

Certificate No. 19

Member's Register No. 19

SHARE CERTIFICATE
OM JAYANAND CO-OP. HOUSING SOCIETY LTD.

REGN. NO. TNA / (TNA) / HSG / TC / 6183 / 93-94

Survey No. 430, Sector No. 7, V-1,
Shree Nagar, Wagle Estate, Thane (West) - 400 604.

This is to certify that Shri./Smt. P. N. PATIL

is/are the Registered Holders of FIVE fully paid-up Shares
Numbered from 091 to 095 (inclusive) of Rupees **FIFTY** each
in the above named Society, subject to the Bye-laws thereof.

Given under the Common Seal of the said Society.

this 5th day of MARCH 1994

Rs. 250/2


Hon. Secretary


Com. Member


Chairman

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	No. of Share Transfer	Reg. No of Transferor	To Whom Transferred	Reg. No of Transferee	Signature of Chairman/Secretary
15/4/05	5	19	Khedkar Hanman Maruti & Khedkar Vinata Hanman	53 FOR OPA JAYALAL CHAIRMAN	SECRETARY

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 बला कीक 3280/2004
 9-29

Rs. 21300/- Twenty one Thousand Three hundred only

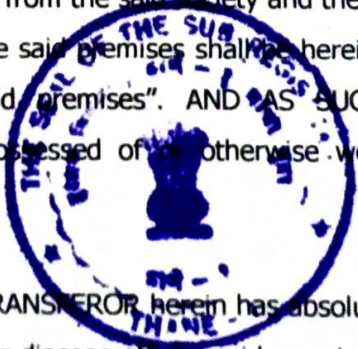
SALE AGREEMENT

Proper Officer
 Sub Registrar Thane

THIS AGREEMENT IS MADE AND ENTERED INTO AT THANE THIS 26 DAY OF Feb, 2005 between SHRI PUNDLIK NAMDEO PATIL, age about 50 years, Indian Inhabitant of Thane, hereinafter called the SELLER / TRANSFEROR (which term and expression shall unless it is repugnant to the context thereof or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART AND SHRI WAMAN MARUTI KHEDEKAR, age about 42 years AND SMT. VINITA WAMAN KHEDEKAR, age about 35 years, both Indian Inhabitant of Thane residing at 208, 2ND FLOOR, SAI SHAKTI APARTMENTS, WAGLE ESTATE, ROAD NO. 27, SHANTI NAGAR, THANE - 400 604 hereinafter called the PURCHASERS / TRANSFEREES (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS the SELLER / TRANSFEROR is seized and possessed of or otherwise well and sufficiently entitled to a Flat No. 301, Third Floor consisting two room and kitchen admeasuring 560 (Five Hundred Sixty) square feet built-up area in the building known as OM JAYANAND CO-OPERATIVE HOUSING SOCIETY LIMITED; duly registered under the Maharashtra Co-operative Society's Act, 1960 under registration No. TNA / (TNA) / HSG / (TC) / 6183 / 1993-94, building situated at Sector No. 7, Building No. 1, Type - V, Land bearing Survey No. 430 pt., Shree Nagar, Panchpakhadi, Taluka and District Thane - 400 604. The SELLER / TRANSFEROR is also holding five shares of Rs.50/= each bearing Nos. 91 to 95 (both inclusive) from the said society and the printed number of the share certificate is 19. The said premises shall be hereinafter for brevity's sake referred to as "the said premises". AND AS SUCH the SELLER / TRANSFEROR is seized and possessed of or otherwise well and sufficiently entitled to the said premises.

AND WHEREAS the SELLER / TRANSFEROR herein has absolute right and power to hold, occupy and deal with or dispose off the said premises those ownership



MAH-CCRA/0074
 SUB-REGISTRAR
 THANE - 2
 INDIA
 77948
 106000
 R. 0021300
 FEB 23 2005
 P B 1027
 MAHARASHTRA

Rs = 21300/-

Patil

Khedekar

Khedekar

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PURCHASERS Rg

rights he has agreed to transfer the said premises to the PURCHASERS TRANSFEREES herein at or for the lump sum price consideration of Rs.7,50,400/- (Rupees: Seven Lac Fifty Thousand Four Hundred only), and the PURCHASERS / TRANSFEREES have agreed to purchase the said premises relying upon the following representation made by the SELLER / TRANSFEROR that :-

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the SELLER / TRANSFEROR personally affecting the said premises;
- b. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is subject matter to any lispendens, easements or attachments either before or after judgment. The SELLER / TRANSFEROR has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises;
- c. The said premises is free from all encumbrances, charges, mortgages of any nature whatsoever;
- d. The SELLER / TRANSFEROR has paid all necessary charges of any nature whatsoever in respect of the said premises and the SELLER / TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises;
- e. The SELLER / TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or any other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said premises and have not dealt with or dispose off the said premises in any manner whatsoever;
- f. Neither the SELLER / TRANSFEROR nor any of his predecessor - in - title has received any notice either from the Municipal Corporation of Thane and / or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises;



