

[20]

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 Kolbad Road
On or towards the South - by Pokharan Road
On or towards the North - by Beauty Art Laundry



दन नं - १
वस्तु क्रमांक ३४५/२००३
२३१३९

R.H.

पा.म. पत्रावधाल बांधकाम पाडल्या नंतरही जागणधारक हे अतिरिक्त क्षेत्र धारक ठरत नसल्याने, सदर जमिनीवरील बांधकामात इतर कायदांच्या अधिन राहून या बांधकामात अडथळ नाही.



अथला विश्वास,

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).

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/103 on the 4th floor of the Building to be constructed on the said property at the prices, upon the terms and subject to the condition hereinafter appearing.

100Rs.



16 DEC 2002

imposed under section of Bombay Stamp Act 1958.

रेणुका कॉम्प्युटर दायरिंग अॅण्ड इरोविव सेंटर
देवी दर्शन टॉवर, दुळाम जं. ए - १,
वाडीवा हॉस्पिटल जवळ, देवी नाका, ठाणे (प).

अनुक्रम नंबर 3197 किंमत रु. 100/-
नांव Fulchand U. Pansambal

हस्त 8. Deyare

क्रमांक

9 DEC 2002

A. Rajapathi
स्टॅम्पवेडर
ए. टी. प्रजापती
L. N. : 033

Sabi
सत्यमेव जयते
सिवाचार सत्यमेव जयते

Collector of Stamps Thane.

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 :

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

3139
2002/12/31
R. M.

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

1127

तुयारित
करिता तसमवना अधिक स्टिप्ट अधिक १.२.३. फक्त

२५/०५/०२

TMC/TDD

25/9

Date 02.15.02

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.

- 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.
- The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 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 तसमवनावर पत्रवेष्ट्या बतविणे आवश्यक.
५) महापालिकेत दिलेले इमीषन/पुतिशापत्र आपणावर बंधनकारक राहतील.
६) रस्त्यावरील सागा 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
THE टनन-९
दस्त क्रमांक ३४६/२००३
२०१३९



