

Rs. One Lakh Two Thousand Two Hundred Ten only

No 1498820



Thane Bharat Sahakari Bank Ltd. Scheduled Bank

श्री / Br. दिनांक / Date 26/7/07

मुद्रांक शुल्क / Stamp Duty ₹/Rs. 102,210/-

सेवा शुल्क / Service Charges ₹/Rs. 10

No. of Documents ₹/Rs. 102,220/-

शुद्धी / Amount in Words 1,02,220/-

लाल / लाल / Amount in Words 1,02,220/-

THANE BHARAT SAHAKARI BANK LTD. Branch

नाम / Name of counter party

पता / Address B/2/10/SECTOR 9

सहकारी बँकेच्या नावावर / Purpose of transaction

सहकारी बँकेच्या नावावर / Purpose of transaction

नाम / Name of the Drawee Bank

अधिकृत / Authorised signatory

अधिकृत / Authorised signatory

अधिकृत / Authorised signatory

AGREEMENT FOR SALE

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

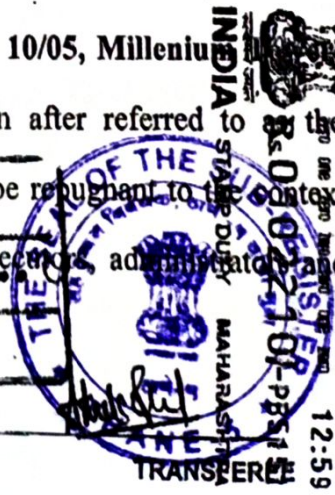
ARTICLES OF AGREEMENT Made at Thane of this 27th July, 2007. (The Christian Year Two Thousand Seven)

BETWEEN MR. BHURALAL SAVJI PATEL, Adult, Occupation :Business , Age.- 51 years, PAN No. ADDPP 6312 L, Indian inhabitant, residing at Hill View Co-op. Hsg. Soc. Floor, Room No. 3, Savarkar Nagar, Thane (W). 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, administrators and assigns) of the FIRST PART.



MR. ASHOK RAMRAJ PAL, adult, Age 37, Occupation : Business, PAN No. AONPS 5787 H, Indian inhabitant residing at B-2, 10/05, Millenium Sector 9, Sanpada, Navi Mumbai 400 708. herein after referred to "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning there of mean and includes his heirs executors and assigns) of the SECOND PART

9/20



TRANSFEROR

For Thane Bharat Sahakari Bank Ltd

Authorised Signatory

Thane Bharat Sahakari Bank Ltd. Main Branch, Naupada, Thane.

58659 145202

Special Adhesive JUNE 26 2007

D-5/STP(V)/C.R. 1005/1104/1505-0

12:59

Office, Thane on 12/02/2004 vide Registration No. 01066-2004 Dt. 12/02/2004.

- 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 his all that right, title & interest in the said Shop & shares thereof unto the **TRANSFEREE** herein subject to terms & conditions as stated herein below.

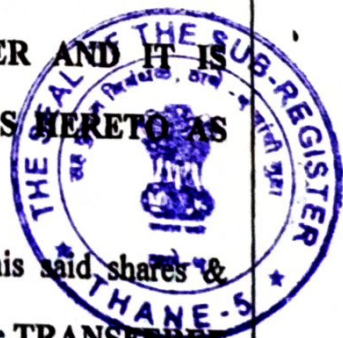
NOW THIS AGREEMENT WITNESSED UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

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

TRANSFEROR

3/20

TRANSFEREE



herein both hereby agree to hold acquire & possess or purchase the same from the TRANSFEROR on what is popularly known as "Ownership basis".

2. The TRANSFEROR have represented to the TRANSFEREE that:-

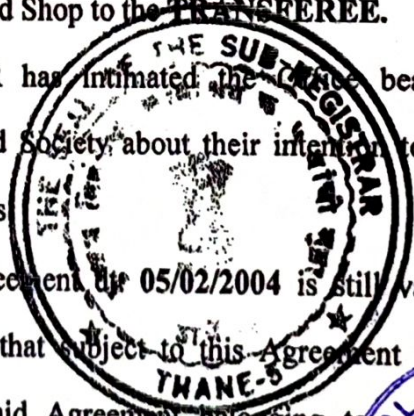
(i) The said Shop and the said Shares in respect thereof are free from all encumbrance & charges & the said Shop are absolutely & exclusively owned by the TRANSFEROR.

