

EMERALD PLAZA CO-OP. PREMISES SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act 1960)
Registration No. - TNA(TNA)/GNL/(C)/1132

Hiranandani Meadows, Block 4, Gladys Alwares Marg, Off Pokhran Rd. No. 2,
THANE (W) - 400 610.

Serial No. 035

Authorised Share Capital : Rs. 2,00,000/- divided into 4000 shares each of Rs. 50 /- only
Members Registration No. 035

This is to certify that Shri/Smt./M/s. Pravin V. Gami
of Bl I - 023 is the Registered Holder of Five Shares No. from 0171

to 0175 of Rs. 50/- (Rupees Fifty only)

in EMERALD PLAZA Co-operative Premises Soc. Ltd., Hiranandani Meadows, Block 4, Gladys Alwares Marg, Off Pokhran Rd. No. 2, THANE (W) - 400 610., subject to the Bye-Laws of the said Society and that upon each of such shares, the sum of Rupees Two Hundred & Fifty has been paid.

GIVEN under the common Seal of the Said Society at Hiranandani Meadows, Block 4, Gladys Alwares Marg, Off Pokhran Rd. No. 2, THANE (W) - 400 610. this 31st day of December 2008

(Sd) Chairman K. K. Humarian

(Sd) Hon. Secretary K. R. Bhide

(Sd) Committee Member Abul



Memorandum of the transfers of the within-mentioned Shares

	Date of General Body/ Managing Committee Meeting at which the transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
	2	3	4	5
	2.12.2007 <i>Subramanian</i> Chairman	SURESH RAMRAO ITKAPALLI <i>L.R. Binda</i> Hon. Secretary	35	165 <i>ajil</i> Comittee Member
2	Chairman	Hon. Secretary		Comittee Member
3	Chairman	Hon. Secretary		Comittee Member
4	Chairman	Hon. Secretary		Comittee Member
5	Chairman	Hon. Secretary		Comittee Member





Wednesday, April 25, 2007

12:52:15 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3432

दिनांक 25/04/2007

गावाचे नाव माजीवडे

दस्ताऐवजाचा अनुक्रमांक टनन5 - 03257 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सुरेश रामराव इटकापल्ले - -

नोंदणी फी

: - 20450.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

: - 440.00

एकूण रु.

20890.00

आपणास हा दस्त अंदाजे 1:06PM ह्या वेळेस मिळेल

दुष्यम निबंधक दुष्यम निबंधक
ह. दु. नि. ठाणे 5

बाजार मुल्य: 2044100 रु.

मोबदला: 1200000 रु.

भरलेले मुद्रांक शुल्क: 102210 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पारसीक जनता सह बँक लि;

डीडी/घनाकर्ष क्रमांक: 069410; रक्कम: 20450 रु.; दिनांक: 24/04/2007

दस्त दिले



Customer Copy

Depositor: Thane
Pay to: Acct. No. 1173720010056 Idbi bank A/C stamp duty

Sr. No: 2100
Date: 24/04/07

Type of Document	Special Adhesive
Type of Stamp	
Franking Value	Rs. 1,02,210/-
Service Charges	Rs. 10/-
Total	Rs. 1,02,220/-

Name and address of stamp duty paying party

Suresh R. Thakur Patil

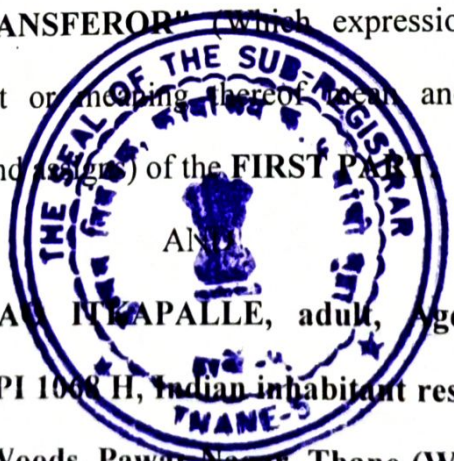
Cheque / DD No
Drawn on bank
Thane Branch-602
FRANKED ON
INVESTED
24 APR 2007
Signature of purchaser
606
DC No
Franking Sr. No
Authorized By
(For Bank's Use only)

AGREEMENT FOR SALE

Agreement Value - Rs. 12,00,000/-

ARTICLES OF AGREEMENT Made at Thane of this 25th April 2007 (The Christian Year Two Thousand Seven)

BETWEEN MR. PRAVIN VASHRAM GAMI, Adult, Occupation :Business Age.- 43 years, PAN No. AFPPG 3751 E, Indian inhabitant, residing at residing at Ambika, Opp. Swastik Chembar, Chembur, Mumbai. hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and includes his heirs, executors, administrator and assigns) of the FIRST PART



AND MR. SURESH RAMRAO NEAPALLE, adult, Age 38, Occupation Business, PAN No. AABPI 1000 H, Indian inhabitant residing at 4/49, Mhada Colony, Behind Edden Woods, Pawar Nagar, Thane (W). herein after referred to as the "TRANSFEEEE" (which expression shall unless it be repugnant to the context or meaning there of mean and includes his heirs executors, administrators and assigns) of the SECOND PART

दनन-९
32492006
9/22

Pravin V. Gami

TRANSFEROR

TRANSFEEEE

For Industrial Developer: Industrial Development Bank of India Ltd. Ground Floor, G/1 yeshwant Building, Near Malhar Cinema, Gokhale Road, Nipada Thane-400602 D-5/STP/C.R. 1907/05/05/1296-65

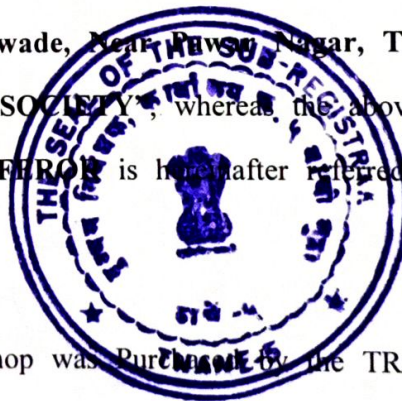
भारत 64680
180001
SPECIAL ADHESIVE
APR 24 2007
INDIA STAMP DUTY MAHARASHTRA
R. 0022101-PS367
17:36

WHEREAS the TRANSFEROR herein are well seized and possessed of or otherwise sufficiently entitled to a Commercial Shop on Ownership Basis being Shop No. 23, Ground Floor, admeasuring Built up area of 305 sq.ft. situated at "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., in "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. and within the limits of municipal corporation of city of Thane, bearing Survey No. 342 (part). For the brevity it may be referred to hereinafter as "THE SAID SHOP" and is more particularly described in the First Schedule herein under written)