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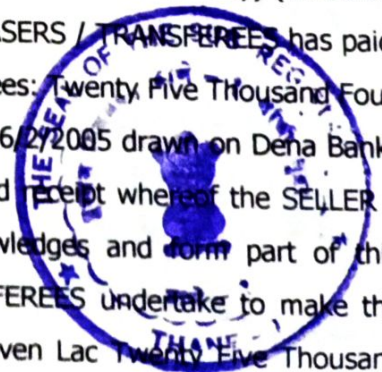
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- g. The SELLER / TRANSFEROR is in exclusive use, occupation and possession of the said premises and every part thereof and except the SELLER / TRANSFEROR no other person or persons is / are in use, occupation and possession and enjoyment of the said premises or any part thereof;
- h. The SELLER / TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage, or otherwise howsoever outstanding against the SELLER / TRANSFEROR and / or against the said premises or any part thereof;
- i. The SELLER / TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue code, U.L.C. Act or under any other statute from disposing off the said premises or any part thereof in the manner stated in this agreement;
- j. The SELLER / TRANSFEROR has not done any act, deed matter or thing whereby she is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the PURCHASERS / TRANSFEREES and the SELLER / TRANSFEROR has all the right, title and interest to enter into this deed with the PURCHASERS / TRANSFEREES on the various terms and conditions as stated herein;

Relying upon the aforesaid representation and declarations made by the SELLER / TRANSFEROR herein, the PURCHASERS / TRANSFEREES have agreed to purchase the said premises at or for the lump sum price consideration of Rs.7,50,400/- (Rupees: Seven Lac Fifty Thousand Four Hundred only) (inclusive of share money, any deposits etc.). The PURCHASERS / TRANSFEREES has paid to the SELLER / TRANSFEROR Rs.25,400/- (Rupees: Twenty Five Thousand Four Hundred Only) vide Cheque No. 944720 dated 26/2/2005 drawn on Dena Bank, Shreenagar, Thane - 400 604 (the payment and receipt whereof the SELLER / TRANSFEROR doth hereby admits and acknowledges and form part of this Agreement). And the PURCHASERS / TRANSFEREES undertake to make the balance payment of Rs.7,25,000/- (Rupees: Seven Lac Twenty Five Thousand only) on or before 45 days from execution of this agreement and / or at the time



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of handing over the vacant & peaceful possession of the said premises to the PURCHASERS / TRANSFEREES whichever is earlier. AND on receiving the aforesaid price the SELLER / TRANSFEROR shall transfer all his rights, title, interest and benefit of the said premises to the PURCHASERS / TRANSFEREES herein. It is agreed that the price consideration settled hereinabove is fair and reasonable market value. The SELLER / TRANSFEROR doth hereby sell and convey the said premises at the lump sum price consideration of Rs.7,50,400/- (Rupees: Seven Lac Twenty Five Thousand Four Hundred Four Hundred only). On receiving the said price consideration the SELLER / TRANSFEROR shall put the PURCHASERS / TRANSFEREES in absolute possession of the said premises. Beside the aforesaid terms and conditions certain other terms and conditions were arrived at, agreed and understood by and between the parties hereto which both of them reduced into writing vide DEED OF TRANSFER DATED 26 DAY OF Feb, 2005.

AND NOW THIS DEED OF TRANSFER WITNESSETH AS UNDER :-

1. That the SELLER / TRANSFEROR hereto doth hereby assign and transfer all his right, title, interest and benefit whatsoever he had in the said premises. The assignment of the said rights are incidental to the Shares which the SELLER / TRANSFEROR is holding in respect thereof and as such the ownership rights of the said premises and the rights accrued to the SELLER / TRANSFEROR is incidental to the said shares and the membership thereof.
2. The SELLER / TRANSFEROR herein shall put the PURCHASERS / TRANSFEREES in absolute and exclusive possession of the said premises against full & final payment as agreed upon.
3. In pursuance of the said agreement as stated hereinabove, the PURCHASERS / TRANSFEREES on payment to the SELLER / TRANSFEROR the full amount of price consideration the SELLER / TRANSFEROR doth hereby shall assigns, transfers and assures all his right, title, interest and benefit in the said premises and contributions and other status enjoyed by him in respect of the said premises in favour of the PURCHASERS / TRANSFEREES those rights being the ownership rights and the rights incidental to the shares of the said society.



