



दस्तक्रमांक व वर्ष: 7000/2010

Monday, June 28, 2010

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दुय्यम निबंधक: सह दु.नि.ठाणे 5

नोंदणी 63 म.

Page: 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वडवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,715,000.00
बा.भा. रु. 1,575,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: स नं 25/3ए,29/7, सदनिका नं 1004,10 वा मजला, ए विंग, फ्लॅटींगम लॉन्स, जी वी रोड, कारवारवडवली, ठाणे.
- (3) क्षेत्रफळ (1) 64.83 चौ.गि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. मेघ डेव्हलपर्स तर्फे भागीदार सोनेश एल. देवीया तर्फे कु.मु. म्हणून गोविंद सोपान काकडे :- घर/फ्लॅट नं: घाटकोपर, मुंबई; गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नंबर: F60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अभिजीत निळकंठ दिक्षित :- घर/फ्लॅट नं: वॅली टॉवर, मानपाडा, ठाणे; गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नंबर: AFHPD6982L.
(2) पल्लवी अभिजीत दिक्षित :- घर/फ्लॅट नं: सदर; गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नंबर: AVSPD8668A.
- (7) दिनांक करून दिल्याचा 28/06/2010
- (8) नोंदणीचा 28/06/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7000 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 168350.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



सह दुय्यम निबंधक ठाणे क्र. 4



THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

1,68,390-

Customer Copy 770607/

Branch: _____ Date: 25/6/2010
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

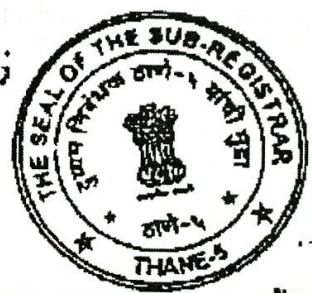
Franking Value	Rs.	<u>1,68,390</u>
Service Charges	Rs.	<u>10-</u>
Total	Rs.	<u>1,68,400-</u>

Name & Address of Stamp duty paying party
Abhisit N. Dixit
of 4-504, Valley Tower
Tel. No.: / Mobile No.: 9822000000
Purpose of Transaction Other
In cash for Franking Documents
Rs. 1,68,390-

(For Bank's Use only)
40433



Sr. No. 219114
For The Cosmos Co-op. Bank Ltd.
Sudhakar
Authorized Signatory



FOR THE COSMOS CO-OP. BANK LTD.

Authorized Signatory

Abhisit N. Dixit
Abhisit N. Dixit

THIS AGREEMENT made at THANE this 25th day of June 2010 between M/S. MEGH DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932 having their office at 1st Floor, Nav Durga Apt., Oghadbbhai Lane, Behind Pooja Hotel, M. Road, Chhatkopar (E), Mumbai - 400 077., hereinafter referred to as 'PROMOTERS' (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said firm of M/s. Megh Developers, their survivors or survivor and the heirs, executors and administrators of such last survivor) of ABHISIT NILKANTH DIXIT (the One Part) MRS. PALLAVI ABHISIT DIXIT (the Other Part) of Indian Inhabitant/s/a firm registered under the Indian Partnership Act 1932/a company registered under the Companies Act, 1956 having his/her/ their address/office at 4/4, 504, VALLEY TOWER

The Cosmos Co-operative Bank LTD., Thane
Branch, Thane

RS. ONE LACS SIXTY EIGHT THOUSAND THREE

Abhisit N. Dixit
Abhisit N. Dixit

तनन-५
दस्ता क्रमांक <u>6000/2090</u>
<u>2/1/23</u>

STAMP DUTY MAHARASHTRA
Rd 0168390-185157
194803
JUN 25 2010
16:27

x NO
x [Signature]

NEAR KHEWRA CIRCLE
MATPADA, THANE (WEST) 400610

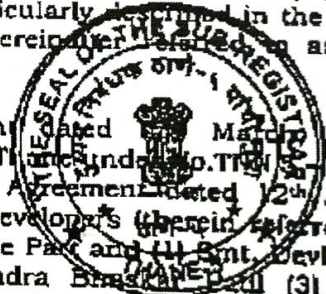
hereinafter referred to as the 'PLAT PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns/ the partners for the time being of the said firm, their survivors or survivor and the heirs, executors and administrators of such last survivor/it's successors and assigns) of the Other Part.

[Signature]

WHEREAS:-

(a) (1) Smt. Devkubai Bhaskar Patil (2) Shri Harishchandra Bhaskar Patil (3) Shri Narayan Bhaskar Patil (4) Smt. Laxmibai Sitaram Patil (5) Smt. Dharmibai Dama Patil (Mukadam) (6) Smt. Chandrabhaga Namdev Patil (7) Smt. Kamlabai Namdev Madhavi (8) Shri Dilip Harishchandra Patil (9) Master Sumit Dilip Patil, a minor (10) Kum. Smita Dilip Patil, a minor (11) Kum. Neha Dilip Patil, a minor (12) Smt. Jayawanti Naresh Keni (13) Shri Vilas Harishchandra Patil, (14) Master Vinit Vilas Patil, a minor (15) Master Priyank Vilas Patil, a minor (16) Shri Rashmin Narayan Patil and (17) Smt. Himali Narayan (hereinafter referred to as the 'said Owners') are the owners of and were seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land inter alia bearing S.No.25 H.No.3 A admeasuring 6030 sq.mtrs. as per 7/12 Extract and 6100.6 sq.mtrs. as per document and S.No.29 H.No.7 admeasuring 2410 sq.mtrs. as per 7/12 Extract and 2438.2 sq.mtrs. as per documents in all admeasuring about 8440 sq.mtrs. as per 7/12 Extracts and 8538.8 sq.mtrs. as per documents situate, lying and being at village: Vadavali, Taluka, District, and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and delineated on the plan hereto annexed and marked 'Annexure A' and thereon shown surrounded by green colour boundary line and more particularly described in the First Schedule hereunder written and hereinafter referred to as the 'said Bigger Property'.