(ii) TRANSFEROR had raised loan against the said Shop and mortgaged the said Shop as a security for repayment of loan & the original title deeds & original copy of Share Certificate related to said Flat is in (Abhudaya Co-operative Bank, Savarkar Branch) Banks Possession & will be handed over to the TRANSFEROR on repayment made by the TRANSFEREE'S _____ BANK, while giving advance loan to TRANSFEREE for TRANSFEREE'S _____ BANK to give all Original documents for Loan. (Details of such documents is stated in 2nd Schedule hereunder written)

(iii) The TRANSFEROR is not forbidden by any act or Rules or by provision of Bye-Laws of the said Society or Rules And Regulation framed there under or any legislation to transfer, assign, sell or assure or alienate the said Shares and the said Shop to the TRANSFEREE.

(iv) The TRANSFEROR has intimated the _____ bearers / Managing Committee of the said Society about their intention to transfer the said Shop & the said Shares

(v) The Said Earlier Agreement dt 05/02/2004 is still valid & subsisting. They further declare that subject to this Agreement all their rights & benefits under the said Agreement belonging to or available to the TRANSFEROR to purchase & occupy the said Shop will hereafter belong to and be available to the TRANSFEREE as if the said Agreement was entered into by and between the said First Purchases & for respective buyers & the TRANSFEREE herein in place of the



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8/10

[Signature]

TRANSFEROR

TRANSFEREE

TRANSFEROR as Shop Purchaser.

(vi) At the request of the **TRANSFEEE**, the **TRANSFEROR** undertakes to procure a No Objection Certificate from the Managing Committee of the said Society duly agreeing to note the lien of Financial Institute from where the **TRANSFEEE** proposes to avail Mortgage loan to Complete 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 **TRANSFEEE** 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 **TRANSFEEE** have agreed to execute & complete the purchase as contemplated under this agreement.

4. The **TRANSFEROR** have agreed to transfer, and the **TRANSFEEE** 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 **TRANSFEEE** herein to the **TRANSFEROR** herein in manner as under :

a) Rs. 5,00,000/- (Rupees Five Lakhs Only) Loan from

_____ Branch (Part Payment for Reimbursement of Loan taken by **TRANSFEROR**).

b) Rs. 7,00,000/- (Rupees Seven Lakhs Only) Loan from Financial

TRANSFEROR

TRANSFEEE



Handwritten signature in Marathi: सुरेशचंद्र रमेशचंद्र

Handwritten signature and date: ५/१०

Institute. (At the time of Possession)

(Subject to Realisation of Cheque)

MODE OF PAYMENT SHALL BE AN ESSENCE OF CONTRACT.

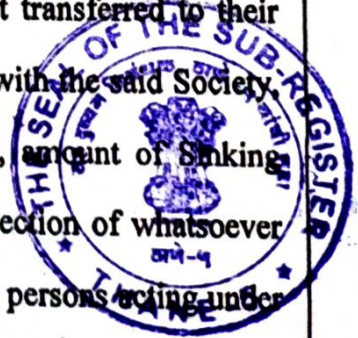
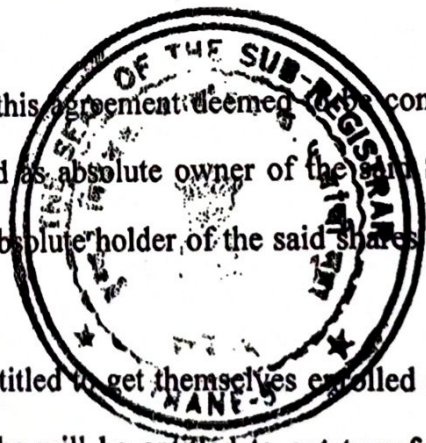
It is explicitly agreed by and between the parties hereto that the **TRANSFEROR** shall deliver vacant & peaceful possession of the said Flat together with the original title deed on the day of receiving final part payment of **Rs. 7,00,000/-** as stated in clause 4 (b) here above and whole payment as stated in clause 4 (a) & 4 (b). If the payment is not received within Sixty days period from the date of agreement, the said agreement will be void and the expenses incurred will be reimbursed by **TRANSFEEE**.