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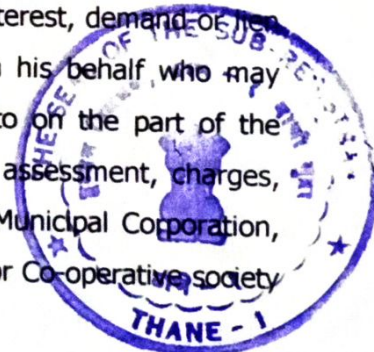
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4. The party of the First Part i.e. the SELLER / TRANSFEROR hereby agrees to provide the party of the Second Part i.e. the PURCHASERS / TRANSFEREES with all the information and documents connected with the said premise as & when required to the party of the Second Part.

5. That the PURCHASERS / TRANSFEREES shall be entitled to apply to the Co-operative Housing Society for the transfer on their name in the place of the SELLER / TRANSFEROR and infact the SELLER / TRANSFEROR shall arrange and do the needful in getting the said premises transferred on the name of the PURCHASERS / TRANSFEREES in the record of the said society and also get the name of the PURCHASERS / TRANSFEREES endorsed on the above referred share certificate and also do all the needful for getting the ownership rights, title, interest and benefits of the said premises duly transferred to the PURCHASERS / TRANSFEREES and also agree to pay the necessary transfer charges to the said society.

6. That the SELLER / TRANSFEROR hereonward shall have no right, title, claim, interest, demand or charge of whatsoever nature on the payments and contributions made by the PURCHASERS / TRANSFEREES. The SELLER / TRANSFEROR shall do the needful in all respect to secure the title of the said premises to the PURCHASERS / TRANSFEREES and shall always keep the PURCHASERS / TRANSFEREES indemnified from any liabilities and/or claim of the said premises. The SELLER / TRANSFEROR shall also get the said share certificate transferred on the name of the PURCHASERS / TRANSFEREES on the record of the said society.

7. The PURCHASERS / TRANSFEREES hereonwards shall be entitled to have a hold on the occupation and use of the said premises as the same is fit for occupation and the PURCHASERS / TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim, charges, interest, demand or lien of the SELLER / TRANSFEROR or any person on his behalf who may claim through him in trust for his subject only to on the part of the PURCHASERS / TRANSFEREES to pay the taxes, assessment, charges, duties or calls made by the said society, Thane Municipal Corporation, Government or any local authority or corporation or Co-operative society in respect of the said premises.

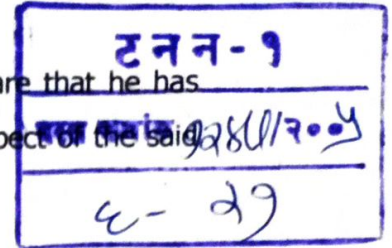


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8. That the SELLER / TRANSFEROR hereby state and declare that he has not in any manner whatsoever dealt with his right in respect of the said premises.



9. That the PURCHASERS / TRANSFEREES hereby covenant with the SELLER / TRANSFEROR that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Thane Municipal Corporation, the said society and Government etc., may make hereafter in respect of the said premises.

10. The SELLER / TRANSFEROR herein doth hereby return and hand over to the PURCHASERS / TRANSFEREES all documents, share certificate and undertake that from time to time and at all times hereafter and at the cost of the PURCHASERS / TRANSFEREES, their heirs, executors, administrators and counsels in law shall reasonably require to do and execute and/or cause and/or procure to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer rights, title, interest and benefits in the said premises and every part thereof unto and to the PURCHASERS' / TRANSFEREES' use as aforesaid.

11. The SELLER / TRANSFEROR hereby declare that he shall pay all the taxes and outgoings up to 30 April in respect of the said premises and that if any amount is due from him to the society, the Thane Municipal Corporation or Government and/or to any other person, persons, or authorities relating to the said premises, the same shall be paid by the SELLER / TRANSFEROR and if any such amount is recovered from the PURCHASERS / TRANSFEREES, the SELLER / TRANSFEROR doth hereby agree to indemnify and keep the PURCHASERS / TRANSFEREES indemnified there from.

12. It is agreed by and between the parties that all the taxes and outgoings from 1st May shall be born and paid by the PURCHASERS / TRANSFEREES and any amount due in respect of the taxes and outgoings for the period prior to the 30th April the same shall be paid by the SELLER / TRANSFEROR.