And whereas the TRANSFEROR is member of "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane., Building & Registered under Maharashtra Co-operative Societies act, 1960. and virtue thereof he is registered holders of five fully paid shares of Rs. 50/- each bearing Certificate No. _____ and Distinctive Share No. from _____ to _____ (both inclusive) and are valid & Subsisting subject to the provisions contained in the Bye-laws of the aforesaid Society (for the sake of brevity the said "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., in "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane., is referred hereinafter as "THE SAID SOCIETY", whereas the above referred Shares allotted to the said TRANSFEROR is hereinafter referred as "THE SAID SHARES". Exhibit "A"

AND WHEREAS

- i) Originally the said Shop was Purchased by the TRANSFEROR MR. PRAVIN VASHRAM GAMI, herein from the vendor thereof namely M/s. HIRANANDANI PROPERTIES PRIVATE LIMITED, a company, by an Agreement for Sale dated 20/08/2004 (referred hereinafter "THE SAID FIRST AGREEMENT") on the terms and conditions contained therein. The Said Agreement Registered in Thane Sub-Registrar



Pravin V. Gami

TRANSFEROR

2

TRANSFEEEE

Office, Thane on 09/09/2004 vide Registration No. 07301-2004 Dt. 09/09/2004.

- ii) The **TRANSFEROR** herein has fulfilled all the terms and conditions of the said agreement for sale and also have paid full consideration price in respect of said Shop and in appreciation thereof the said Vendor handed over peaceful, vacant, possession of the said Shop to the **TRANSFEROR** herein and they are in use, occupation and exclusive possession of the said Shop without any interruption or hindrance.
- iii) The **TRANSFEROR** was eventually enrolled as a member of the said Housing Society "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. Said shares which shares have been issued / delivered by the said society to the said **TRANSFEROR** on the _____. (Photocopy attached hereto as Exhibit 'A')
- iv) The said membership of the "**TRANSFEROR**" herein is still valid and subsisting and by virtue thereof the said **TRANSFEROR** is deemed allotted the said Shop by the said Society subject to the provision contained in the registered Bye-Laws of the said Society.

AND WHEREAS the **TRANSFEREE** have agreed to acquire by purchase the legal ownership rights of said Shop and hold the said shares in consideration of payment of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the **TRANSFEROR** have agreed to transfer all the right title & interest in the said Shop & shares thereof to the **TRANSFEREE** herein subject to terms & conditions as stated herein below.

NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. **TRANSFEROR** herein intend to transfer assign & sell his said shares & transfer his occupancy rights in respect of the said Shop & the **TRANSFEREE**

Pravin V. Gami

TRANSFEROR

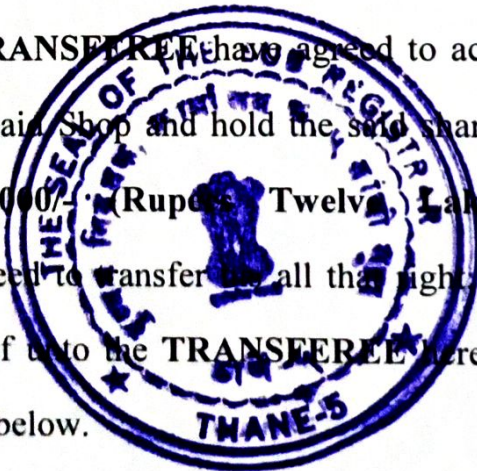
3

TRANSFEREE

Office, Thane on 09/09/2004 vide Registration No. 07301-2004 Dt. 09/09/2004.

- ii) The **TRANSFEROR** herein has fulfilled all the terms and conditions of the said agreement for sale and also have paid full consideration price in respect of said Shop and in appreciation thereof the said Vendor handed over peaceful, vacant, possession of the said Shop to the **TRANSFEROR** herein and they are in use, occupation and exclusive possession of the said Shop without any interruption or hindrance.
- iii) The **TRANSFEROR** was eventually enrolled as a member of the said Housing Society "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. Said shares which shares have been issued / delivered by the said society to the said **TRANSFEROR** on the _____. (Photocopy attached hereto as Exhibit 'A')
- iv) The said membership of the "**TRANSFEROR**" herein is still valid and subsisting and by virtue thereof the said **TRANSFEROR** is deemed allotted the said Shop by the said Society subject to the provision contained in the registered Bye-Laws of the said Society.

AND WHEREAS the **TRANSFEROR** have agreed to acquire by purchase the legal ownership rights of said Shop and hold the said shares in consideration of payment of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the **TRANSFEROR** have agreed to transfer all their right, title & interest in the said Shop & shares thereof unto the **TRANSEEREE** herein subject to terms & conditions as stated herein below.



NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

बस बस 32492006
3/8/2

1. **TRANSFEROR** herein intend to transfer assign & sell his said shares &

the Purchase by mortgaging the said Shop as a security for repayment. (for the sake of brevity it be referred to as "THE SAID N.O.C.") & the TRANSFEROR agrees to procure the said N.O.C.

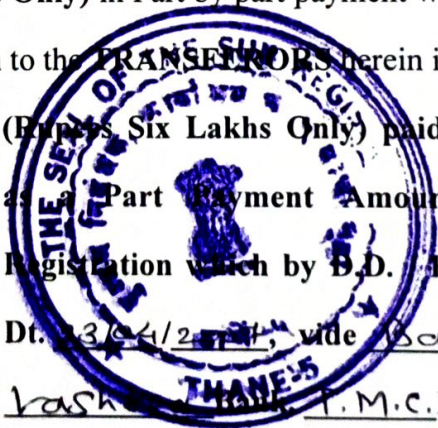
(vii) The TRANSFEROR have disclosed nature of title and given inspection of the documents in his possession relating to said Shop & nothing is concealed there from and undertake indemnify the purchaser if they suffers or incurs any liability or loss on the ground that the payment is wrongly made to him the TRANSFEROR & further undertake to make good the loss, cost & charges that TRANSFEREE may suffer on account of paying for agreed consideration under this Agreement in respected said Shop.

3. The TRANSFEROR is aware that relying on the said representation, the TRANSFEREE have agreed to execute & complete the purchase as contemplated under this agreement.

4. The TRANSFEROR have agreed to transfer, and the TRANSFEREE have agreed to hold, acquire and purchase from the TRANSFEROR the said Shop and incidental thereof for the total consideration price of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) in Part by part payment which is payable by the TRANSFEREE herein to the TRANSFERORS herein in manner as under :

a) Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by TRANSFEREE as Part Payment Amount at the time of Registration which by D.D. / P.O. No. 648436 Dt. 23/04/2007, vide Bank of Maha -
WASHI, T.M.C. Branch.

b) Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by TRANSFEREE as a Full & Final Payment Amount at the time of Registration which by D.D. / P.O. No. 648446 Dt. 24/04/2007, vide Bank of
Maharashtra, T.M.C. Branch.