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 **TRANSFEEE & 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 **TRANSFEEE** 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 **TRANSFEEE** 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



TRANSFEROR	জনন - ৬ ১/১০	TRANSFEEE
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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** 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 05/02/2004 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 monetary 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.

सुरेन्द्र २५३५८५	टनन - ९	
TRANSFEROR	२०/१०	TRANSFEREE

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 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**.

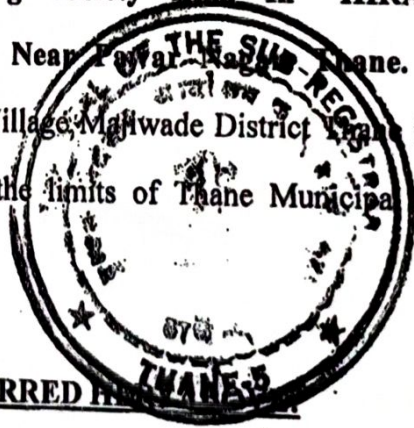
17. This Agreement shall always be subject to provision contained in the Maharashtra Co-operative Societies Act, 1960 & /or rule, 1961.

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 :

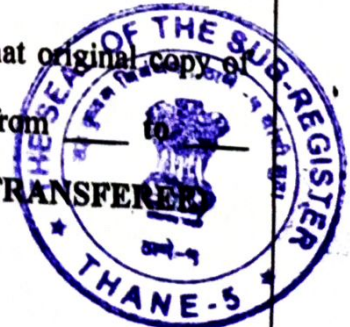
(Read with Exhibit)

All that a Commercial Shop, being being Shop No. 24, 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 ~~...~~ Thane. Within the Registration and being at Revenue Village, Majiwade District ~~...~~ in Taluka & Registration District Thane within the limits of Thane Municipal Corporation bearing Survey No. 342 (Part).



THE SECOND SCHEDULE REFERRED TO ABOVE :

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 (viz. if not delivered to **TRANSFEEE**)



Handwritten notes and stamp: १५१७/२००८, ८/२०

Handwritten signature

TRANSFEROR

Handwritten signature

TRANSFEEE

SIGNED, SEALED & DELIVERED By

Withinsigned " TRANSFEROR "

MR. BHURALAL SAVJI PATEL

सुरेश रामराज साठपाळे

In the presence of

1. Suresh Ramrao Satapalle

2.

SIGNED, SEALED & DELIVERED By

Withinsigned " TRANSFEREE "

MR. ASHOK RAMRAJ PAL

Ashok Ramraj Pal

In the presence of

1. Suresh Ramrao Satapalle

2.



द्वारक - ६
५५९५/२००४
९/१०

सुरेश रामराज साठपाळे

Ashok Ramraj Pal

TRANSFEROR

TRANSFEREE

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.

V. P. No. 2003 / 06 TMO/TDD 2228 Date 2/9/10

To, Shri/Smt. भैरव अर्काटकर कन्सल्टंट्स [वा. वि] (Architect)
 Shri/Smt. भैरव डिरानंधानी प्रॉपर्टीज प्रा. लि. (Owner)