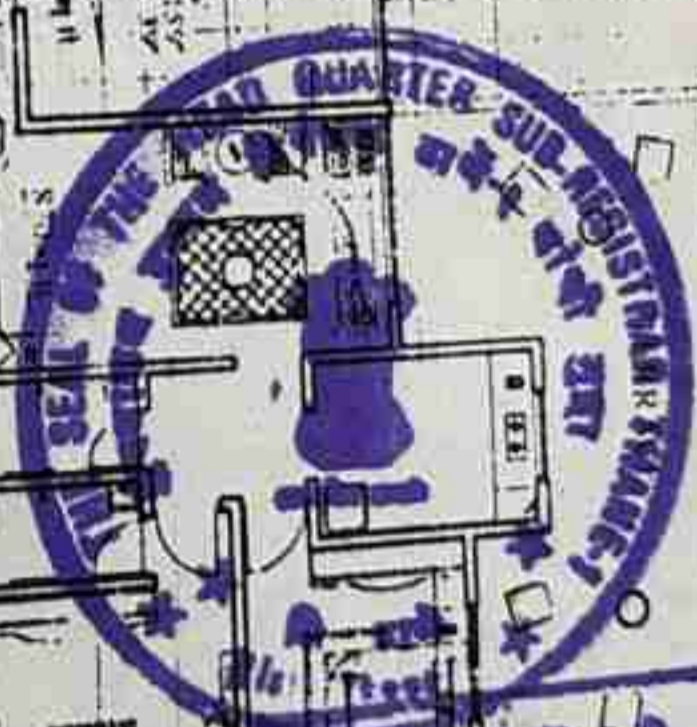
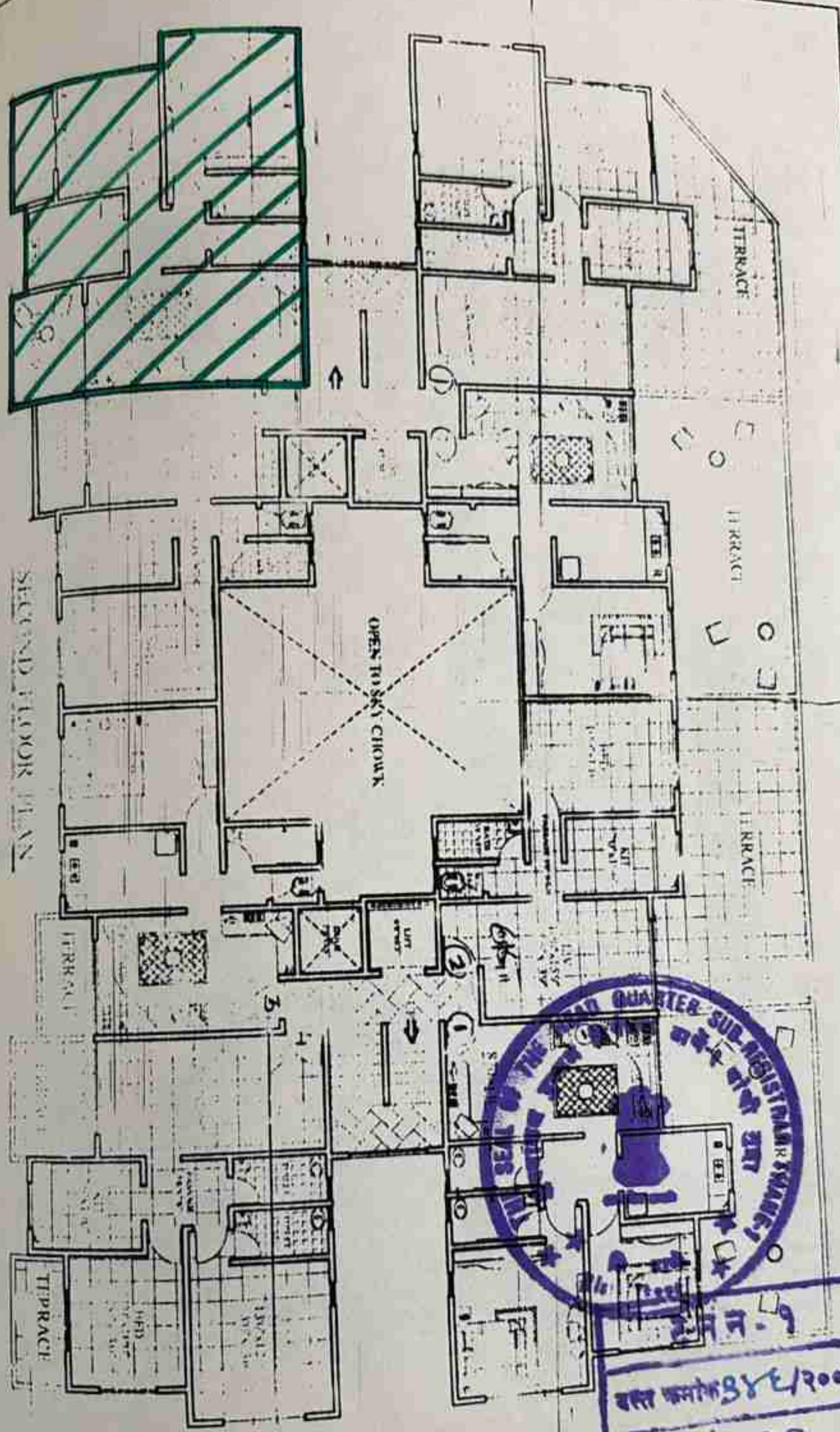
सावधान

Office No. ...
Office Stamp ...
Date ...

Handwritten signature or initials.

तहाप्यक विातक मगर रान
Municipal Corporation
the city of Thane.

SECOND FLOOR PLAN



प्लान-१
ब्लॉक क्रमांक ४४/२००३
३५१३९

ONIR
J.D. ASSOCIATES
ARCHITECTS INTERIOR DESIGNERS

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. 03

MEMBER'S REG. NO. A/103

SHARE CERTIFICATE

This is to certify that

Mr. Fulchand Pansambal

is the Registered Holder of *Five* fully paid up shares

certificate no: 1111 to 1115, 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

Munday, Twelfth day of January Year 2009



Fulchand Pansambal
CHAIRMAN

[Signature]
AUTHORIZED
M.C. MEMBER

[Signature]
JOINT SECRETARY

Rs. 250.00

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.