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR
FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED SHRI PUNDLIK NAMDEO PATIL, THE
SELLER / TRANSFEROR, THE PARTY OF THE
FIRST PART, IN THE PRESENCE OF

Patil
26/2/2005

Jayawant P. Patil *Patil*

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED SHRI WAMAN MARUTI KHEDEKAR
AND SMT. VINITA WAMAN KHEDEKAR, THE
PURCHASERS / TRANSFEREES, THE PARTY OF THE
SECOND PART, IN THE PRESENCE OF

wkhedekar
26/2/2005
vkhedekar
26/2/05

श्री वामन



SCHEDULE OF THE PROPERTY

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Flat No. 301, Third Floor, admeasuring 560 (Five Hundred Sixty) square feet built up area consisting of two room and kitchen in a Building known as OM JAYANAND CO-OPERATIVE HOUSING SOCIETY LIMITED a duly registered Society under The Maharashtra Co-operative Society's Act, 1960 under Registration No. TNA / (TNA) / HSG / (TC) / 6183 / 1993-94, building situated at Building No. 1, Type - V, Sector No. 7, Shree Nagar, Panchpakhadi, Taluka and District Thane - 400 604 bearing Land bearing Survey No. 430 pt. within the limits of the Thane Municipal Corporation and Registrar and Sub - Registrar, Thane. The SELLER / TRANSFEROR is also holding five shares of Rs.50/= each bearing Nos. 91 to 95 (both inclusive) from the said society and the printed number of the share certificate is 19

Patil

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mkhedekar

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

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Gen 113 mc.

मूळ प्रत [अहस्तांतरणीय]
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शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... *MUM* दिनांक/Date *23/12/05*

Received from..... *Naman M. Khedekar*

र./Rs..... *21300/-* (रुपये/Rupess) *Twenty one thousand three hundred*

on account of..... *हस्तानुसंधान*

रोखपाल वा लेखापाल
Cashier or Accountant

Proprietor (सही/Signature)



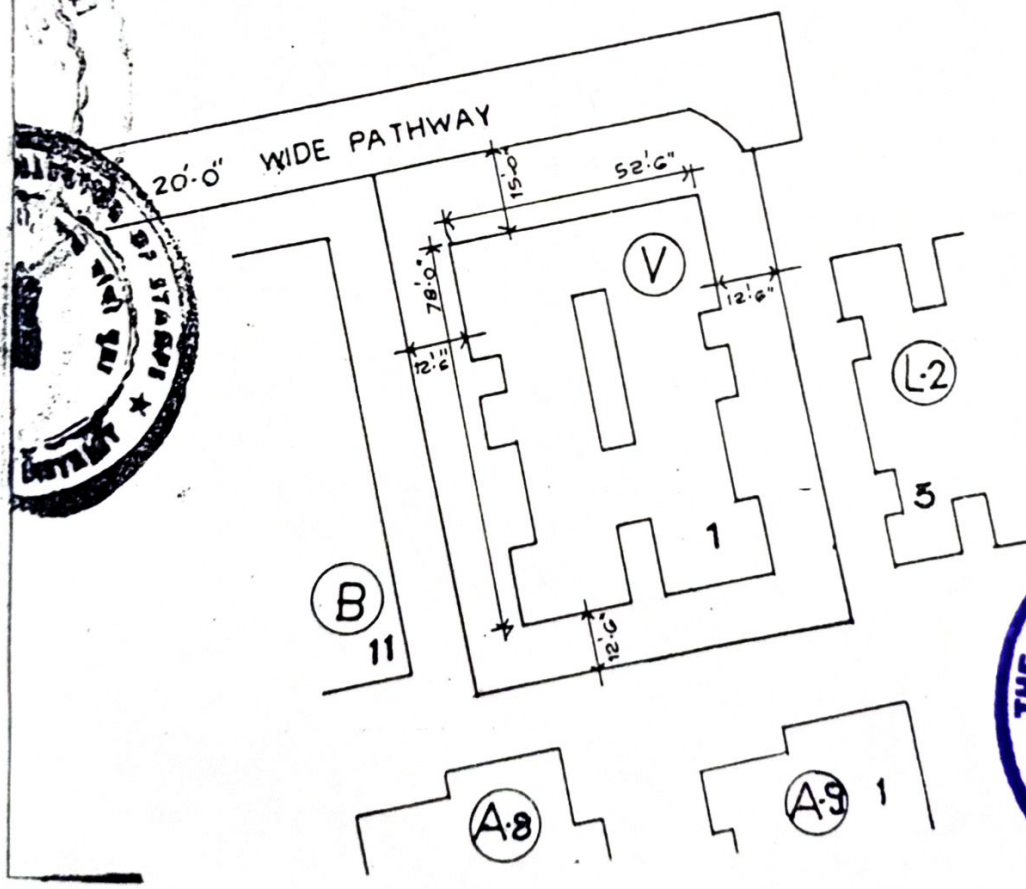
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PLAN OF PROPERTY BEARING S. NO. 430
AND MUNICIPAL APPROVED BUILDING NO. 1
TYPE 'V' IN SHREENAGAR HOUSING COMPLEX
PANCHPAKHADI, THANE.