Sir,

With reference to your application No. _____ dated _____ for development permission/
 grant of commencement certificate under sections 45 & 49 of the Maharashtra Regional and Town
 Planning Act, 1966 to carry out development work and or to erect building No. श्रीलक्ष्मण
 In Village चित्तमंथर मानपाडा व माजीवडे Section No. घर Ward No. _____ situated
 at Road/Street _____ S. No. / City S. No. / F. P. No. चित्तमंथर मानपाडा गट नं. 432
गट नं. 12, गट नं. 14, गट नं. 44 हि. नं. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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 exist in
- 5) सी. स्न. पूर्वी जम्बेवर भोकर्या जागेचा कर भरणे आवश्यक.
- 6) सी. स्न. पूर्वी जागेदर भाडिती फ्लक बसविणे आवश्यक.
- 7) सी. स्न. पूर्वी व जागेदर सुरक्षिततेच्या दृष्टीकोनातून आसुर संरक्षण कवच बांधणे करणे आवश्यक.
- 8) जोता व ओ. सी. प्रमाणपत्रापूर्वी आर. सी. सी. तहकडीस आय. रस कोडनातून रूयधर, स्थानिकि ही प्रमाणपत्र सादर करणे आवश्यक.
- 9) जोत्यापूर्वी ड्रेनेज विभागाकडील स्ट्रॉंग ड्रेनेजबाबत ना-हरकत दाखला सादर करणे आवश्यक.
- 10) ओ. सी. पूर्वी वृक्ष, पगणी व ड्रेनेज विभागाकडील ना-हरकत दाखला सादर करणे आवश्यक.
- 11) प्रथम वापर परवानापूर्वी रक्षणावलील जागा व आरक्षणावलील क्षेत्र U/P/12 अन्वये वापर करणे आवश्यक.

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

- 12) जोता प्रमाणपत्रापूर्वी वाणज्य व रडिवासी वापराची स्न. र. शोडर बांधणे आवश्यक.
- 13) वापर परवानापूर्वी आर. जी. विकसीत करणे आवश्यक.
- 14) मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी घ्यावी. मालक/विकास करे यांची राहिल. त्यास ठा. म. पा जबाबदार राहणार नाही.
- 15) सी. स्न. पूर्वी इंडस्ट्रीज डिपॉझिट डिपॉझिट विभागाकडील ना-हरकत दाखला सादर करणे आवश्यक.



टनन - ९
वसुधैव कुटुम्बकम्
 Yours faithfully

Office Stamp _____
 Date _____

Municipal Corporation
 the city of Thane.

- १९) सी. स्न. पुर्वी १० टक्के ऑडिगनल आर. जी व रफ्त्यावालील क्षेत्राबाबतया नोदणीकृत करारनामा सादर करणे आवश्यक.
- २०) मा. आयुक्त. सो. यांनी देणेची निर्देशित केलेल्या अटी आपणावर बंधनकारक राहतील.
- २१) बांधकाम सुरु करणेपूर्वी पौडीयमर्यादा गमनागमनाची अग्नीशमन विभागकडील ना-हरकत दाखला सादर करणे आवश्यक.
- २२) वापरपरवानापूर्वी अग्नीशमन विभागाकडील नमुद करण्यात येणा-या स्पेसिफिकेशन नुसार पौडीयमर्यादा काम पूर्ण झाल्याबाबत अग्नीशमन विभागाचा ना-हरकत दाखला सादर करावा.
- २३) कोर्ट ऑफिसर यांचे पत्रांमध्ये गट क्र. ५६/१४ चा उल्लेख करण्यात आला असून त्यावेळी गट क्र. ५६/८ पै. असा उल्लेख आवश्यक आहे. याप्रमाणे सुधारणा दर्शविणारे कोर्ट ऑफिसर" यांचे अ उल्लेख-असबबक-असहे. जोता प्रमाणे पत्रापूर्वी पत्र सादर करावे.
- २४) ५.५ टक्के तुविध भुयंडावर प्रस्तावित वपर मंजूर करण्यात आलेला आहे परंतु Manner Of Development बाबत स्वतंत्र प्रस्ताव मा. आयुक्त यांचेकडे सादर करणे आवश्यक.
- २५) वापरपरवानापूर्वी Water Harvesting ची तरतुद करणे आवश्यक.
- २६) Warmycultural करीता आरोग्य विभाग ठा. म. मा. यांचे कडून प्रस्ताव माग्य करून त्यानुसार काम पूर्ण करावे.

सावधान

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



Copy To,

- 1) Dy. Municipal Commissioner— Zone
- 2) E. E. (Enorchment)
- 3) Competent Authority (U. L. C.)
for sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record of
Land is affected by Road
widening/reservatio.