(b) By an Agreement for Development registered with the Sub-Registrar at Thane under No. TTR/3-2318 of 2005 (read with Supplementary Agreement dated 2nd April, 2005) made between M/s. Shanti Developers (herein referred to as the Party of the First Part) of the One Part and (1) Smt. Devkubai Bhaskar Patil (2) Shri Harishchandra Bhaskar Patil (3) Shri Narayan Bhaskar Patil (4) Smt. Laxmibai Sitaram Patil (5) Smt. Dharmibai Dama Patil (Mukadam) (6) Smt. Chandrabhaga Namdev Patil (7) Smt. Kamlabai Namdev Madhavi (8) Shri Dilip Harishchandra Patil (9) Master Sumit Dilip Patil, a minor (10) Kum. Smita Dilip Patil, a minor (11) Kum. Neha Dilip Patil, a minor (12) Smt. Jayawanti Naresh Keni (13) Shri Rashmin Narayan Patil and (14) Smt. Himali Narayan out of the, said Owners (therein referred to as the Party of the Second Part/ Owners and hereinafter referred to as the 'said Smt. Devkubai Bhaskar Patil & 13 others') of the Other Part, the said Smt. Devkubai Bhaskar Patil & 13 others for the legal necessities and in the interest of the estate have granted the development rights in



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respect of the said Bigger Property to the said M/s. Shanti Developers for the consideration and upon the terms and conditions therein mentioned.

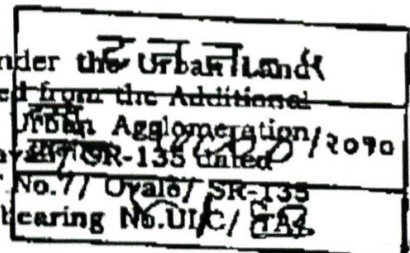
(c) By two Power of Attorneys (i) Power of Attorney dated 17th March, 2005 authenticated before the Sub-Registrar Thane No.4 under No.291 of 2005 and (ii) Power of Attorney dated 17th March, 2005 authenticated before the Sub-Registrar Thane No.4 under No.292 of 2005 the said Smt. Devkubai Bhaskar Patil and 13 others appointed Shri Rajendra M. Danthi and Shri Parag Shah, the Partners of the said M/s. Shanti Developers as their constituted attorneys to enable them to do the various acts, deeds, matters and things in respect of the said Bigger Property as mentioned therein.

(d) The above recited Agreement for Development dated 17th March, 2005 (hereinafter referred to as the 'said Agreement for Development') as well as the said two Power of Attorneys both dated 17th March, 2005 were to be executed by the 'said Owners' (i.e. the said Smt. Devkubai Bhaskar Patil and 13 others as well as Shri Vilas Harishchandra Patil, Vinit Vilas Patil, a minor and Priyank Vilas Patil, a minor). However the said Shri Vilas Harishchandra Patil, Vinit Vilas Patil, a minor and Priyank Vilas Patil, a minor (hereinafter referred to as the said Shri Vilas Harishchandra Patil and 2 others) could not remain present at the time of execution of the said Agreement for Development and the said two Power of Attorneys. Therefore by a Deed of Confirmation dated 6th June, 2005 registered with the Sub-Registrar at Thane under No.TNN-2 3573 of 2005 read with the Supplementary Agreement dated 6th June, 2005 made between the said M/s. Shanti Developers (therein referred to as the Party of the First Part/ Developers) of the One Part and the said (i) Shri Vilas Harishchandra Patil (ii) Vinit Vilas Patil and (iii) Priyank Vilas Patil (Nos. (ii) and (iii) being minors through their father and natural guardian Shri Vilas H. Patil) (therein referred to as the Party of the Second Part) of the Other Part, the said Shri Vilas Harishchandra Patil and two others confirmed the said Agreement for Development.

(e) By two Power of Attorneys (i) Power of Attorney dated 17th June, 2005 authenticated before the Sub-Registrar Thane No.2 under No.259 of 2005 and (ii) Power of Attorney dated 17th June, 2005 authenticated before the Sub-Registrar Thane No.2 under No.260 of 2005 the said Shri Vilas Harishchandra Patil and two others appointed Shri Rajendra M. Danthi and Shri Parag Shah, the Partners of the said M/s. Shanti Developers as their constituted attorneys to enable them to do the various acts, deeds, matters and things in respect of the said Bigger Property as mentioned therein.

(f) The said Owners have handed over the vacant and peaceful possession of the said Bigger Property to the said M/s. Shanti Developers.

