



Thursday, May 15, 2008

12:27:44 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3044

दिनांक 15/05/2008

गावाचे नाव कळवा

दस्तऐवजाचा अनुक्रमांक टनन1 - 02930 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पंडीत रघुनाथ रावराणे - -

नोंदणी फी	:-	15240.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)	:-	840.00
अतिरीक्त मुद्रांक शुल्क	:-	15.00
एकूण	रु.	16095.00

आपणास हा दस्त अंदाजे 12:42PM ह्या वेळेस मिलेल

महाराष्ट्र न्याय विभाग  
दस्ता नोंदणी विभाग  
दस्ता नोंदणी विभाग

बाजार मूल्य: 1411000 रु. भोबदला: 1523200 रु.

भरलेले मुद्रांक शुल्क: 58760 रु.

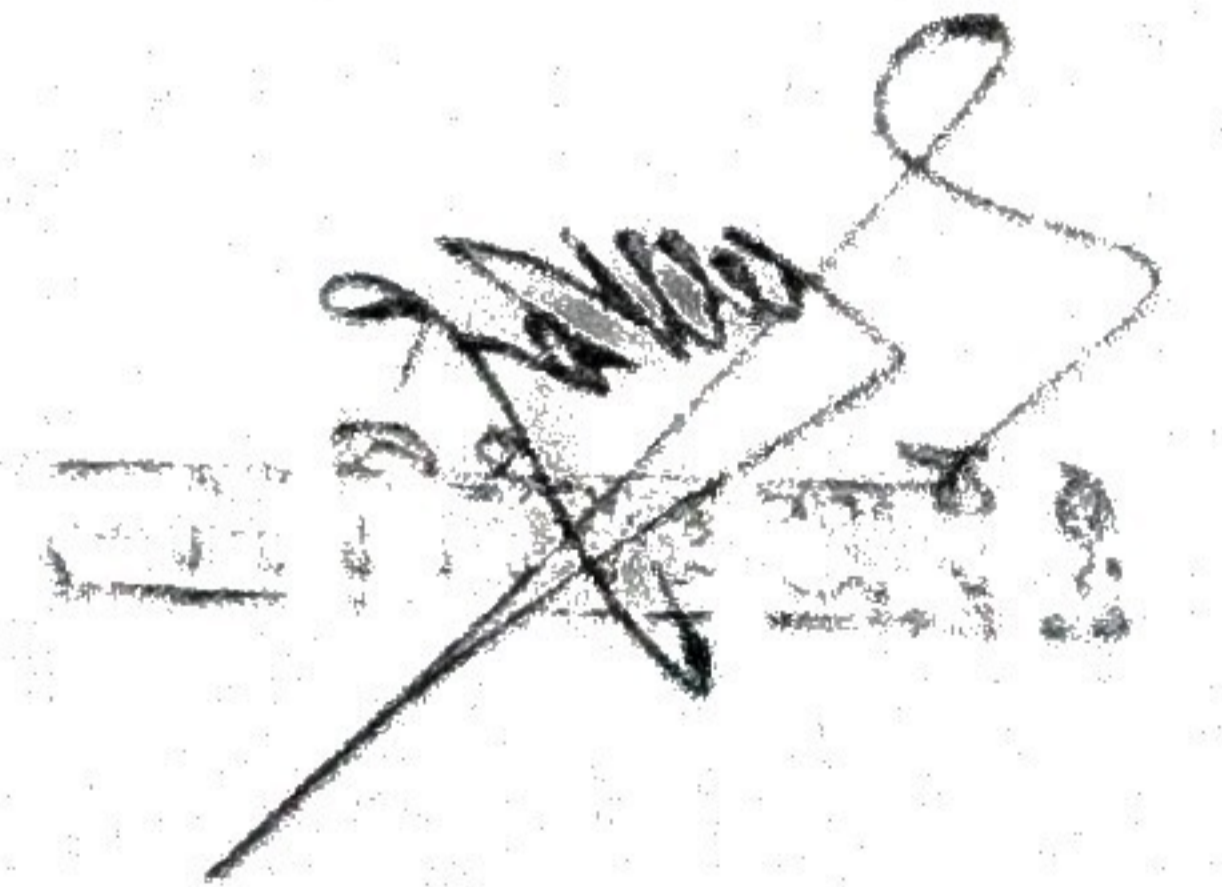
देयकाचा प्रकार : चलनाचे;