ठान-५
५५९७/२००६
१२/१०

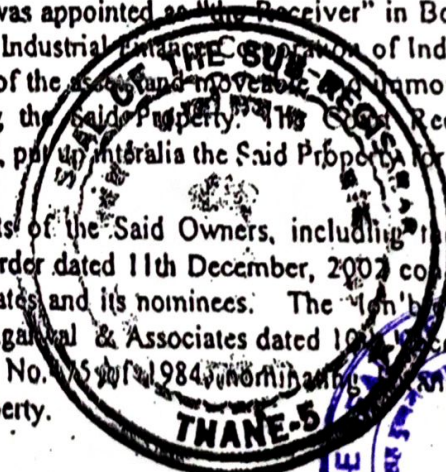
To
M/s. Hiranandani Properties Pvt. Ltd.,
514, Dalamal Towers,
Nariman Point,
Mumbai 400 021.

Dear Sirs,

Re : All those pieces and parcels of land or grounds situated and lying at Villages Chitalsar Manpada and Majiwade, Taluka Thane, bearing Out 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 Inter alia 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 immovable 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 inter alia 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 M/s. Hiranandani Properties Pvt. Ltd. as the Purchasers of the Said Property.



17
अनुमोदित

टनन-६
५५९०/२०००
९३/१०

(2)

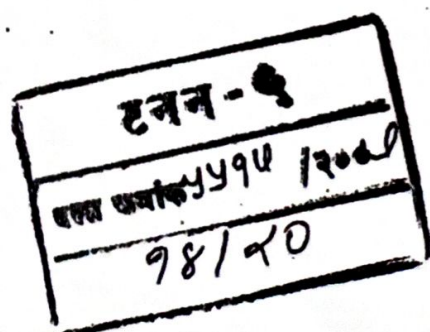
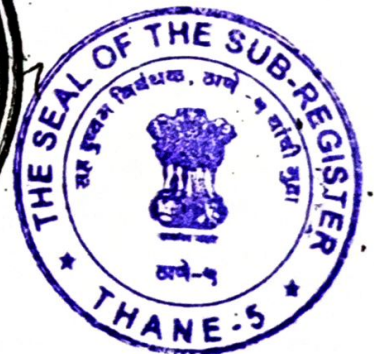
4) The Court Receiver, since then has received full purchase price payable under the said Auction Sale from the said M/s. Anand Agarwal & Associates and its nominees. The Court Receiver on 15th March, 2003, placed Hiranandani Properties Pvt. Ltd. in peaceful possession of the Said Property as recorded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



Plans are approved Subject to conditions
 Prescribed in Permit No. VP. 208/07
 TMC/CO.-D.P./TPS/ 2964 Dated: 6/11/03



Executive Engineer (TDD) Asst. Director of Town Planning

Thane Municipal Corporation of The City of Thane

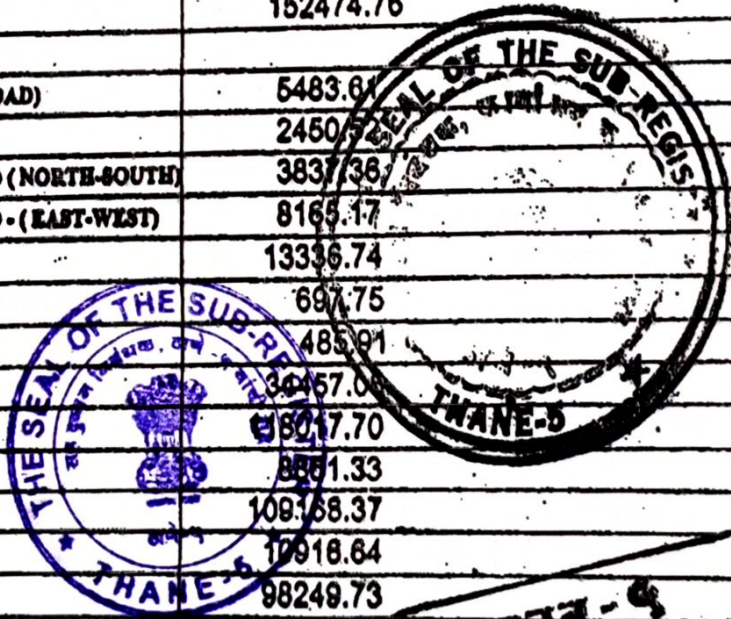
आवक्यावत

"नगर पंचायतानुसार आंकड्यात न कारभे तसेच
 वेळाने मिळवून घेण्यासाठी नगर पंचायतानुसार आंकड्यात त्या
 परवानग्या न वेळ आंकड्यात कारभे कारभे, नगरपालिका
 प्रादेशिक न नगर रचना अधिनियमाचे कलम 42
 अनुसार दखलपत्र पुढा आहे. त्यासाठी पासकीट
 जास्त 3 वर्षे वैध न ठ. 4000/- दर फेड असतील "