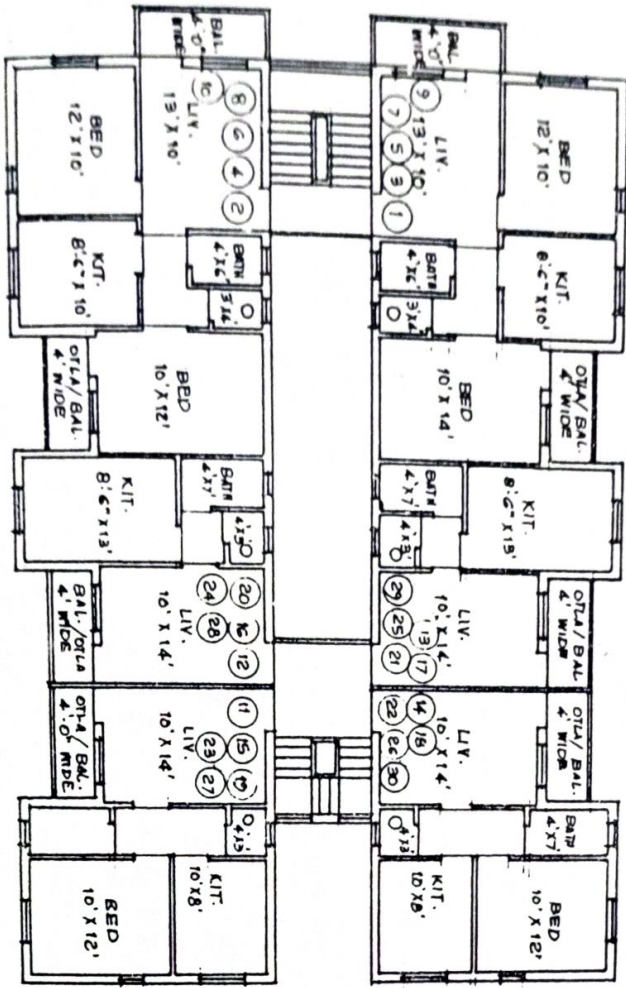
ADMEASURING ABOUT 759.60 SQ. MTS.

(BOUNDARY OF PLOT COLOURED RED)
SCALE - 1 INCH = 40.0 FEET

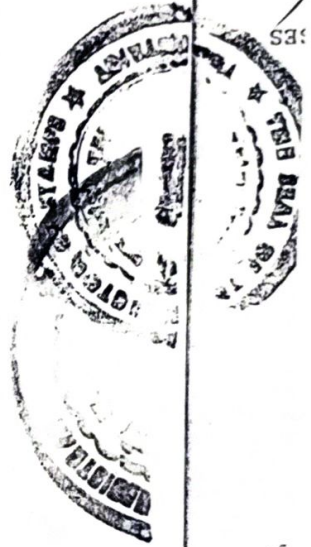
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दस्तावेज क्रमांक १२४०/२००५
१२ - २)



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RTY:
 NFR
 SES



PROPOSED FOR 30 TENEMENTS
 BUILDING CONSISTING OF 30 TENEMENTS
 10 NOS. 3 ROOM + KITCHEN : 790.00 SQ.FT.
 10 NOS. 2 ROOM + KITCHEN : 585.00 SQ.FT.
 10 NOS. 1 ROOM + KITCHEN : 440.00 SQ.FT.
 SECTION SHI
 SHREE NAGAR 301
 PANCHPATNADI, TRANE.

NOTES:
 LAST SLAB WILL BE A STORING SLAB SHORT SIDE.
 STAIRCASE WILL NOT BE PROVIDED FOR LAST SLAB.
 STEEL LADDER WILL BE PROVIDED FOR LAST SLAB.

FIRST PARTY *[Signature]* SECOND PARTY *[Signature]*

SCHEDULE OF DOORS & WINDOWS

D 3'-3" X 7'-0"	COUNTRY WOOD FRAME SINGLE PANELLED	- DO -
D1 3'-0" X 7'-0"	- DO -	- DO -
D2 2'-6" X 6'-6"	- DO -	- DO -
M 4'-0" X 4'-0"	COUNTRY WOOD FRAME PARTLY GLAZED	- DO -
M1 4'-0" X 3'-6"	- DO -	- DO -
M2 2'-0" X 2'-0"	R.C. GRILL.	- DO -

UNIT ARSENS
 ARCHITECTS.
 MEDIUM APARTMENTS, AMB WAZIR ROAD

MUNICIPAL CORPORATION OF THE CITY OF THANE

1731

Occupation Certificate No. V. P. 874 Date 24/11/19

OCCUPATION CERTIFICATE V.P. 874 is Herby Granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the

Occupation Certificate No. V. P. 874

874

Dated 3/12/19

Reference No. — 1) Building Permit and Commencement granted under No. V. P. 874

874

Dated 1/6/19

2) Plinth Certificate for the Construction granted under No. V. P. 874

874

Dated 1/6/19

3) O. C. required above existing

874

Dated 1/6/19

4) O. C. Priviously granted for

874

Dated 1/6/19

Owner's Name & Address :

M/S. UNIT ARSENS.