द्विन - 6
2246
24/04/2007
Bank of Maharashtra, T.M.C. Branch.

[Handwritten signature]

(Subject to realisation of Cheque/D.D./P.O.)

MODE OF PAYMENT SHALL BE AN ESSENCE OF CONTRACT.

It is explicitly agreed by and between the parties hereto that the **TRANSFEROR** shall deliver vacant & peaceful possession of the said Shop together with the original title deed on the day of receiving Full & Final part payment of **Rs.12,00,000/-** as stated in clause 4(a) & (b) here above. whole payment as stated in clause 4(a) & (b) is received by the **TRANSFEROR**.

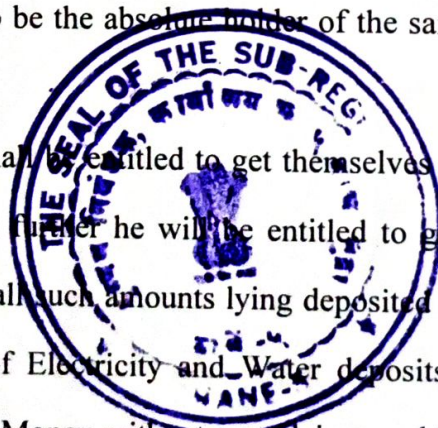
5. It is further agreed by and between the parties hereto that the **TRANSFEROR** shall procure the said N.O.C. at their own cost, however the entire cost of transferring the said Shop and the said shares viz. Transfer fees or Premium payable to the said society will be equally shared by **TRANSFEREE & TRANSFEROR**.

6. It is also agreed by & Between the parties hereto that full and final payment of the consideration price stated in clause 4(a) & (b) hereinabove either paid directly, or advanced through a financial institution by way of Mortgage loan as aforesaid.

7. The sale as contemplated under this agreement deemed to be complete & the **TRANSFEREE** shall be deemed as absolute owner of the said Shop and be entitled to or deemed to be the absolute holder of the said shares in respect of the said Shop.

8. The **TRANSFEREE** shall be entitled to get themselves enrolled as a member of the said Society and further he will be entitled to get transferred to their account or their names all such amounts lying deposited with the said Society, including the amount of Electricity and Water deposits, amount of Sinking Fund, amount of Share Money without any claim or objection of whatsoever nature from **TRANSFEROR** and / or any other person or persons acting under the **TRANSFEROR** lawfully and / or equitably.

9. This agreement shall always be subject to provisions contained in the registered Bye-Laws of said Society; read with amendment if any & the **TRANSFEROR**



एनन-५
3296/2006
E/22

Buvin V. Gami

undertake to sign & delivery prescribed forms & documents as annexed thereunder to effectually transfer the said shares & the occupancy right & title of said Shop to the name of the **TRANSFEROR**.

10. The **TRANSFEROR** declares and confirms that they and / or any person or persons acting on or their behalf have not created any type of encumbrances or third party rights or charges in & over the said Shop and /or any part thereof and the same are free from all/ any encumbrances and the **TRANSFEROR** herein undertakes to indemnify and keep indemnified the **TRANSFEEE** herein against any loss, costs, charges & expenses the **TRANSFEEE** may incur, or suffer on account on any claim being made and established by any person or persons or body or institute found interested in the said Shop more particularly described in the 1st schedule hereunder written, or any part thereof.

11. The **TRANSFEROR** have retrieved the Earlier Agreement dated **20/08/2004** from sub-Registrar's office after completion of formalities & /or removal of objections including payment of deficit stamp duty & registration fee difference & the **TRANSFEEE** has inspected the said document.

12. The **TRANSFEROR** undertakes to pay all the monthly outgoings in respect of the said Shop till the date of giving physical, vacant possession of the said Shop & the **TRANSFEEE** undertakes to pay the same thereafter.

13. The **TRANSFEEE** herein shall themselves enrolled as member of the society and shall abide by the rules and regulations and bye laws of the said society without committing any breach of the same.

14. It is agreed that as and when this Agreement is lodged for Registration, the **TRANSFEEE** shall lodge the same for Registration and the **TRANSFEROR** undertakes to attend the office of the concerned Sub-Registrar of assurance, and admit execution thereof without any objection or demand.

15. All expenses pertaining to the Stamp Duty, Registration Charges as well as professional Charges for this indenture are to be borne by **TRANSFEEE**.

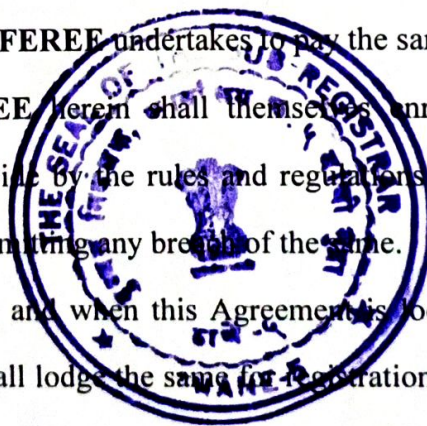
16. It is explicit agreed by the **TRANSFEROR** that this Agreement annuls any

Pravin V. Gami

TRANSFEROR

7

[Signature]
TRANSFEEE



टनन - ९
एक पत्र 3246/2004
6/22

undertake to sign & delivery prescribed forms & documents as annexed thereunder to effectually transfer the said shares & the occupancy right & title of said Shop to the name of the **TRANSFEROR**.

10. The **TRANSFEROR** declares and confirms that they and / or any person or persons acting on or their behalf have not created any type of encumbrances or third party rights or charges in & over the said Shop and /or any part thereof and the same are free from all/ any encumbrances and the **TRANSFEROR** herein undertakes to indemnify and keep indemnified the **TRANSFEEE** herein against any loss, costs, charges & expenses the **TRANSFEEE** may incur, or suffer on account on any claim being made and established by any person or persons or body or institute found interested in the said Shop more particularly described in the 1st schedule hereunder written, or any part thereof.

11. The **TRANSFEROR** have retrieved the Earlier Agreement dated **20/08/2004** from sub-Registrar's office after completion of formalities & /or removal of objections including payment of deficit stamp duty & registration fee difference & the **TRANSFEEE** has inspected the said document.

12. The **TRANSFEROR** undertakes to pay all the monthly outgoings in respect of the said Shop till the date of giving physical, vacant possession of the said Shop & the **TRANSFEEE** undertakes to pay the same thereafter.

13. The **TRANSFEEE** herein shall themselves enrolled as member of the society and shall abide by the rules and regulations and bye laws of the said society without committing any breach of the same.

14. It is agreed that as and when this Agreement is lodged for Registration, the **TRANSFEEE** shall lodge the same for registration and the **TRANSFEROR** undertakes to attend the office of the concerned Sub-Registrar of assurance, and admit execution thereof without any objection or demand.