अनुमोदनाचे पत्र

PROFORMA- A

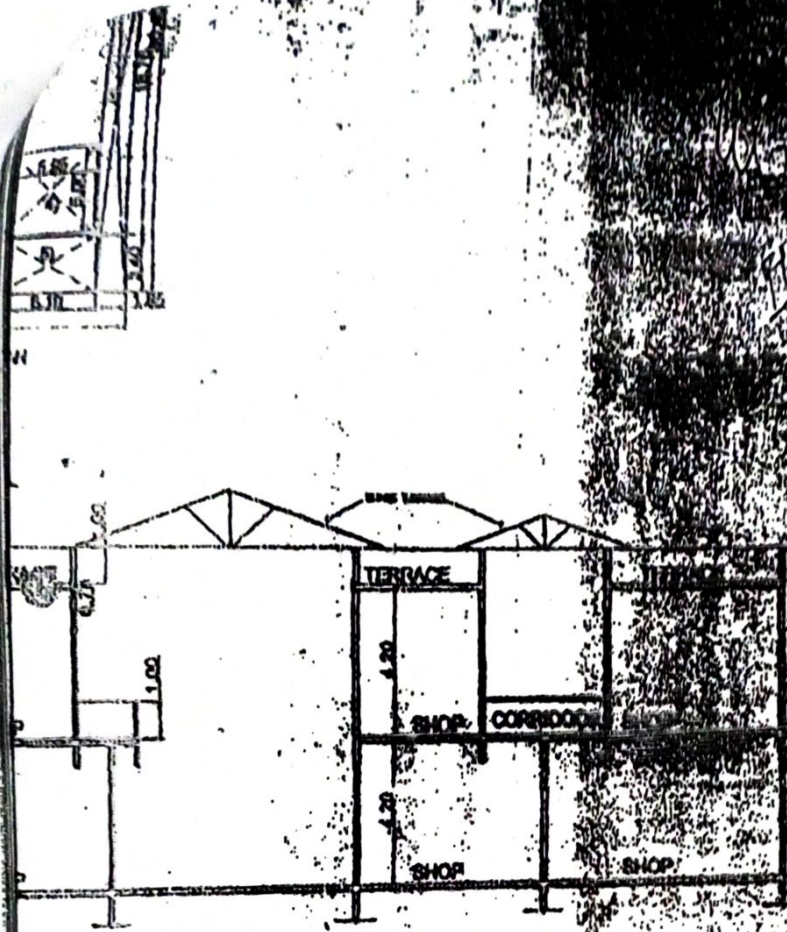
AREA STATEMENT		SQ.MT			
1	AREA OF PLOT	152474.76			
2	DEDUCTIONS FOR				
a	ROAD AQUISITION AREA (40 M. W. D.P.ROAD)	5483.61			
	EXISTING ROAD	2450.57			
	20 M. W. D.P.ROAD (NORTH-SOUTH)	3837.36			
	20 M. W. D.P.ROAD - (EAST-WEST)	8165.17			
	ANY RESERVATON (GARDEN)	13336.74			
c	MHADA SITE	697.75			
	PLOT - D	485.91			
	TOTAL (a+b+c)	30457.00			
3	BALANCE AREA OF PLOT (1-2)	122017.70			
4	7.5 % AMENITY OPEN SPACE	9151.33			
	NET AREA (3-4)	109166.37			
5	10% ADDITIONAL R.G.	10916.64			
6	NET GROSS AREA OF PLOT (4+5)	98249.73			
		PLOT - A	PLOT - B	PLOT - C	PLOT - E
	NET GROSS AREA OF PLOT	71328.31	14244.64	1384.61	1214.7
6	DEDUCTIONS FOR				
a	RECREATION GROUND AS PER REGULATION 56(15%)	10698.95	2133.89	1719.89	
c	NET AREA OF PLOT (3-4)	60627.36	12107.95	9744.92	1214.17
6	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
7	ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE				
8	104% OF SET-BACK AREA (17486.14 SQ. MT.)	13696.89	3514.25		275.00
	AMENITY OPEN SPACE (8851.33 SQ.MT.)	8213.25	1918.08	720.00	
	ADDITIONAL R.G. (10916.64 SQ.MT.)	6796.71	2865.63	1719.89	