MADHUBAN APARTMENT

RAM MARUTI ROAD, THANE

Licence No. _____

Owner's Name & Address :

UNIT ARSENS DEVELOPERS ON

BEHALF OF BHADANI BROTHERS

PANCHPAKHADI, THANE.

Locality WAGLE ESTATE.

Village THANE Tika No. _____

C & CTS. No. 427 to 435 & 435

Name of the Road THANE

Note : 1) Permission is hereby granted to occupy the Building Partly/fully as

mentioned above

2) Property tax will be laid from the date of actual occupation or from the date on which of occupation certificate is granted whichever is earlier.

3) Total floor area at each floor.

BUILDING NO.	DISCRPTION	DATE
GROUND FLOOR	1) LIVING - 4 X 10.0 X 12.0	3/12/19
	2) BED - 3 X 10.0 X 10.0	1/6/19
	3) KIT - 4 X 3.0 X 12.0	
1ST, 2ND, 3RD & 4TH FLOOR	4) BATH - 4 X 6.0 X 4.0	3/12/19
	5) W.C. - 8 X 4.0 X 3.0	1/6/19
	6) O.T.L.A. - 4 X 9.0 X 4.0	
EACH FLOOR	7) SEPTIC TANK	
	8) OVER HEAD TANK	
	9) SUCTION TANK WITH PUMP ROOM	
BUILDING NO. V-1	1) LIVING - 2 X 13.0 X 10.0	3/12/19
	2) BED - 4 X 10.0 X 12.0	1/6/19
	3) KIT - 2 X 8.0 X 10.0	
GR, 1ST, 2ND, 3RD & 4TH FLOOR	4) BATH - 4 X 6.0 X 4.0	3/12/19
	5) W.C. - 8 X 4.0 X 3.0	1/6/19
	6) O.T.L.A. - 4 X 9.0 X 4.0	
EACH FLOOR	7) SEPTIC TANK	
	8) OVER HEAD TANK	
	9) SUCTION TANK WITH PUMP ROOM	



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बल्लू कर्माकर १२४४/२००५

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Office of the Collector, Thane.
No. REV-D.I.T, VII-NAP-SH-170
Date 6-6-1985.

- Read:-
1. This office order and even number dt. 23-5-1985.
 2. Representation No. UAD/108/85 dt. 24-5-1985 from M/s Unit Arson Developers, Thane.
 3. Report No. LND.WS.974-A dated 31-5-1985 from the Tahsildar, Thane.

O R D E R.

1. By this office order dated 23-5-1985 unauthorised N.A. use on an area 1,54,083. 15 M² on Survey numbers 427 pt. to 435 pt and 485 pt of village Panchpakhadi has been regularised. In this order on the basis of report dated 29-5-1985 of the Tahsildar, Thane the entire land was assessed for N. A.

2. The applicants have by their representation dated 24-5-1985 intimated that the entire land of 1,54,083-15 M² was not put to N.A. use from the year 1980 and so the levy of N.A.A. on the entire land right from 1980 is not proper. They have, therefore, requested to levy N.A.A. on the area which was actually converted to N.A. in different years. An enquiry was caused to be made through the Tahsildar Thane. He has reported that the following land has been converted to N.A. in the year shown against each.

Year.	Area converted to N.A.
1980	15241-25 M ²
1982	6768-00 M ² .
1983	14,254-00 M ² .
1984	9532-00 M ² .
1985	1,08,287-90

3. It is thus clear that there was an apparent error in levying N.A.A. on the entire land with effect from 1980. The Collector of Thane in modification of this office order dated 23-5-1985 directs that the N.A.A. shall be levied as under:-

From	To	Area in Sq.mtr.	Rate of N.A.A. Paise per Sq.mtr.	Annual Amount of N.A.A.	Amount of arrears.
7-8-80	31-7-85	15,241-25 M ²	79.6	13,132-05	10,660-15
1-7-82	31-7-85	6,768-00	-do-	7,387-30	16,162-00
1-7-83	31-7-85	14,254-00	-do-	11,346-20	22,692-40
1-7-84	31-7-85	9,532-00	-do-	7,587-50	7,587-50
1-7-85	and onwards.	5,775-00	-do-	4,596-90	4,596-90
Total				41,049-95	1,11,698-95

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PTO.

Total amount of Rs. 1,11,698-95 on account of arrears of H.A. should be remitted to the Tahsildar of Thane within 3 months from the date of this order.