15. All expenses pertaining to the Stamp Duty, Registration Charges as well as professional Charges for this indenture are to be borne by **TRANSFEEE**.

16. It is explicit agreed by the **TRANSFEROR** that this Agreement annuls any

Bevin V. Gami

TRANSFEROR

[Signature]

TRANSFEEE

such agreement – if any – nomination, will or any such similar writing that the **TRANSFEROR** might have executed in favour of any such third party or person or institution whosoever, save and except executed with the **TRANSFEROR**.

17. This Agreement shall always be subject to provision contained in the Maharashtra Co-operative Societies Act, 1960 & /or rule, 1961.

The content of this Agreement are read over to the parties herein in their vernacular and they have fully understood the same, the parties hereto IN WITNESS WHEREOF have hereunto set and subscribed their respective hands or signatures hereinabove on the day & year first hereinabove written.

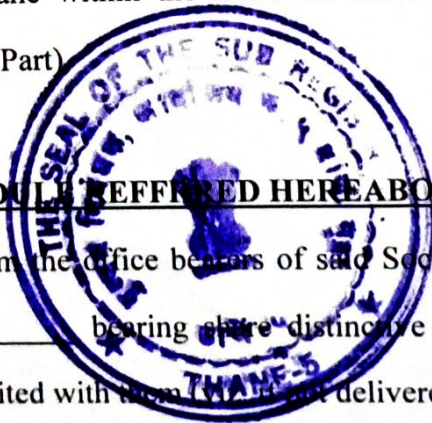
THE FIRST SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

(Read with Exhibit)

All that a Commercial Shop, being being Shop No. 23, Ground Floor, admeasuring Built up area of 305 sq.ft. situated at “EMERALD PLAZA, BLOCK-1” Co-operative Housing Society Ltd., In “HIRANANDANI MEADOWS”, Village Majiwade, Near Pawar Nagar, Thane. Within the Registration and being at Revenue Village Majiwade District Thane in Taluka & Registration District Thane within the limits of Thane Municipal Corporation bearing Survey No. 342 (Part)

THE SECOND SCHEDULE REFERRED HEREABOVE:

Confirmation from the office bearers of said Society that original copy of Share Certificate No. _____ bearing share distinctive No. from _____ to _____ (both inclusive) is deposited with them and not delivered to TRANSFEREE)



टमन-९
पत्र क्रमांक 3246/2006
C/22

SIGNED, SEALED & DELIVERED By

} Pravin V. Gami

Withinsigned " TRANSFEROR "

}

MR. PRAVIN VASHRAM GAMI

}

In the presence of

}

1. Sandeep Shinde Shinde

2. Mandar Sapnisakar MS

SIGNED, SEALED & DELIVERED By

}

Withinsigned " TRANSFEREE "

} Shinde

MR. SURESH RAMRAO ITKAPALLE

}

In the presence of

}

1. Sandeep Shinde Shinde

2. Mandar Sapnisakar MS



टनन - ५
पत्र क्रमांक ३२५०१३००६
९/२२

THANE MUNICIPAL CORPORATION, THANE.

1674

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

Bldg. No. 1, 8, = Stilt + 17 Flr, Bldg. No. 2, 3, 4, 6, 7 = Lower/Upper Stilt + 27 Flr
 Bldg. No. 5 = Lower/Upper Stilt, + 26 Flr, Bldg. No. 9, 11 = Stilt, + 15 Flr, Bldg.
 No. 10, 13, 14, = Stilt + 14 Flr, Bldg. No. 12 = Stilt + 7 Flr,
 Commercial Bldg = Block 1 To 4 = Gr. + 1 Flr,
 Block 5, 6 = Gr. Flr Only.

P. No. 2003 / 00 TMO/TDD 2228 Date 2/22/03

Shri/Smt. भैरव आर्किटेक्ट्स कन्सल्टंट्स (वा. वि) (Architect)
 Shri/Smt. भैरव इरानंदानी प्रॉपर्टीज प्र. लि. (Owner)

Sir, _____

With reference to your application No. _____ dated _____ for development permission/
 grant of 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. चरीलपुत्रा
 in Village चित्तूर मानपाडा व माजीवडे section No. चार Word No. _____ situated
 at Road/Street _____ S. No. / City S. No. / F. P. No. चित्तूर मानपाडा गट नं. 432
स. नं. 22, स. नं. 44, स. नं. 42, स. नं. 41, स. नं. 40, स. नं. 39, स. नं. 38, स. नं. 37, स. नं. 36, स. नं. 35, स. नं. 34, स. नं. 33, स. नं. 32, स. नं. 31, स. नं. 30, स. नं. 29, स. नं. 28, स. नं. 27, स. नं. 26, स. नं. 25, स. नं. 24, स. नं. 23, स. नं. 22, स. नं. 21, स. नं. 20, स. नं. 19, स. नं. 18, स. नं. 17, स. नं. 16, स. नं. 15, स. नं. 14, स. नं. 13, स. नं. 12, स. नं. 11, स. नं. 10, स. नं. 9, स. नं. 8, स. नं. 7, स. नं. 6, स. नं. 5, स. नं. 4, स. नं. 3, स. नं. 2, स. नं. 1

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. एन. पूर्वी जमिंदार मोकळ्या जागेचा कर भरणे आवश्यक.
- 6) सी. एन. पूर्वी जागेवर माहिती फ्लक बनविणे आवश्यक.
- 7) सी. एन. पूर्वी व जागेवर सुरक्षिततेसाठी वॉलर संरक्षक कवच तयार करणे आवश्यक.
- 8) जोता व ओ. सी. प्रमाणपत्रापूर्वी आर. जी. सी. त्वांकडे जाणे आवश्यक. रस कोडनुसार स्ट्रक्चर, स्टारबिलि ही प्रमाणपत्र सादर करणे आवश्यक.
- 9) जोतापूर्वी ड्रेनेज विभागाकडील स्ट्रॉंग ड्रेनेजबाबत ना-डायल दाखला नकाशासह सादर करणे आवश्यक.
- 10) ओ. सी. पूर्वी वृक्ष, पार्श्व व ड्रेनेज विभागाकडील ना-डायल दाखला सादर करणे आवश्यक.
- 11) वापर परवानापूर्वी रस्त्याकडील जागा व जागेबाबत क्षेत्र 1/12 उता-यावर धरिताने ओ. म. पा. घ्या नावे करणे आवश्यक व रस्त्याकडील जागेबाबत अनधिकृत जागेबाबत सादर करणे आवश्यक.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

- 12) जोता प्रमाणपत्रापूर्वी वाणज्य व रटिवासी वापराची रन. र. ऑर्डर दाखल करणे आवश्यक.
- 13) वापर परवानापूर्वी आर. जी. विक्रीत करणे आवश्यक.
- 14) मालकीबाबत कोषलाही वाद निर्माण झाल्यास त्याची सर्वहवी प्रतसबदाती मालक/विकास कर्ते यांची राहिल. त्यास ठा. पा जोबादार राहणार नाही.
- 15) सी. एन. पूर्वी इंडस्ट्रीज डिपॉझिट डिपॉझिट दाखला सादर करणे आवश्यक.