अनुमोदनाचे पत्र - 6
 991 20

Subject to conditions
 No. 2003/17
 Dated: 6/11/03

Asst. Director of Town Planning
 Thane Municipal Corporation of
 The City of Thane.



SECTION B-B

सावधान
 मजूर नकाशानुसार बांधकाम न करणे
 विकासा निबंधन नियमावलीनुसार आवश्यक
 परवानगा न घेता बांधकाम थापर करणे, म
 प्रादेशिक व नगर रचना अधिनियमाचे कलम
 अनुसार दखलपात्र गुन्हा आहे. त्यासाठी ज
 जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शक

सुविधा सादर करत

DOORS & WINDOWS SCHEDULE		
NO.	SIZE	REMARK
1	2.00 X 1.00	T.W. FRAMED DOOR
2	2.00 X 1.00	T.W. FRAMED DOOR
3	2.00 X 1.00	T.W. FRAMED DOOR
4	2.00 X 1.00	T.W. FRAMED DOOR
5	2.00 X 1.00	T.W. FRAMED DOOR

SUMMARY	
GROUND FLOOR	101.49 SQ.MT.
FIRST FLOOR	101.49 SQ.MT.
TOTAL AREA	202.98 SQ.MT.

STAIR CASE AREA STATEMENT	
1) 2.30 X 10.50 X 2 X 1	= 41.25 SQ.MT.
2) 2.40 X 3.85 X 2 X 1	= 29.22 SQ.MT.
3) 2.30 X 5.00 X 2 X 1	= 23.00 SQ.MT.
TOTAL	= 103.49 SQ.MT.



टनन - ५
 ५५९७
 १९/१०

CERTIFICATE OF AREA
 THE AREA OF THE ABOVE MENTIONED BUILDING HAS BEEN MEASURED AND FOUND TO BE AS UNDER:
 GROUND FLOOR: 101.49 SQ.MT.
 FIRST FLOOR: 101.49 SQ.MT.
 TOTAL AREA: 202.98 SQ.MT.

Plans are approved Subject to conditions
Prescribed in Permit No. VP/2002/2003
TMC/ED-D.P./T.P.S./2002

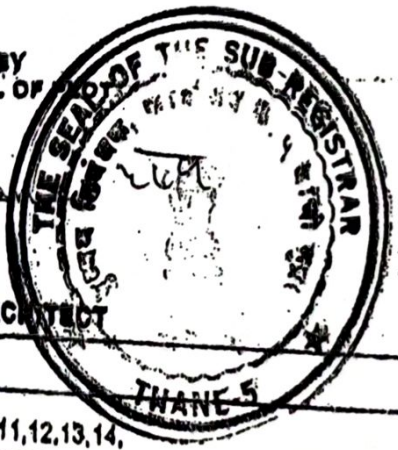


Executive Engineer (TDD)
Asstt. Director of Town Planning
Thane Municipal Corporation
The City of Thane

मंजूर पत्रावधारित अंशकात
विकास विभाग विकासशीलपुनर
परवानका व वेळ सांख्यान प्रमाण
प्रादेशिक व नगर रचना अधिनियम
अनुसार द्यालयात पुन्हा आहे. 2002
जारी 1 वर्षे वैध व र. 4000/- दर

CERTIFICATE OF AREA

GETTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY
ME ON 05/06/01. AND THE DIMENSIONS OF SIDES, ETC. OF
STATED ON PLANS AS MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS
OWNERSHIP.