(g) The said Owners had filed their return under the Urban Land (Ceiling & Regulation) Act, 1976 and obtained from the Additional Collector and Competent Authority Thane Urban Agglomeration/2070 orders (i) bearing No.ULC/ TA/ T.No.7/ Vada/ SR-135 dated 30/09/2003 and (ii) bearing No.ULC/ TA/ T.No.7/ Ovala/ SR-135 dated 23/09/2005. Under the said Order bearing No.ULC/ TA/

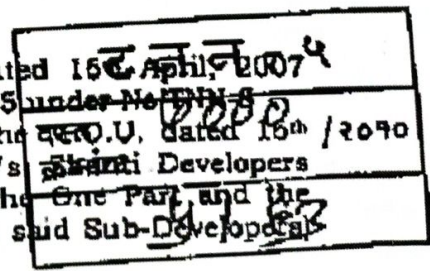
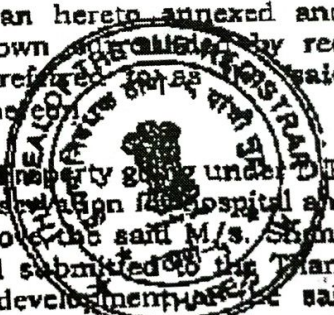


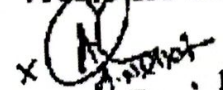
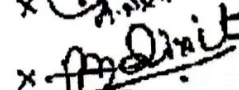
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T.No.7/ Ovale/ SR-135 dated 23/09/2005 an area admeasuring 1160 sq.mtrs. out of Survey No.29 H.No.7 had been declared as the surplus vacant land. Thereafter the said Owners had made representation to the authorities under the Urban Land (Ceiling and Regulation) Act, 1976 and requested to consider the area of recreation ground. Thereafter the Additional Collector and Competent Authority Thane Urban Agglomeration has passed the order bearing No.ULC/ TA/ T.No.7/ Vadavali/ SR-135 dated 24/10/2005. Under the said order dated 24/10/2005 an area admeasuring 293.74 sq.mtrs. out of S.No.29 H.No.7 has been declared surplus vacant land. Thereafter the necessary application has been made to the authorities under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption of the said 293.74 sq.mtrs. area which has been declared as surplus vacant land and to hold and develop the same.

- (h) Earlier under the Development Plan for the Thane Municipal Corporation (i) a portion of the said Bigger Property admeasuring 2828.31 sq.mtrs. and shown by brown colour hatches on the plan hereto annexed and marked Annexure : A was going under the D.P. Road, (ii) a portion of the said Bigger Property admeasuring about 255.96 sq.mtrs. and shown by brown colour wash on the plan hereto annexed and marked Annexure: A was going under widening of 12 mtrs. wide road and (iii) A portion of the said Bigger Property admeasuring 917.49 sq.mtrs. and shown by orange colour wash on the plan hereto annexed and marked as Annexure: A was reserved for Maternity Home.
- (i) A portion of the said Bigger Property admeasuring 293.74 sq.mtrs. and shown by blue colour wash on the plan hereto annexed and marked as Annexure: A had been declared as surplus vacant land under U.L.(C & R) Act 1976.
- (j) In view of what has been recited hereinabove it was possible to develop the remaining portion of the said Bigger Property admeasuring 4144.50 sq.mtrs. (i.e. area other than the portion going under D.P. Road, widening of 12 mtrs. wide road, reservation for hospital and U.L.C. surplus area as recited hereinabove) and delineated on the plan hereto annexed and marked Annexure: A and thereon shown by red colour boundary line and hereinafter referred to as 'the said Property' for construction of buildings thereon.
- (k) In view of the portions of the said Bigger Property going under D.P. Road, widening of 12 mtrs. wide road, reservation for hospital and U.L.C. surplus area as recited hereinabove the said M/s. Shanti Developers through their Architects had submitted to the Thane Municipal Corporation the plans for development of the said Bigger Property by construction of buildings on the said Property and the same had been sanctioned by the Thane Municipal Corporation under V.P. No.2005/146 TMC/ TDD/ 208 on 28/03/2006 and the Thane Municipal Corporation also issued the Commencement Certificate on 05/10/2006.

(l) By an Agreement for Sub-Development dated 16th April 2007 registered with the Sub-Registrar at Thane - 5 under No. 3035 of 2007 (executed in pursuance of the U.O. dated 16th October, 2006) made between the said M/s. Shanti Developers (therein referred to as the Developers) of the One Part and the Promoters herein (therein referred to as the said Sub-Developer)

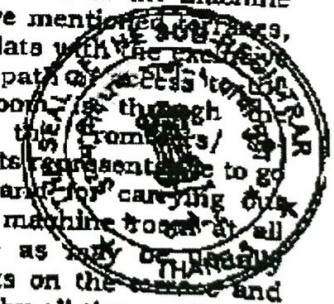


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It is also understood and agreed by and between the parties hereto that the terrace space in front of or in back side or adjacent to the terrace flats on the top floor in the said Building shall belong exclusively to the respective purchaser of such terrace flats and such terrace space are intended for the exclusive use of the respective terrace Flat Purchaser.

- (b) The Promoters shall also be entitled to construct additional story or storeys with or without terrace, garden houses alongwith one or more terraces and/or garden houses, pent houses with or without open spaces attached thereto and shall be entitled to sell the exclusive use of the same and/or otherwise dispose of the same at the discretion of the Promoters. The Flat Purchaser shall not be entitled to raise any objection of whatsoever kind or nature in respect of the use of such terrace or open space by the purchasers of such terrace flat/ pent house/ garden house and the Flat Purchaser shall not be entitled to the use of the same. The Purchasers of such terrace flats/ pent houses/ garden houses shall be exclusively entitled to the use of the terrace or open space sold and/ or allotted to them.
- (c) In the event of the Promoters obtaining permission from the Municipal authorities for construction of any type of premises on the terrace, then the Promoters shall be entitled to construct, deal with and dispose off in any manner whatsoever such premises constructed or to be constructed by them on the terrace together with the terrace to such person or persons or parties at such rate and on such terms and conditions as the Promoters at their sole discretion may decide and in that event to allot the entire terrace to the Purchasers of such premises constructed on the terrace and the terrace shall then be in the exclusive possession of such Purchasers of such premises constructed on the terrace as aforesaid. The Flat Purchaser further agrees and undertakes not to object to such construction on the ground of light and ventilation, nuisance, annoyance, inconvenience and/or on any other reason whatsoever.
- (d) However in the event the overhead water tank or lift machine room is constructed within any of the above mentioned flats, garden house, pent houses, terrace flat or flats with the exclusive use or enjoyment of a terrace or that the path of access to the overhead water tank or lift machine room is through the above mentioned garden house etc. then the co-operative society shall be entitled to depute its representatives to go to the terrace for check up and upkeep and for carrying out repairs to the overhead water tank or lift machine room at all reasonable time and/or during such time as may be mutually agreed upon by the purchasers of such flats on the terrace and the co-operative society that may be formed by all the purchasers of the flats and premises in the said Building.