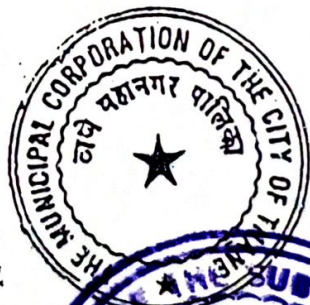
Yours faithfully,
म. ज. इरानंदानी
 92/22
 Municipal Corporation

Office Stamp _____
 Date _____

- 17] य. एन. सी. ऑर्डर नं. २२ दि. २०. १२. २००२. मधील अटी व शर्ती आपणावर बंधनकारक राहतील.
- 18] सी. एन. पुर्वी य. एन. सी. विभागाकडील सुधारीत जी/एच ८ [४] व य/तेक्शन -२२ वरील आदेश सादर करणे आवश्यक.
- 19] सी. एन. पुर्वी मुख्य अग्नीशमन अधिकारी ना-हरकत दाखला सादर करणे आवश्यक.
- 20] सी. एन. पुर्वी १० टक्के ऑडिशनल आर. जी व रस्त्यावरील क्षेत्राबाबतचा नोदणीकृत करारनामा सादर करणे आवश्यक.
- 21] मा. आयुक्त. सी. यांनी देवोवैनी निर्देशित केलेल्या अटी आपणावर बंधनकारक राहतील.
- 22] बांधकाम सुरु करणेपूर्वी वॉडीयमच्या गमनागमना वॉडी अग्नीशमन विभागाकडील ना-हरकत दाखला सादर करणे आवश्यक.
- 23] वापरपरवानापूर्वी अग्नीशमन विभागाकडील नमुद करण्यात येणा-या स्पेसिफिकेशन नुसार वॉडीयमचे काम पूर्ण झाल्याबाबत अग्नीशमन विभागाचा ना-हरकत दाखला सादर करावा.
- 24] वॉट प्लानिंग यांचे पत्रांमध्ये गट क्र. ५६/१४ चा उल्लेख करण्यात आला असून त्यावेळी गट क्र. ५६/८ पै. असा उल्लेख आवश्यक आहे. याप्रमाणे सुधारणा वर्सिफिकारे कोर्ट रिपोर्ट" यांचे अ उल्लेख-अफिसर-अफे. जोता प्रमाणे पत्रांपुर्वी पत्र सादर करावे.
- 25] ७.५ टक्के तुविध भूखंडावर प्रस्तावित वपर मंजूर करण्यात आलेला आहे परंतु Manner Of Development बाबत स्वतंत्र प्रस्ताव मा. आयुक्त यांचेकडे सादर करणे आवश्यक.
- 26] वापरपरवानापूर्वी Water Harvesting ची तरतुद करणे आवश्यक.
- 27] Warmycultural करीता आरोग्य विभाग ठा. म. मा. यांचे कडून प्रस्ताव मान्य करून त्यानुसार काम पूर्ण करावे.

सावधान

पत्र नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम घापर कारणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो



(Handwritten signature)

अधीक्षक संचालक - नगररचना
ठाणे नगरपालिका, ठाणे.



PROFORMA - B

CONTENT OF SHEET

GROUND & 1ST FLOOR PLAN

SECTION A-A, SECTION B-B, SECTION C-C, SECTION D-D, SECTION E-E, SECTION F-F, SECTION G-G, SECTION H-H, SECTION I-I, SECTION J-J, SECTION K-K, SECTION L-L, SECTION M-M, SECTION N-N, SECTION O-O, SECTION P-P, SECTION Q-Q, SECTION R-R, SECTION S-S, SECTION T-T, SECTION U-U, SECTION V-V, SECTION W-W, SECTION X-X, SECTION Y-Y, SECTION Z-Z

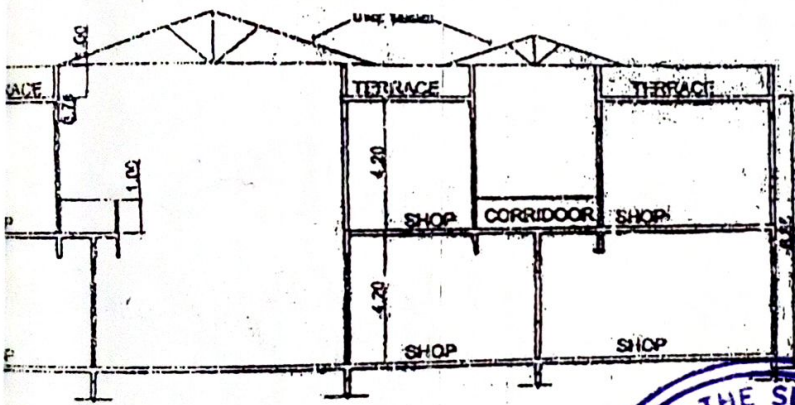
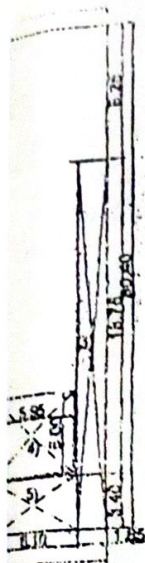
BLOCK-1 (G+1UP)

COMMERCIAL U. D.O. (PLOT-A)

SCALE (UP APPROVAL OF PLANS)

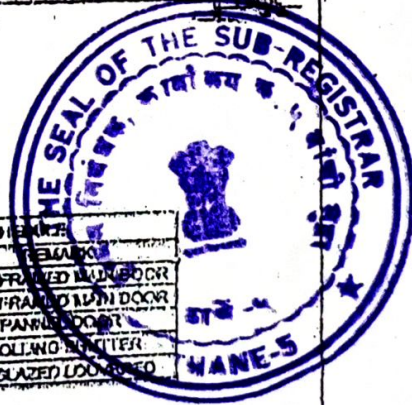
Plans are approved Subject to conditions
 Prescribed in Permit No. VP-2003/17
 TMC/CD/DE/UPS/2964 Dated - 6/11/03

Executive Engineer (TOD)
 Asstt. Director of Town Planning
 Thane Municipal Corporation of
 The City of Thane.