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The H.A. permission in respect of the remaining area measuring 1,02,512-90 M² stands granted. Out of remaining area 1,02,512-10 M², an area measuring of 1301-10 M² proposed to be used for commercial purpose. The H.A.A. in respect of this should be recovered at the rate of Rs. 2.38 per sq.mtr, which comes to Rs. 3096-60 per year. The remaining area to be used for residential purpose is 1,01,211-80 M². The H.A.A. at the rate of Rs. 0.79.6 per sq.mtr is Rs. 80,564.60 per year. Thus total H.A.A. per year is Rs. 1,24,711.15 with effect from 1985.

The amount of conversion tax of Rs. 3,74,133-40 and the amount of Rs. 10,000/- remain unchanged. The other conditions of the order dated 23-5-1985 shall also remain unchanged.

G.C. signed by
Collector



[Handwritten Signature]
Collector of Thane. 668

Unit Arson and Urban Apartment, Maruti Road, Thane

fwd to the Tahsildar, Thane.

fwd to the City Survey Officer, Thane.

[Handwritten Signature]

[Handwritten Signature]
for Collector of Thane.



N.A

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28/1/88
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FORM NO. 2

Thane Municipal Corporation THANE PLANNING AUTHORITY

Commencement Certificate No. V.P. 874 Date 1/3/88

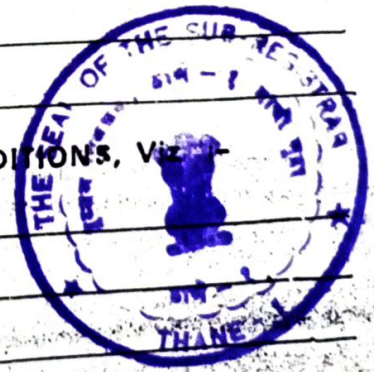
Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act : 1966 (Maharashtra XXXVII of 1966) :-

To, ~~Shri. M/s. Unit Arsens~~ M/s. Unit Arsens (Arch.)

For, M/s. Unit Arsens Developers on behalf of late Shri. Damodar Prasad Bhadani & Brothers (Owner)

to construct buildings on plot bearing S.No. 427 to 435 and 485 (part) at Panchpakhadi, Thane, as per your revised lay-out with revised buildings plans and application dated 24/11/87.

SUBJECT TO THE FOLLOWING CONDITIONS, VIZ -

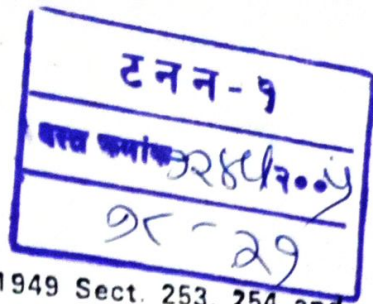


2. This Certificate shall remain valid for a period of one year Commencing on the date of its issue.

PLACE :
DATE :

For *[Signature]*
Commissioner
Thane Municipal Corporation,
Thane.





B. P. Municipal Corporation Act 1949 Sect. 253, 254 and
Rule No. 6 of the chapter XII of the Said Act.

Permit No. V.P. 874

Dated 1/3/88

Tika No. _____

X. S. No. 427 to 435 and 485 (Part)

To, _____ at Panchpakhadi, ~~Dist.~~ Thane.

~~Shri~~ M/s. Unit Arsens (Arch.)
For M/s. Unit Arsens Developers on behalf of Shri late
~~Shri~~ Damodar Prasad Bhadani and Brothers (Owner)

With reference to your application dated 24/11/87, have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within R. L. 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 latines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a sokage 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 R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality
14. The work should be commenced 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 shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. N. A. permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the construction work.
19. The owner and the Architect or Engineer is responsible for constructions.
20. Notice shall be given before 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 walls, reaches the plinth level and the construction should not be proceeded further and until the certificate is obtained 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 lifting out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office SEVEN days before starting the construction work.
27. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
28. The building material or earth removed from the tenants should not be dumped or stored on municipal road.



Narendrabhai

वे.क्र.मु.-२०,००,०००-१०-२००३-पीएच.*-बि (घर) ७२० (मिळा)

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य

नमुना म. को. नि. ६
[नियम ११२ पहा]

चलन क्रमांक

प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी की

DDO - 1075

या ठिकाणी कोषागारत / उपकोषागारत भरण्यात आलेल्या रोख (कमेचे चलन
भारतीय स्टेट बँकेमध्ये / भारतीय रिझर्व बँकेमध्ये

S. B. I. Thane

भरणा करणाऱ्याचे भरक्याचे

विच्यवतीने एकम भरण्यात आली आहे त्या व्यक्तीचे
नाव/पदनाम आणि पत्ता

च।म।न।त।म।ह।न।र।ब।ह।य।
ग।र।ड।क।र।ट।र।र।ठ।व।

भरणा करणाऱ्यांबंधीच्या प्राधिकारपत्राचा तपशील आणि
भरणा करण्याचा उद्देश

रस्तपेवब नोंदणी की 7500

भरणा केलेली एकम रुपये 7500

(अखरी) रुपये सात हजार
पाच श.



