नाही.

२) नियोजित बांधकाम हे जल विरोधी प्रकारचे आय. एत. कोड. नं. १८९३ व ५३२६ अन्वये वरून आवश्यक राहिल. तसेच अ. र. ती. ती. कन्सल्टंटचे इमारत मजबुतीचा दाखला वापर परवान्यापूर्वी दाखल करणे आवश्यक.

३) पाणी, मलनिसारण, व वृक्ष विभागाचा अंतीम दाखला वापर परवान्यापूर्वी दाखल करावा.

४) इमारतीच्या तळमळण्यावर पत्रवेष्ट्या बतविणे आवश्यक.

५) महापालिकेत दिलेले इमीषन/पुतिशापत्र आपणावर बंधनकारक राहतील.

६) रस्त्यावरील लागू तसेच अमेनिटी प्लॉट बालोन जमीन ही महापालिकेचे नावे वापर परवान्यापूर्वी करणे आवश्यक राहिल.

७) दि. २२.१०.९९ तील बांता प्रमाणपत्रातील अटी आपणावर बंधनकारक राहतील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

HE APPROVED
टनन-९
दस्त क्रमांक ३४६/२००३
२०१३९



तहाप्यक विातक मगर रान
Municipal Corporation
the city of Thane.

Handwritten signature

सावधान
Office No.
Office Stamp
Date