SECTION B-B

सावधान
 मंजूर नकाशानुसार बांधकाम न करणे तसेच
 विकसित नियंत्रण नियमावलीनुसार आवश्यक त्या
 प्रावाण्या न घेता बांधकाम वापर करणे, महाराष्ट्र
 प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
 अन्वये दखलपात्र गुन्हा आहे. त्यासाठी जास्त
 जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो

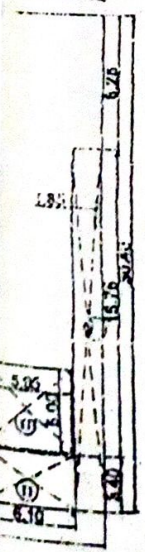


DOORS & WINDOWS SCHEDULE		
NO	SIZE	REMARKS
D	1.00 X 2.11	T.W. FRAMED MAIN DOOR
D1	1.50 X 2.10	T.W. FRAMED MAIN DOOR
D2	0.75 X 2.00	T.W. PANTRY DOOR
R.F.	1.00 X 1.50	M.S. ROLLING ROLLER
W	1.00 X 0.80	T.W. GLAZED WINDOW

SUMMARY	
GROUND FLOOR	680.83 SQ.MT.
FIRST FLOOR	696.80 SQ.MT.
TOTAL AREA	1377.63 SQ.MT.

STAIR-CASE AREA STATEMENT	
1) 2.35 X 10.00 X 2 X 1	= 61.23 SQ.MT.
2) 2.00 X 3.65 X 2 X 2	= 29.30 SQ.MT.
3) 2.30 X 5.00 X 2 X 1	= 23.00 SQ.MT.
TOTAL	= 103.43 SQ.MT.

2 नव - 9
 3246/2006
 98/22



COPIES OF AREA
 TO BE SUBMITTED TO THE MUNICIPAL CORPORATION OF THE CITY OF THANE FOR APPROVAL OF PLANS
 TO BE SUBMITTED TO THE SUB-REGISTRAR, THANE-5 FOR REGISTRATION OF PLANS
 TO BE SUBMITTED TO THE DISTRICT MUNICIPALITY, THANE FOR APPROVAL OF PLANS

PROFORMA - B
CONTENT OF SHEET

R.C. CALCULATION, SCHEDULE, PARTS, STATEMENTS, ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. VP. 200/07
TMC/ED.-D.P./T.P.S. 200/07 Dated: 6/11/03

Executive Engineer Asst. Director of Town Planning
(TDD)
Thane Municipal Corporation of
The City of Thane



उपलब्ध

मध्य नकाशातुसार वास्तव्य न करणे वनेच
"विकास निबंधन विधायकीतुसार अर्जाद्वारे स्था
परवासाचा व वेळा वास्तव्य बाजार दर्शन, महत्त्व
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार पर्याप्त मुद्दा आहे. त्यासाठी पासवैध
जास्त ३ वर्षे किंवा रु. ५०००/- दंड झेड फक्तो "

PROFORMA - A

AREA STATEMENT

SQ.MT

AREA OF PLOT	152474.78
DEDUCTIONS FOR	
a. ROAD ACQUISITION AREA (40 M. W. D.P. ROAD)	5483.61
EXISTING ROAD	2450.52
20 M. W. D.P. ROAD (NORTH-SOUTH)	3837.36
20 M. W. D.P. ROAD - (EAST-WEST)	8165.17
b. ANY RESERVATION (GARDEN)	13336.74
c. MILADA SITE	697.75
PLOT - D	885.91

TOTAL (a+b+c)

BALANCE AREA OF PLOT (1-2)

7.5 % AMENITY OPEN SPACE

NET AREA (3-4)

10% ADDITIONAL R.G.

NET GROSS AREA OF PLOT (4-5)

NET GROSS AREA OF PLOT

DEDUCTIONS FOR

* RECREATION GROUND AS PER REGULATION 5&(15%)

NET AREA OF PLOT (3-4)

F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP

* AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION)

X MAX. NO. OF STOREYS

ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE

100% OF SET-BACK AREA (17486.14 SQ. MT.)

AMENITY OPEN SPACE (8851.33 SQ.MT.)

ADDITIONAL R.G. (10916.64 SQ.MT.)



	PLOT - A	PLOT - B	PLOT - C	PLOT - E
NET GROSS AREA OF PLOT	71326.31	11244.64	11464.61	1214.17
DEDUCTIONS FOR				
* RECREATION GROUND AS PER REGULATION 5&(15%)		2136.69	1719.69	
NET AREA OF PLOT (3-4)	60627.36	12107.95	9744.92	1214.17
F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP				
* AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION)	ONE	ONE	ONE	ONE
X MAX. NO. OF STOREYS	60627.36	12107.95	9744.92	1214.17
ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE				
100% OF SET-BACK AREA (17486.14 SQ. MT.)	13691.89	3544.25		275.00
AMENITY OPEN SPACE (8851.33 SQ.MT.)	8213.95	1918.08		
ADDITIONAL R.G. (10916.64 SQ.MT.)	6796			

90122

SURYAKANT JADHAV
Advocate

Res: A/107, "Florentine",
Florentine Co-op.Hsg.Society Ltd.,
Hiranandani Gardens, Powai,
Mumbai 400 076.

To
M/s.Hiranandani Properties Pvt.Ltd.,
514, Dalamal Towers,
Nariman Point,
Mumbai 400 021.

Dear Sirs,

Re : All those pieces and parcels of land or grounds situated and lying at Villages Chitalsar Manpada and Majiwade, Taluka Thane, bearing Gut Nos.43/1, 43/2, 52/7, 52/8, 52/9, 52/10, 52/11, 52/12, 52/13, 52/14, 56/6 (Pt) and 45 of village Chitalsar Manpada and Survey No./Hissa No. 166/1-A (Pt), 342(Pt), 166/1(Pt) of village Majiwade having an aggregate area of about 1,52,974.80 sq.mtrs. together with Transferable Development Rights in lieu of lands admeasuring 4,859.92 sq. mtrs. surrendered to the Thane Municipal Corporation for Road Widening (the Said Property).

This is to certify that I have investigated the title of W.G. Forge & Allied Industries Ltd., (hereinafter referred to as "the Original Owners") to the Said Property and I have to state as under :-

- 1) The Original Owners were the Owners interalia of the Said Property situated at Villages Majiwade and Chitalsar Manpada as more particularly described hereinabove.
- 2) The Court Receiver, High Court, Bombay, was appointed as "the Receiver" in Bombay High Court, Misc. Petition No.475 of 1984 filed by Industrial Finance Corporation of India and Another against the Said original Owners in respect of the assets and moveable and immoveable properties of the Said Original Owners, including the Said Property. The Court Receiver, pursuant to the directions given by the Hon'ble Court, put up interalia the Said Property for sale.
- 3) Accordingly, the Auction Sale of the assets of the Said Owners, including the Said Property was held and the Hon'ble Court vide its Order dated 11th December, 2002 confirmed the sale in favour of M/s.Anand Agarwal & Associates and its nominees. The Hon'ble Court took on file the Affidavit of the said M/s.Anand Agarwal & Associates dated 10th December, 2002 in the Appeal No.617 in said Misc.Petition No.475 of 1984 nominating Hiranandani Properties Pvt Ltd. as the Purchasers of the Said Property.