चलन क्रमांक: 399; रक्कम: 15240 रु.; दिनांक: 13/05/2008

सूची क्र. दोन INDEX NO. II

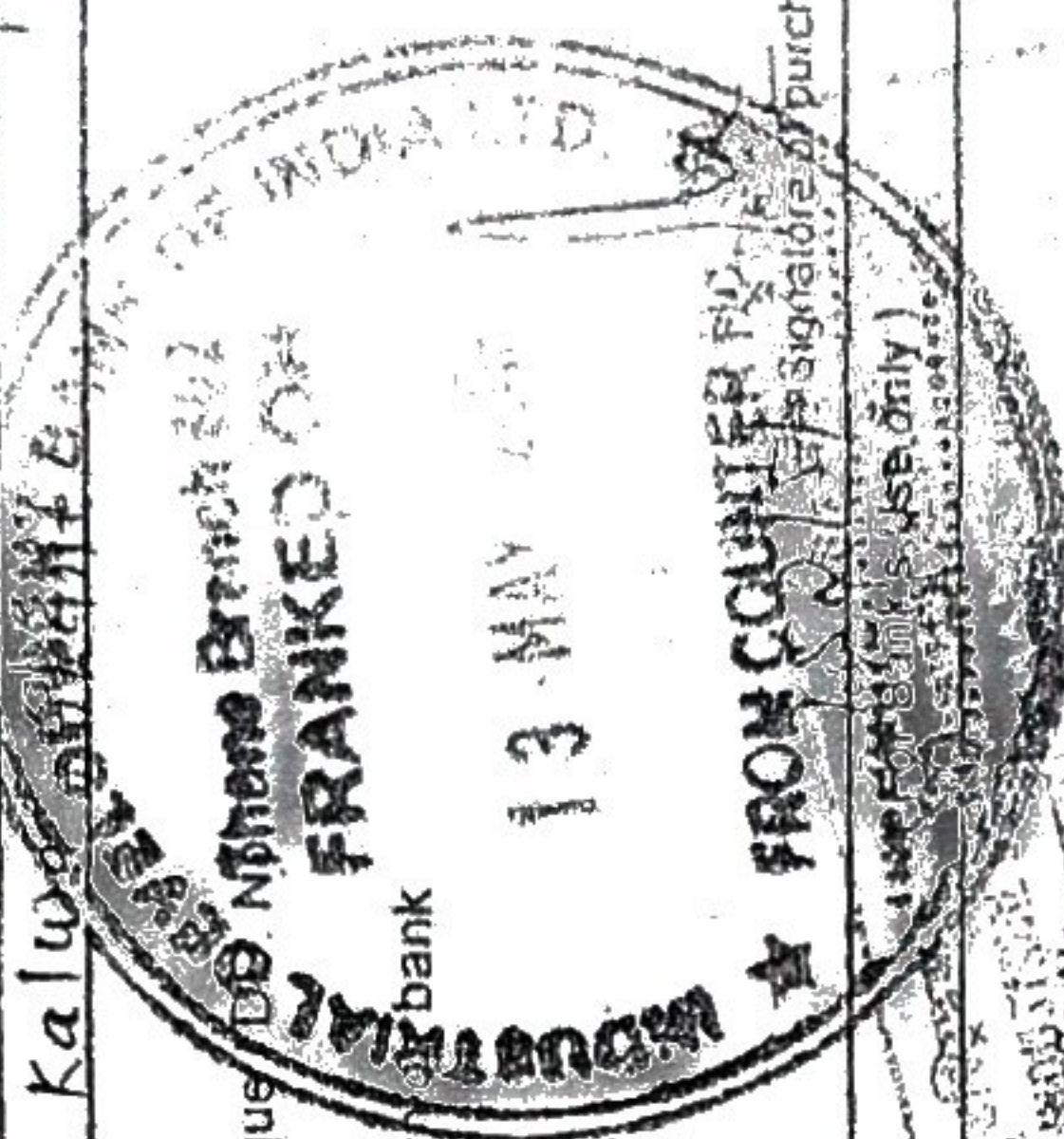
गावाचे नाव : कळवा

- विशेषाचा प्रकार, मीटरच्या रबरुप करारनामा  
 ह कागजातभावा (भाडेघट्ट्याच्या  
 राखणी घट्ट्याकार आवाण्या देणे  
 ही घट्ट्यादार से नमूद करावे) मोबदला रु. 1,523,200.00  
 वा भा. रु. 1,411,000.00
- (2) भू-साधन, घोट्टिरना व घरकामांक (1) सर्वे क्र. 111/3 वर्गना सदरिका नं 301, 3 रा मजला, सुकुर विला कळवा टाणे  
 (असल्यास)
- (3) क्षेत्रफळ (1) 55.29 चौ मी
- (4) अकारणी किंवा जुडी देण्यात (1)  
 असलेले क्षेत्र
- (5) दस्तऐवज करून देण्या-या (1) मे समर्थ डेव्हलपर्स तर्फे भागिदार बी डी रोख - ; घर/फ्लॅट नं. ; गल्ली/रस्ता ;  
 पत्रकाराचे व संपूर्ण पत्ता नाव किंवा इमारतीचे नाव ; इमारत नं. ; पेठ/वसाहत ; कोसा मुंबा टाणे, शहर/गाव ; तालुका ; जिल्हा ;  
 दिवाणी न्यायालयाचा हुकूमनामा ; पिन नम्बर ;  
 किंवा आदेश असल्यास, प्रतिवादीचे (2) मे समर्थ डेव्हलपर्स तर्फे भागिदार वि. वि. गजानन पाटील ; घर/फ्लॅट नं. ; गल्ली/रस्ता ;  
 नाव व संपूर्ण पत्ता ; इमारतीचे नाव ; इमारत नं. ; पेठ/वसाहत ; व प, शहर/गाव ; तालुका ; जिल्हा ; पिन  
 नम्बर ;
- (6) दस्तऐवज करून देण्या-या (1) पंडीत रघुनाथ रावराजे - ; घर/फ्लॅट नं. ; गल्ली/रस्ता ; इमारतीचे नाव ;  
 पत्रकाराचे नाव व संपूर्ण पत्ता किंवा इमारतीचे नाव ; इमारत नं. ; पेठ/वसाहत ; खारेगाव कळवा टाणे, शहर/गाव ; तालुका ; जिल्हा ; पिन नम्बर ;  
 दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, वादीचे नाव ;  
 व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 13/05/2008