(e) The Purchasers to whom such terrace flats/ pent houses/ garden houses may be sold shall be admitted as members of the co-operative society of the purchasers of the premises in the said Building without any objections or conditions (except the payment of Rs.250/- as share money and Rs.100/- as entrance fee) and the Flat Purchaser confirms, that he has no objection to the same and he shall not dispute the same at any time hereafter.



(except the payment of Rs.250/- as share money and Rs.100/- as entrance fee) and the Flat Purchaser confirms, that he has no objection to the same and he shall not dispute the same at any time hereafter.
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53. It is also understood and agreed by and between the parties hereto that the stilts portion shall belong to the Promoters who alone shall have the right to deal with or dispose off the same. The person/s to whom the stilts portions may be sold or disposed off will be admitted as members to the co-operative society or the limited company or the condominium of apartment owners as the case may be and they will be entitled to use the same as may be permitted by the Thane Municipal Corporation and the Flat Purchaser confirms that he has no objection to and shall not dispute the same at any time hereafter.

54. The terrace on the said Building shall always belong to the Promoters and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit. In the event of the Promoters obtaining permission from the Municipal authorities for construction of any type of Flat on the terrace, then the Promoters shall be entitled to construct, deal with and dispose off in any manner whatsoever such Flat constructed or to be constructed by them on the terrace together with the terrace to such person or persons or parties at such rate and on such terms and conditions as the Promoters at their sole discretion may decide and in that event to allot the entire terrace to the purchasers of such flats constructed on the terrace and the terrace shall then be in the exclusive possession of such purchasers of such flats constructed on the terrace as aforesaid.

55. All basements, open spaces, suit car parking, open car parking spaces in the compound of the said Building which are proposed presently and/or which may be proposed in future will belong to and owned by the Promoters only and they will have sole and exclusive rights and authority to alienate or dispose of the same on such terms and conditions as they may like to any person or party and receive and appropriate the consideration received in respect thereof and the Flat Purchaser will have no objection to the same and the Flat Purchaser do hereby consent to what is stated above.

56. The Flat Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all the floors of all the wings of the said Building on the said Plot being not ready for occupation simultaneously and in the event of the Promoters at the request and insistence of the Flat Purchaser granting to the Flat Purchaser the licence to enter upon the said Flat for the purpose of interior decoration/ making furniture earlier than completing all the floors of all the wings of the said building on the said Plot then and in that event the Flat Purchaser shall have no objection to the Promoters completing the construction of the balance floors of the said building on the said Plot without any interference or objection by the Flat Purchaser. The Flat Purchaser further confirms that he shall not object or dispute construction of the balance floors of the wings of the said Building by the Promoters on the ground of nuisance, annoyance or any other ground or reason and the Promoters shall be entitled to construct and complete such balance floors on the said Building on the said Plot as they may desire in their absolute discretion without any interference or objection or dispute by the Flat Purchaser.

57. If any Sales Tax/V.A.T./Works Contract Tax/Service Tax in respect of this agreement and/ or the said Flat is payable or any liability on that account arises in future, the same shall be paid and discharged by the Flat Purchaser alone and Promoters shall not be liable to contribute anything on that account. The Flat Purchaser hereby undertakes to pay to the Promoters within seven days from the date of

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✕ *[Signature]*

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the Promoters making demand in that respect if any such Sales Tax or Worker Contract Tax is paid by the Promoters in respect of the said Flat.

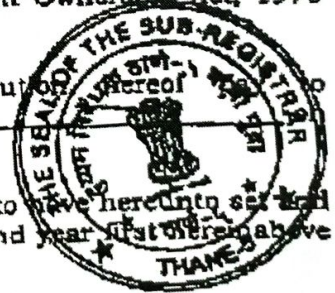
58. The Promoters shall if necessary, become a member of the co-operative society or a limited company or a condominium of apartment owners as the case may be in respect of their rights and benefit conferred herein or otherwise. If the Promoters transfer, assign, and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the purchaser thereof shall become the member of the co-operative society or a limited company or a condominium of apartment owners as the case may be in respect of the said rights and benefits. The Flat Purchaser herein and the organisation of the Flat Purchasers will not have any objection to admit such assignee or transferee as member of such organisation.

59. The Flat Purchaser hereby confirms that he is aware that the Promoters may obtain the loan for development of the said Plot from any bank or financial institution and as security for repayment of such loan the Promoters shall be required to create a mortgage on the said Plot with the building under construction thereon. The Flat Purchaser hereby confirms that he has no objection for creating mortgage on the said Plot by the Promoters. It is agreed and confirmed by the Promoters that in the event the Promoters obtain any such loan then in that event upon payment of the last installment of the consideration by the Flat Purchaser and at the time of handing over the possession of the said Flat the Promoters shall obtain the letter from such bank or financial institution confirming that the said Flat is completely free from such bank or financial institution's charge in all respect. However in the event the Flat Purchaser is desirous of obtaining any loan from any bank or financial institution other than the bank or financial institution from which the Promoters might have obtained the loan then in that event the Promoters shall obtain N.O.C from their bank or financial institution in favour of the bank or financial institution from which the Flat Purchaser is desirous of obtaining the loan to create a second charge on the said Flat.

60. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder or the Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

61. The Flat Purchaser shall on execution of this agreement pay the brokerage the consideration hereof.

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



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
[THE SAID BIGGER PROPERTY]

ALL THOSE pieces or parcels of land bearing S.No.25 H.No.3 A admeasuring 6030 sq.mtrs. as per 7/12 Extract and 61000 sq.mtrs. as per document and S.No.29 H.No.7 admeasuring 2410 sq.mtrs. as per 7/12 Extract and 2438.2 sq.mtrs. as per document and all admeasuring about 2440 sq.mtrs. as per 7/12 Extracts and 8550 sq.mtrs. as per document. 25/83

ANIL K. PATIL
ANIL K. PATIL

document situate, lying and being at village: Vadavali, District, Taluka and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and bounded as follows:

- On or towards East : by road
 On or towards West : partly by land bearing S.No.29 H.No.8 of Vadavali and S.No.86 of Ovalc
 On or towards North : by S.No.29 H.No.8
 On or towards South : partly by road and partly by land bearing S.No.29 H.No.8 of Vadavali

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:
[THE SAID PLOT]

ALL THOSE pieces or parcels of land bearing S.No.25 H.No.3/A/1 admeasuring 4240 sq.mtrs. and S.No.29 H.No.7/1 admeasuring 340 sq.mtrs. in all aggregating to 4580 sq.mtrs. situate, lying and being at village: Vadavali, District, Taluka and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and bounded as follows:

- On or towards East : by S.No.29 H.No.6
 On or towards West : by S.No.25 H.No.3/A/2 of village Ovalc
 On or towards North : by 30 mtrs. Wide D.P.Road
 On or towards South : by S.No.25 H.No.3B

THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITIES

Proportionate equal right to the immediate area abutting the main door after the landing on the said floor of the said Flat (save and except parking space/garage).

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Pro-rata right along with all purchasers of property in the said Property in limited common areas and facilities i.e.

- (1) Staircase.
- (2) Staircase landing.
- (3) Entrance Hall.
- (4) Underground water tank with pump and overhead water tank.
- (5) Podium Garden and Club House



THE FIFTH SCHEDULE ABOVE REFERRED TO:
LIST OF AMENITIES AND SPECIFICATIONS

1. Living Room and Dining :

Marbonite Tiles Flooring
 Wooden Main Door, 6000
 Anodized Sliding Windows with 12090

ट न न - ५	
	6000 / 12090
2C/ES	

§
 x *(Signature)*
 x *(Signature)*

- Granite Frame, French windows,
3 Light Points, 2 Fan Points, 2
Plug Point, 1 Telephone Point,
1 T.V. Point.
2. Bed Room : Marbonite Tiles Flooring,
Anodized Sliding Windows with
Granite Frame, 2 Light Points,
1 Fan Point, 2 Plug Points,
1 Telephone Point, 1 T.V. Point,
1 A.C. Point. In any one bedroom
1 Plug for internet.
3. Kitchen : Marbonite Tiles Flooring, Granite
Platform With S.S.Sink and
Service Platform, Designer
Tiles, 2 Light Points, 1 Fan Point,
2 Plug Points, 1 Fridge Point,
1 Aquaguard Point, 1 Exhaust
Fan Point.
4. Bathroom : Commode, Ceramic Tile Flooring,
Designer Tiles, Elegant
Bathroom Fittings, 1 Light Point,
Exhaust Fan Point.
5. Drying and Utility Space : 1 Light Point, 1 Washing
Machine Point.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

1. The expenses of maintaining, repairing, redecorating etc. of the main structure, the main entrance, passages, landings, staircase of the building, the boundary walls of the building, compound, terrace etc. as enjoyed by the Flat Purchaser/ used by him in common with the other purchasers of flats.
2. The expenses of maintaining, repairing the terrace, gutters, rain water pipes of the building, water pump, water pipes, lift and electric wires in, under or upon the said building as enjoyed by the Flat Purchaser/ used by him in common with the other purchasers of flats.
3. The cost of cleaning and lighting of the passages, water pump, landings, staircase, common lights and other parts of the said building used by the Flat Purchaser in common as aforesaid.
4. The cost of the salaries of clerks, bill collectors, sweepers, pump man, sweepers etc.
5. The cost of working and maintenance of common light, water pump and other service charges.
6. Deposits for the said building's water meter, electric meter, sewer line etc.



हवन - ५	
दस्ता	०००० १२०१०
क्रमांक	
30/1/23	

x *[Signature]*

x *[Signature]*

7. Municipal and other taxes such as house tax, water charges, common electricity charges, bills, cess, levy, land revenue N.A. Taxes etc.
8. Insurance of the said building.
9. The maintenance charges, cost, expenses and amounts required for maintenance of street light, sewer line, storm water drain, water lines, internal roads.
10. Such other expense as are necessary or incidental for the maintenance and up keep of the said building and the said Property.

SIGNED AND DELIVERED by the
withinnamed 'PROMOTERS'

M/S. MEGH DEVELOPERS
through their partner

MR SONESH. L. DEDHIA
in the presence of...

1. SUNIL PUNE
SUNIL

2. RAJENDRA SONAVANE

SIGNED AND DELIVERED by the
withinnamed 'FLAT PURCHASER'

MR ABHISIT MILKAM DIXIT
MR PALLAV ABHISIT DIXIT
in the presence of...