८११-६
३२५०/२००६
- 102

URYAKANT JADHAV
Advocate

Res : A/102, "Florentine",
Florentine Co-op.Hsg.Society Ltd.,
Hiranandani Gardens, Powai,
Mumbai 400 076.

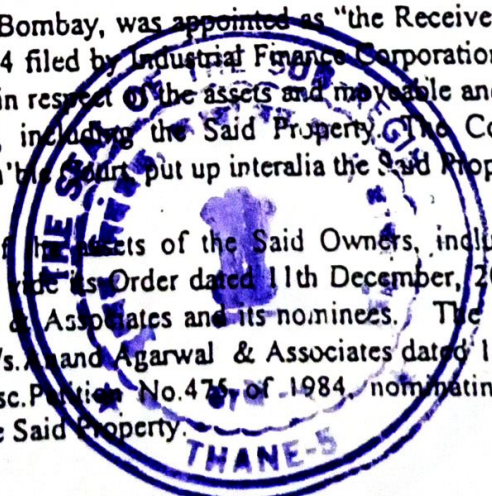
To
M/s.Hiranandani Properties Pvt.Ltd.,
514, Dalamal Towers,
Nariman Point,
Mumbai 400 021.

Dear Sirs,

Re : All those pieces and parcels of land or grounds situated and lying at Villages Chitalsar Manpada and Majiwade, Taluka Thane, bearing Gut Nos.43/1, 43/2, 52/7, 52/8,52/9, 52/10, 52/11, 52/12, 52/13, 52/14, 56/6 (Pt) and 45 of village Chitalsar Manpada and Survey No./Hissa No. 166/1-A (Pt), 342(Pt),166/1(Pt) of village Majiwade having an aggregate area of about 1,52,974:80 sq.mtrs. together with Transferable Development Rights in lieu of lands admeasuring 4,859.92 sq. mtrs. surrendered to the Thane Municipal Corporation for Road Widening (the Said Property).

This is to certify that I have investigated the title of W.G. Forge & Allied Industries Ltd., (hereinafter referred to as "the Original Owners") to the Said Property and I have to state as under :-

- 1) The Original Owners were the Owners interalia of the Said Property situated at Villages Majiwade and Chitalsar Manpada as more particularly described hereinabove.
- 2) The Court Receiver, High Court, Bombay, was appointed as "the Receiver" in Bombay High Court, Misc. Petition No.475 of 1984 filed by Industrial Finance Corporation of India and Another against the Said original Owners in respect of the assets and moveable and immoveable properties of the Said Original Owners, including the Said Property. The Court Receiver, pursuant to the directions given by the Hon'ble Court, put up interalia the Said Property for sale.
- 3) Accordingly, the Auction Sale of the assets of the Said Owners, including the Said Property was held and the Hon'ble Court vide its Order dated 11th December, 2002 confirmed the sale in favour of M/s.Anand Agarwal & Associates and its nominees. The Hon'ble Court took on file the Affidavit of the said M/s.Anand Agarwal & Associates dated 10th December, 2002 in the Appeal No.617 in said Misc.Petition No.475 of 1984, nominating Hiranandani Properties Pvt.Ltd. as the Purchasers of the Said Property.



SURYAKANT JADHAV
Advocate

Res: A/102, "Florentine",
Florentine Co-op.Hsg. Society Ltd.
Hiranandani Gardens, Powai,
Mumbai 400 076.

(2)

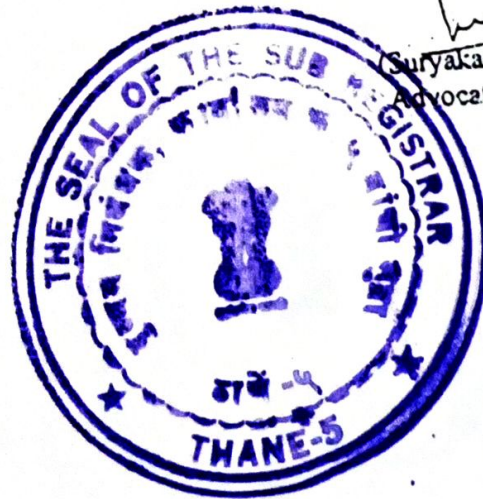
4) The Court Receiver, since then has received full purchase price payable under the said Auction Sale from the said M/s.Anand Agarwal & Associates and its nominees. The Court Receiver on 15th March, 2003, placed Hiranandani Properties Pvt.Ltd. in peaceful possession of the Said Property as recorded vide Possession Receipt dated 15th March, 2003.

5) Vide letter dated 9th April, 2003, issued to various authorities, including The Municipal Commissioner, Thane, The City Engineer, Thane, The Collector, the Secretary Revenue Department, Additional Collector and Competent Authority, Thane and 8 K.M. Peripheral Area etc., the Court Receiver, High Court Bombay, recorded the said fact of Hiranandani Properties Pvt.Ltd. being the Auction Purchasers of the Said Property and confirmed that Hiranandani Properties Pvt.Ltd. are entitled to submit plans, proposals and applications for development/sale/transfer of the Said Property and to utilise the full development potential thereof as may be available now and in future including TDR at their costs.

6) Subject to the above, I have found the title of the Original Owners to the Said Property as clear and marketable and free from any encumbrance with the said Hiranandani Properties Pvt.Ltd. being entitled to develop, sale and transfer the said Property.

Dated this 31st day of October 2003.

Yours faithfully,



Suryakant Jadhav
(Suryakant Jadhav)
Advocate.

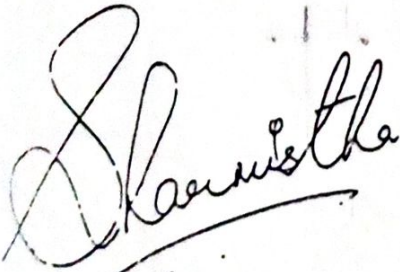
टनन-९

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, Emerald Plaza Block - 1 is proposed on plot bearing S.no. 342(p) at Vil. Majiwade, Tal. & Dist. Thane.

The piece of land as mentioned above is forming the part of the total Development alongwith the Gut no's 43/1, 43/2, 45, 52/7, 52/8, 52/9, 52/10, 52/11, 52/12, 52/13, 52/14, 56/6(p) at Vil. Chitalsar Manpada and S.no's 166/1(p), 166/1(p), 166/1(p), 342(p) at Vil. Majiwade, Tal. And Dist. Thane.