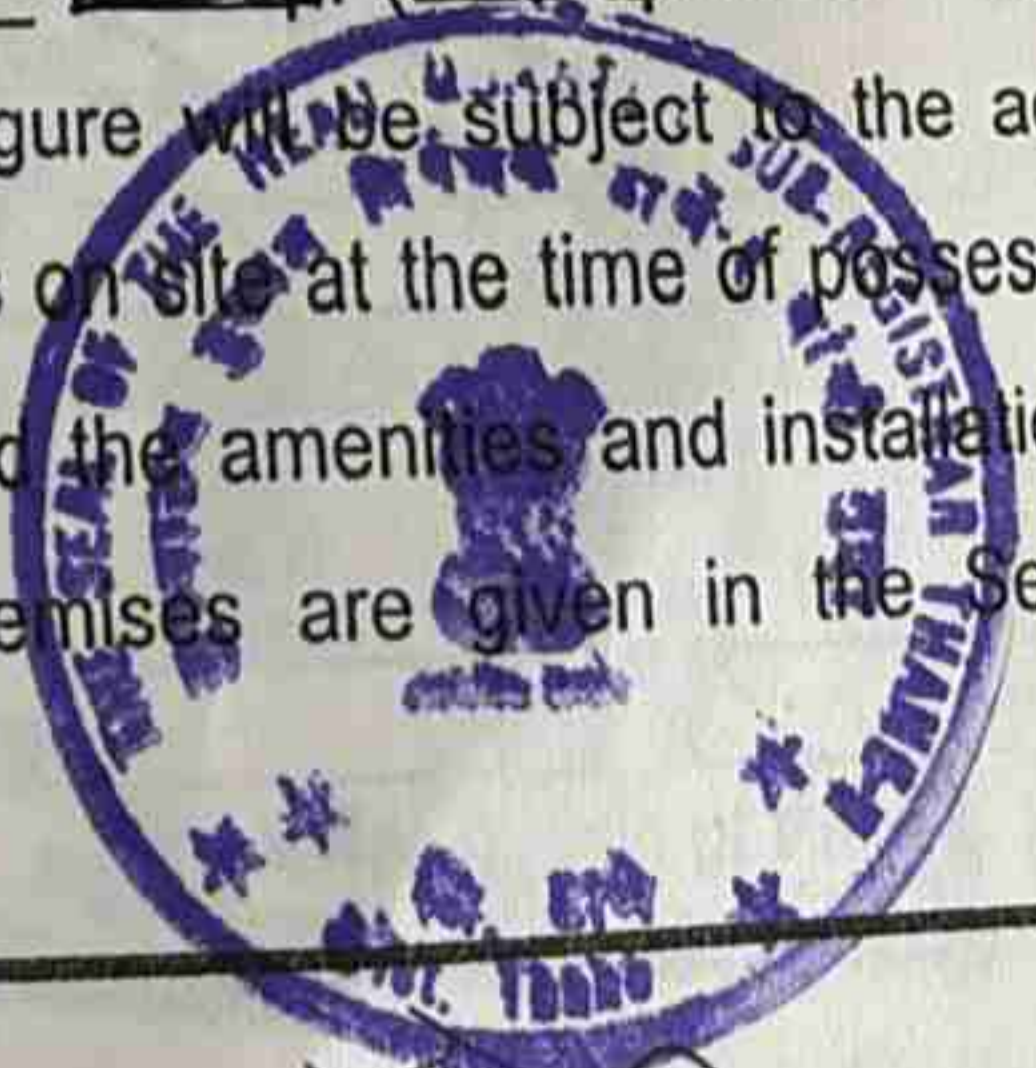
टनन-१
वस्त क्रमांक ३४५/२००३
६३३

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/103 on the 18 floor, on Ownership basis at for the price of Rs. 7,53,000/- (Rs. Seven Lacs Fifty Three Thousand only). The total area of the premises being Sq.ft. 577 ^{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.

Agreement
to sell the

Second
Schedule
Amenities



Handwritten signatures and initials at the bottom right of the page.