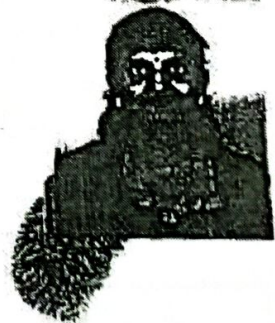
1. SUNIL PUNE
SUNIL

2. RAJENDRA SONAVANE



For M/S. MEGH DEVELOPERS

[Signature]
Partner



टनन - 4	
दस्ता	0000 / 2090
क्रमांक	
39 : 23	

अपर जिल्हाधिकारी व राक्षम प्राधिकारी यांचे नागरी अंशुलन आणि व म्हन्मुबई नागरी संकुलना सभोचतालील ८ कि.मि.परिसर ठाणे पालिका न्यायालयत.



:- पुणलसी/टिए/टे.नं.७/कासारवडयली/

एस.आर.१३५

:- २६/७/२००७

:- श्री.नारायण भास्कर पाटील
मीजे-बडयली, ता.जि.ठाणे

याचले :- शासनपत्र क्र.पुणलसी १००७/प्रक्र-३७/नाजकधा-२, दिनांक ७.६.२००७

नागरी जमिन (कमाल धारणा व विनिग्रमन) अधिनियम १९७६ चे कलम ८(४) खाली सधारीत आदेश

उयाअर्थी श्री.नारायण भास्कर पाटील मीजे-बडयली ता.जि.ठाणे यांचे दिनांक २४.१०.२००५ रोजी पारीत ८(४) चे आदेशातील स.नं.२५/३ अ व स.नं.२९/७ या जमिनीवरील रस्त्याबाधत ठाणे मंजूर बांधकाम आराखडयानुसार सुधारीत ८(४) चे आदेश पारीत करणेबाबत श्री.राजेंद्र एम.दधी रा.कांदिबली यानी अर्ज केला होता.

प्रकरणी मुळ संचिकानुसार या कार्यालयाचे दिनांक २४.१०.२००५ चे ८(४) चे आदेशात स.नं.२५/३ व २९/७ या जमिनीबाधत खालील प्रमाणे भूपट्टा दर्शयिला आहे.

गायाचे नांव	स.नं./हि.नं.	एकूण क्षेत्र	रहिणस	रस्ता
बडयली	२५/३	६०३०.००	४९५०.००	१०८०.००
	२९/७	२४१०.००	८२६.३९	१५८३.६१
	एकूण	८४४०.००	५७७६.३९	२६६३.६१

प्रकरणी ठाणे महानगरपालिका बांधकाम विभागाचे मंजूर बांधकाम आराखडीनुसार दिनांक २८.१०.२००५/१४६/टीएमसी/टीडीडीपी/टीपीएस/२०८ दिनांक २८.१०.२००५ रोजी मंजूर बांधकाम आराखडीनुसार सुधारीत आदेशात खालीलप्रमाणे बदल झालेला आहे.

गायाचे नांव	स.नं./हि.नं.	एकूण क्षेत्र	रस्त्याने बाधित	रस्तीकरणाने बाधित
बडयली	२५/३	६०३०.००	१७०४.९६	४६.७०
	२९/७	२४१०.००	११२३.३५	१०९.२६
	एकूण	८४४०.००	२८२८.३१	१५६.९६

रस्त्याने एकूण बाधित क्षेत्र २८२८.३१ + १५६.९६ = ३०८५.२७ चौ.मि. इतके आहेत. त्यामुळे ठाणे महानगरपालिकेने मंजूर केलेल्या बांधकाम आराखडीनुसार रस्त्याबाधत ठाणे मंजूर बांधकाम आराखडीनुसार सुधारीत आदेशात खालीलप्रमाणे बदल झालेला आहे.

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 & 24)

ANNEXURE 14
Certificate No. 748

AMMENDED PERMISSION / COMMENCEMENT CERTIFICATE.

Wing A :- Still + 12 FLOORS

Wing B :- Still + 12 FLOORS

Wing C :- Still + 12 FLOORS

V.P. NO. 2005/146 T.M.C./T.D.D. / 399

Dated 16/9/09

To,
M/s. Habitat through Mrs. Anjali Deshpande (Architect)
Mr. Harichandra Bhaskar Patil & Others (Owner)
M/s. Megh Developers (Developers)

Sir,

With reference to your application No. 8583 dated 09.06.2009 for development / permission / grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional & Town Planning Act, 1966 to carry out development work and or to erect building No. As above in Village Kasarvadavli, Sector No. VI Situate at Road / Street G.B. Road S.No.25/3A, 29/7 Thane 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.
- 5) सी.सी प्रमाणपत्र ठामपा/शिविवि./४७५ दिनांक १६/१०/०७ मधील पूर्तता करावयाच्या उर्वरीत संबंधित अटी बंधनकारक राहतील.
- 6) यापूर्वी दिलेल्या जोता प्रमाणपत्रा मधील सर्व अटी बंधनकारक राहतील.
- 7) विष अे मध्ये ११ व १२ मजल्यासाठी उर्वरीत सी.सी. प्रदान करण्यापूर्वी "प्रसुतीगृह" या आरक्षणाखालील जमीन समतल करणे भिंतीचे बांधकाम करणे आवश्यक
- 8) नियोजित बदलाप्रमाणे जोता प्रमाणपत्रात आवश्यक ते बदल आवश्यक



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

Yours faithfully

Executive Engineer
Town Planning Department
Municipal Corporation of the
city of Thane
0000/2070
29/83



Office No. _____
Date _____
Copies to _____

- 1) Dy. Mun. Commissioner - Zone
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C.)