भरणा करणाऱ्याचे स्वाक्षरी
दिनांक

* येथे कोषागारत/बँकेत एकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा (वरी शिक्का उभवावा).

विभागीय अधिकाऱ्याने किंवा कोषागारतने भरक्याचे

लेख्याचे वर्गीकरण

विभाग : नोंदणी व मुद्रांक विभाग

प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी की

उपप्रधानशीर्ष : ०३ नोंदणी की

गौणशीर्ष : १०४ रस्तपेवबच्या नोंदणीसाठी की
सर्वसाधारण वसुली

संगणक संकेतांक

0 0 3 0 0 1 5 2 0 0

बरोबर आहे, पैसे स्वीकारवीस गावती घावी.

रुपयस दिवसक ठाण ?
स्वाक्षरी

कोषागारतने/उपकोषागारतने/भारतीय रिझर्व बँकेने/
भारतीय स्टेट बँकेने/हिदाबाद स्टेट बँकेने भरक्याचे

एकम मिळाली.

रुपये (आकड्यात) 7500/

रुपये (अखरी) Separations and file

कोषपाल: मुद्रांक only

लेखापाल:

भारतीय स्टेट बँक/बँक/S.B.I.
राज्य कॅम्पस ब्रांच
Sectorial Campus Branch
कोषागारत/उपकोषागारत अधिकारी/बँकचा व्यवस्थापक.

54 FEB 2005

रोख/रोकड/CASH
प्राप्त/RECEIVED

दिनांक: १३/०२/२००५

फ. बाग पत्र.

टनन-१
दस्त क्रमांक 286/2005
१९ - २१

07/03/2005
11:46:11 am

दुय्यम निबंधक:
ठाणे 1

दस्त गोषवारा भाग-1







टनन1

दस्त क्र 1247/2005

२०-२९

दस्त क्रमांक : 1247/2005

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नाव: वामन मारुती खेडेकर पत्ता: घर/फ्लॅट नं: 208 गल्ली/रस्ता: - ईमारतीचे नाव: साई शक्ती अपार्टमेंट ईमारत नं: - पेठ/वसाहत: श्रीनगर शहर/गाव: ठाणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 42 सही <i>Wkhedekar</i>		
2 नाव: विनिता वामन खेडेकर पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 35 सही <i>Wkhedekar</i>		
3 नाव: पुंडलिक नामदेव पाटील पत्ता: घर/फ्लॅट नं: 301 गल्ली/रस्ता: - ईमारतीचे नाव: ओम जयानंद को ऑ ही सो ईमारत नं: - पेठ/वसाहत: वागळे इस्टेट शहर/गाव: ठाणे तालुका: - पिन: - पॅन नम्बर: ABGP	लिहून देणार वय 53 सही <i>Patil</i>		



दस्त गोषवारा भाग - 2

टनन1

दस्त क्रमांक (1247/2005)

२९-२९

दस्त क्र. [टनन1-1247-2005] चा गोषवारा
बाजार मुल्य : 749376 मोबदला 750400 भरलेले मुद्रांक शुल्क : 21300

दस्त हजर केल्याचा दिनांक : 07/03/2005 11:38 AM
निष्पादनाचा दिनांक : 26/02/2005
दस्त हजर करणा-याची सही :

Ushadeger

पावती क्र.:1280 दिनांक:07/03/2005
पावतीचे वर्णन
नांव: वामन मारुती खेडेकर

7500 : नोंदणी फी
420 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7920: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/03/2005 11:38 AM
शिक्का क्र. 2 ची वेळ : (फी) 07/03/2005 11:44 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 07/03/2005 11:45 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 07/03/2005 11:45 AM

दस्त नोंद केल्याचा दिनांक : 07/03/2005 11:46 AM

पावती क्र.:1281 दिनांक:07/03/2005
पावतीचे वर्णन
नांव: वामन मारुती खेडेकर

10 : नोंदणी फी

10: एकूण

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात.

1) सुधिर- फाळके , घर/प्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: गीता झेरॉक्स

शहर/गाव: ठाणे

तालुका: -

पिन: -

निर्माता

दु. निबंधकाची सही, ठाणे 1

दु. निबंधकाची सही
ठाणे 1

प्रमाणित करण्यात येते कि या दस्तामध्ये

एकूण.....२९..... पाने आहेत.

दुय्यम निबंधक ठाणे-६

पुस्तक क्रमांक ९ वर

..... ९२४७ क्रमांकावर नोंदले.

दुय्यम निबंधक

(श्री. एस. एस. मिसाळ)

कार्य ७ मार्च २००५