Signature

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING GUT NO. 43/1, & 2, 82/7, 8, 9, 10, 11, 12, 13, 14,
GUT NO. 83 (PT) OF VILLAGE CHITALSAR - MANPADA & S.NO. 186/1A (PT), 186/1A (PT),
166/1 (PT), 342 (PT) OF VILLAGE MAJIWADE, DIST. THANE

NAME OF OWNER

M/S HIRANADANI PROPERTIES PVT. LTD.
"OLYMPIA", CENTRAL AVENUE,
HIRANANDANI GARDENS, POWAI, MUMBAI - 400 078.



4394/2000
90/90

ARCHITECTS NAME AND ADDRESS

**archetype
consultants**
architect & interior designers
4/101, 102, Bhanu Barba apse, above Bhanu Barba restaurant,
panchpada, thane - 400 602.

(15) (17)

27/07/2007
11:25:08 am

दुय्यम निबंधका
सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5
दस्त क्र 5517/2007,
9420





दस्त क्रमांक : 5517/2007
दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव: अशोक रामराज पाल - - पत्ता: घर/फ्लॅट नं: बी-2/10/5, मिलेनिअम टॉवर, सान्पाडा, नवी मुंबई गल्ली/रस्ता: - ईंगारतीचे नाव: - ईंगारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 37 सही <i>Ashok Pal</i></p>		
<p>2 नाव: भुरालाल सावजी पटेल - - पत्ता: घर/फ्लॅट नं: 3, हिलक्यु सो, सावरकर नगर, ठाणे गल्ली/रस्ता: - ईंगारतीचे नाव: - ईंगारत नं: - पेट/वसाहत: --- शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 51 सही</p>		

मु. 21 014 2103 214



टनन5

दस्त क्रमांक (5517/2007)

2020

दस्त क्र. [टनन5-5517-2007] चा गोपवारा
बाजार मूल्य :2044035 मोबदला 1200000 भरलेले मुद्रांक शुल्क : 102210

पावती क्र.:5735 दिनांक:27/07/2007
पावतीचे वर्णन
नाव: अशोक रामराज पाल - -

दस्त हजर केल्याचा दिनांक :27/07/2007 11:17 AM
निष्पादनाचा दिनांक : 27/07/2007
दस्त हजर करणा-याची सही :

20410 :नोंदणी फी
400 :नफकल (अ. 11(1)), पृष्ठांकनाची नक्का
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

20810: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 27/07/2007 11:17 AM
शिक्का क्र. 2 ची वेळ : (फ्री) 27/07/2007 11:23 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 27/07/2007 11:24 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/07/2007 11:24 AM

पावती क्र.:5736 दिनांक:27/07/2007
पावतीचे वर्णन
नाव: अशोक रामराज पाल - -

दस्त नोंद केल्याचा दिनांक : 27/07/2007 11:25 AM

ओळख :

खालील इसम असे निघेदीत करसात की, से दस्ताऐवज करून देण
य त्यांची ओळख पटवितात.

1) -- महेश पटेल ,घर/प्लॉट नं: 3, हिलक्यु सो, सावरकर नग

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



2) -- सुरेश इटकापल्ले ,घर/प्लॉट नं: बारुड वार्ड क्र 1, कंधार, नांदेड

गल्ली/रस्ता: -

ईमारतीचे नाव: -

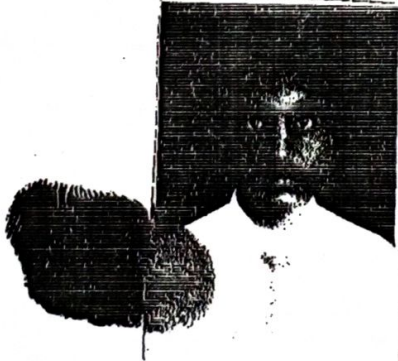
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



40 :नोंदणी फी

40: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

प्रमाणीत करजेत येते की या दस्तामळे
एकूण ... 20 ... बाने आहे.

सह, दुय्यम निबंधक ठाणे सं. ५

दु. निबंधकाची सही
सह दु.नि.ठाणे 5



दस्ता क्रमांक ११२८
..... ५५११६ क्रमांकावर नोंदला

(एन. एम बाबळे)

सह दुय्यम निबंधक ठाणे सं. ५

बाबीत 20 माहे ७ सप २००७