3) To do all acts, deeds and things for we and on our behalf to cause to attendance of our executing parties to any documents before the Sub-Registrar of Assurances, to make any application or submissions in writing for the purpose of effectively registering any documents as our said attorneys may deem fit and proper. And, ourselves agree to ratify and confirm all and whatsoever we said Attorney shall purpose to do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the land bearing Survey No. 25, Hissa No. 3/A/1, admeasuring about 4240 Sq. Mtrs. and S. No. 29, Hissa No. 1, admeasuring about 340 Sq. Mtrs. In all aggregating to 4580 Sq. Mtrs. of Project known as "Platinum Lawns". lying, being and situated at Village- Kasar Vadavali, Off. Ghodbunder Road, Thane (W), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.

A & Handwritten



दुय्यम निबंधकः
सह दुय्यम निबंधकः

दस्त गोपवारा भाग-1

दननः
दस्त क्र 7000/2010
६२१६३

क्र. 7000/2010

प्रकारः करारनामा

प्रकाराचे नाव व पत्ता

प्रकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

पत्तिका निलंबित
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पत्तिका निलंबित

लिहून घेणार

वय 39

राही

[Handwritten Signature]



संख्या AFHPI)6882L

पत्तिका निलंबित
पत्तिका निलंबित

लिहून घेणार

वय 35

राही

[Handwritten Signature]



संख्या AVSIN)4000A

पत्तिका निलंबित
पत्तिका निलंबित

लिहून घेणार

वय 39

राही

[Handwritten Signature]



सह दुय्यम निबंधक ठाणे क्र. ५





Certificate No.:- 036

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate
Wing "A" :Stilt + 11Upper Fls. Complete + 12 th Fl.(Part) , Wing "B" Stilt + 12 Fls
Club House

V.P. No. 2005/146 TMC/TDD/ 3e0 Date 30/3/2012

To,

Habitat (Mrs. Anjali U. Deshpande) (Architect)
303, Brighton, Hari Om Nagar,
Mulund (East) Mumbai
M/s. Megh Developers (Developers)

Sub - **-Final Occupancy Certificate for Wing "A" & "B" & "Club House.**

Ref. V. P. No.

:- 2005/146
Your Letter No. 10919 dated 06.06.2011
15339 dated 01.07.2011
34148 dated 21.10.2011

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. As above situated at Off.G.B.Road Road /Street 25/3A, 29/7 Ward No. --- Sector ---
No. VI S. No. / C.T.S. No. / F. P. No. 25/3A, 29/7 Village Kasarvadavali under the
supervision of Anjali U. Deshpande Licensed Survey or/Engineer/ Structural Engineer/ Supervisor/
Architect/ Licence No. CA/95/19136 may be occupied on the following conditions.

- 1) ठा.म.पा. उपलब्धतेनुसार पिण्याचे पाण्याचा पुरवठा करेल.
- 2) पाणी , मलनिःसारण, स्ट्रॉम वॉटर ड्रेन व अग्निशामन दाखल्यामधील अटी बंधनकारक राहतील.

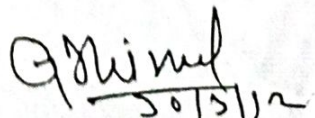
As set certificated completion plan is returned herewith

Yours faithfully

Office No.:

Office Stamp :

Date :


Executive Engineer,
Town Development Department
Municipal Corporation of

PLATINUM LAWNS CO-OPERATIVE HOUSING SOCIETY LIMITED

Opp. TMC Garden, Kasarvadavali, Ghodbunder Road, Thane - 400 615.

Registered under the Maharashtra Co-operative Societies Act. 1960

(Reg. No. TNA / (TNA) / HSG / (TC) / 23865 / 12 dated 13/04/2012)

Serial No. 39

Authorised Share Capital ₹ 64,000/- Divided into 1280 Shares each of ₹ 50/- only.

Member's Registration No. : 39

THIS IS TO CERTIFY that Shri. / Smt. / M/s.

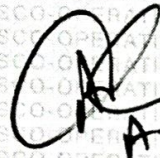
Abhijit Nilkanth Dixit
Pallavi Abhijit Dixit

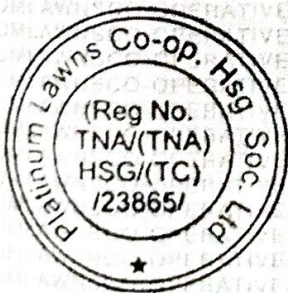
of A-1004 is / are the Registered Holder(s) of 10 Shares from No. 381 to 390 of ₹ 50/- each (₹ Fifty each) in the PLATINUM LAWNS CO-OPERATIVE HOUSING SOCIETY LIMITED, THANE subject to the Bye-laws of the said Society and that upon such Shares the sum of Rupees Five Hundred has been paid.

Given under the Common Seal of the said Society at Thane.

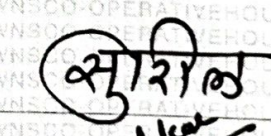
this 20 Day of May 2014

Chairman


AN Dixit



Secretary


Jansandip

Member of the Committee



MEGH DEVELOPERS

Office :- 1st Floor, Nav Durga Apt., Oghadbhai Lane, Behind Pooja Hotel, M. G. Road, Ghatkopar (E), Mumbai - 400 077.
Telefax : 2516 0080 / 2516 0090 - E-mail :- info@dedhiagroup.com - www.dedhiagroup.com
Site :- Platinum Lawns, Behind Parshwanath Engg. College, Kasarvadvali, Ghodbunder Road, Thane (W), Tel.: 2597 5090.