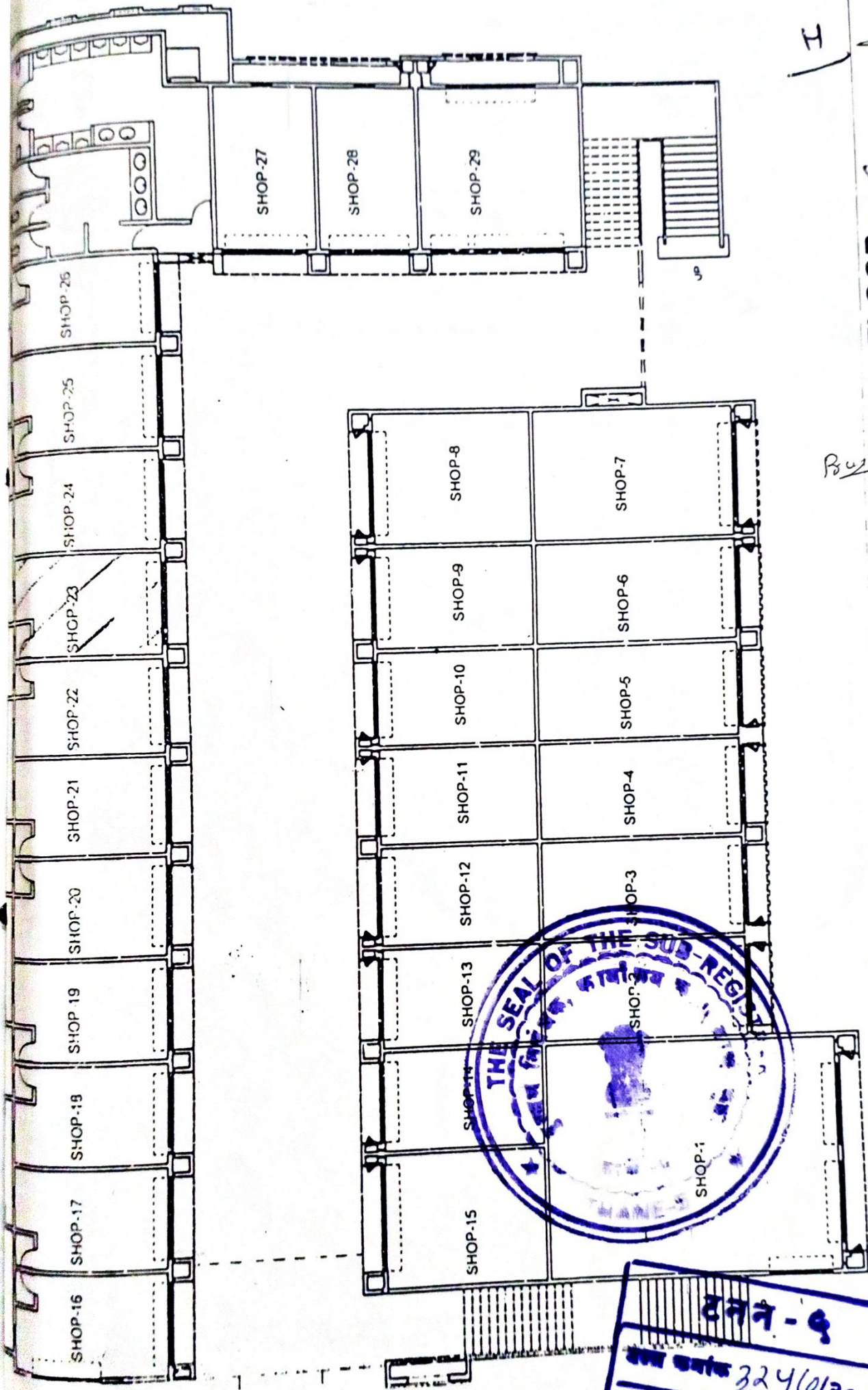
The common development permission is issued by Thane Municipal Corporation under Permit No. 2003/07/ TMC/TDD/2964 dated 06/11/2003.



ARCHITECT

REG.NO.CA/95/18614





FLOOR: Ground
SHOP NO.: 23

By

EMERALD PLAZA BLOCK - 1
GROUND FLOOR

एनए-९
3246/2006
20/22

25/04/2007
12:53:24 pm

दुय्यम निबंधकः
सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5
दस्त क्र 3257/2007

29122

दस्त क्रमांक : 3257/2007
दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव सुरेश रामराव इटकापल्ले - -
पत्ता घर/फ्लॅट नं: 4/49
गल्ली/रस्ता: -
ईमारतीचे नाव म्हाडा वसाहत
ईमारत नं: -
पेट/वसाहत: पयार नगर
शहर/गाव: ठाणे
तालुका: -
पिन: -
पेन नम्बर: -

लिहून घेणार

वय 38

सही



2 नाव प्रविण वशराम गामी - -
पत्ता घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव अंबिका
ईमारत नं: -
पेट/वसाहत: स्वस्तीक चॅम्बर्स समोर
शहर/गाव: चेबुर
तालुका: -
पिन: -
पेन नम्बर: -

लिहून देणार

वय 43

सही

Pravin. v. Gami





दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (3257/2007)

22/22

दस्त क्र [टनन5-3257-2007] चा गोषवारा
बाजार मुल्य :2044100 मोबदला 1200000 भरलेले मुद्रांक शुल्क : 102210

पावती क्र.:3432 दिनांक:25/04/2007
पावतीचे वर्णन
नांव: सुरेश रामराव इटकापल्ले - -

दस्त हजर केल्याचा दिनांक :25/04/2007 12:47 PM
निष्पादनाचा दिनांक : 25/04/2007
दस्त हजर करणा-याची सही :

20450 : नोंदणी फी
440 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20890: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/04/2007 12:47 PM
शिक्का क्र. 2 ची वेळ : (फी) 25/04/2007 12:52 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/04/2007 12:53 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/04/2007 12:53 PM

दस्त नोंद केल्याचा दिनांक : 25/04/2007 12:53 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्याची ओळख पटवितात.

1) -- अंड संदीप शिंदे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: गुणसागर नगर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: ठाणे

तालुका: -

पिन: -

2) -- संजय इटकापल्ले ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: पवार नगर

शहर/गाव: ठाणे

तालुका: -

पिन: -

Shinde

Palle

प्रवाचीत करणेत घेते की या दस्ताबज्जे
एकूण 22 पाने आहे.

सह. दुय्यम निबंधक ठाणे क्रं. ५

मुद्रांक क्रमांक 998
3244 क्रमांकावर नोंदला

(एम. एम बावळे)

सह दुय्यम निबंधक ठाणे क्रं. ५
तारीख 24/04/2007 रोजी

दु. निबंधकाची सही
सह दु.नि.ठाणे 5