RECEIPT

No.: 756

Date: 09/06/2010

RECEIVED with thanks from Mr./MRS. ABHIJIT MILKANTH DIXIT
MRS PALLAVI ABHIJIT DIXIT

the sum of Rupees THREE LAKH FIFTEEN THOUSAND ONLY

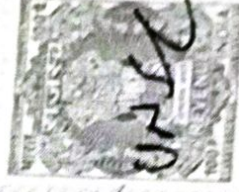
By ~~Cash~~ / Cheque No. 034510 Bank CENTRAL BANK OF INDIA

in Part / Full Payment of Flat / Shop / PT Parking / Other Charges for No. 1004

on the Floor 10th of Wing A in the Project PLATINUM LAWNS at Kaser Vadavali

Behind Parshwanath College, G. B. Road, Thane (W)

For **MEGH DEVELOPERS**



Pratik
ATFOK 9/6/10

Rs. 3,15,000/-

Subject to realization of Cheque

Receiver's Signature

Authorised Signatory

EDUCATION LOAN

LOS ID.: 427240613022801 /HL/CAR/ED/20 -20

Applicant Name : Ms. ISHANI ABHIJIT DIXIT

Co-Applicant Name : Mr. ABHIJIT NILKANTH DIXIT
Mrs. PALLAVI ABHIJIT DIXIT.

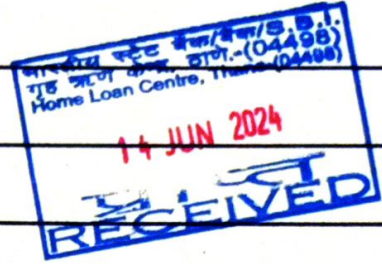
Contact Number (R) 8356031445 (0) 9665112187

Applicant CIF : 90681673141

Co-Applicant CIF : 85015431610
87565061124.

Loan Account No.: 8

Collateral:



Loan Amount :- Rs 60.00Lacs

Tenure : 180 MONTHS

Interest Rate :- 10.15 %

EMI :

Loan Type : GLOBAL Ed-VANTAGE
Education loan

SBI Life : YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others _____

Property Location : KASARVADAVLI THANE.

Property Cost : Rs 85.00.000/=

Name of Developer/Vendor : PLATINUM LAWNS CHS. LTD.

Offer:

Name of Sourcing Person : ABSOLUTE BANKING & FINANCIAL SER. CONS.
SUDHANSHU MISHRA.

Mobile / Email : 7506004285
sudhanshu0220@gmail.com



APPLICATION CUM APPRAISAL FORM FOR STUDENT

(PLEASE COMPLETE ALL PARTICULARS)

SOURCED BY ELC: YES/ NO
 ELC NAME: _____
 ELC CODE: _____
 CIF NO. (FOR OFFICE USE) _____
 JOINT SB ACCOUNT NO. (FOR OFFICE USE) _____
 LOAN ACCOUNT NO. (FOR OFFICE USE) _____



(I) PERSONAL INFORMATION OF THE APPLICANTS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. FIRST NAME	ISHANI	ABHIJIT	PALLAVI
2. MIDDLE NAME	ABHIJIT	NILKANTH	A.
3. LAST NAME	DIXIT	DIXIT	DIXIT
MOTHER'S FULL NAME	PALLAVI DIXIT	x-x-x-x-x-x	x-x-x-x-x-x
5. FATHER'S / HUSBAND'S FIRST NAME	ABHIJIT	NILKANTH	SHRIRAM
6. FATHER'S / HUSBAND'S MIDDLE NAME	NILKANTH	NARAYAN	LAXMAN
7. FATHER'S / HUSBAND'S LAST NAME	DIXIT	DIXIT	NIRANTAR
8. RELATIONSHIP WITH STUDENT	x-x-x-x-x-x	FATHER	MOTHER
9. DATE OF BIRTH (DD/MM/YYYY)	12/06/2002	20/03/1971	05/01/1974
10. RELIGION	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSİ / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / OTHERS	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSİ / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / OTHERS	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARSİ / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / OTHERS
11. CASTE CATEGORY	SC / ST / OBC / <input checked="" type="checkbox"/> GENERAL / OTHERS	SC / ST / OBC / <input checked="" type="checkbox"/> GENERAL / OTHERS	SC / ST / OBC / <input checked="" type="checkbox"/> GENERAL / OTHERS
12. GENDER	MALE / <input checked="" type="checkbox"/> FEMALE / THIRD GENDER	<input checked="" type="checkbox"/> MALE / FEMALE / THIRD GENDER	MALE / <input checked="" type="checkbox"/> FEMALE / THIRD GENDER
13. MARITAL STATUS	<input checked="" type="checkbox"/> SINGLE / MARRIED	x-x-x-x-x-x	SINGLE / <input checked="" type="checkbox"/> MARRIED
14. HIGHEST EDUCATIONAL QUALIFICATION	GRADUATE	GRADUATE	POST GRADUATE
15. MARKS %AGE OBTAINED IN HIGHEST QUALIFICATION	88.33%	x-x-x-x-x-x	x-x-x-x-x-x
16. OCCUPATION	STUDENT	SALARIED	HOME MAKER
17. INCOME FROM ALL SOURCES (Rs.)	-	-	-
18. PAN NO.	GTT PD8778Q	AFHPD 6982L	AYSPD8668A
19. AADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT)	7658 91089421	8125 69619541	3862 3993 7786
20. PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	U9439872	-	-
21. OTHER OVD, IF ANY (refer to annexure-I)	-	-	-
22. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	A/1004 PLATINUM LAWNS CHS KASARVADAVLI, G.B. ROAD THANE-400615	A/1004 PLATINUM CHS Behind Hypercity Mall Kasarvadavli, G.B. ROAD THANE-400615	A/1004 Platinum Lawns CHS, Behind Hypercity Mall, G.B. Road Kasarvadavli Thane-400615