- (8) नोंदणीचा 15/05/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 2930 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 58775.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 15240.00
- (12) शीत





Customer Copy	Sr. No. 16262
Deposit Br. Thane	Date 13/05/08
Pay to: Acct. No. 11737200010026	for bank A/C stamp duty
Type of Document	Application
Type of Stamp	Special Adhesive
Frinking Value	Rs. 58,760/-
Service Charges	Rs. 10/-
Total	Rs. 58,770/-
Name and address of stamp duty paying party	
Raazne Parvati Raghunath	
B/C, Patilnagar, Kharvegaon	
Kalwa, Mumbai	



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Kalwa, Dist. Thane this 13<sup>th</sup> day of May, 2008 BETWEEN **M/s. SAMART DEVELOPERS**, a Partnership firm, having their office at Yasin Surme Building Opp. Kausa Kabrastan, Mumbai Pune Road, Kausa, Dist. Thane 400 6 hereinafter called and referred to as "**THE DEVELOPERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their Partner/ Partners for the time being consisting the said firm, their successors, administrators and assigns) of the **ONE PART**;



H.P.G. Patil

B.D. Patil

Authorized Signatory

INDIA  
RND0587601-PS5367  
13:42  
13 2008

A N D

MR/MRS. RAORANE PANDIT RAGHUNATH (PANNO ADPR 911430

Age 45 years, Indian Inhabitant, having his/her/their residential address

at B/K Pritham Co OP. Hsg. Society II Floor Pakhadi

Khoragaon Kalva Thane 400605, hereinafter called and referred

to as "THE FLAT PURCHASER/S" (which expression shall unless to be repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**;

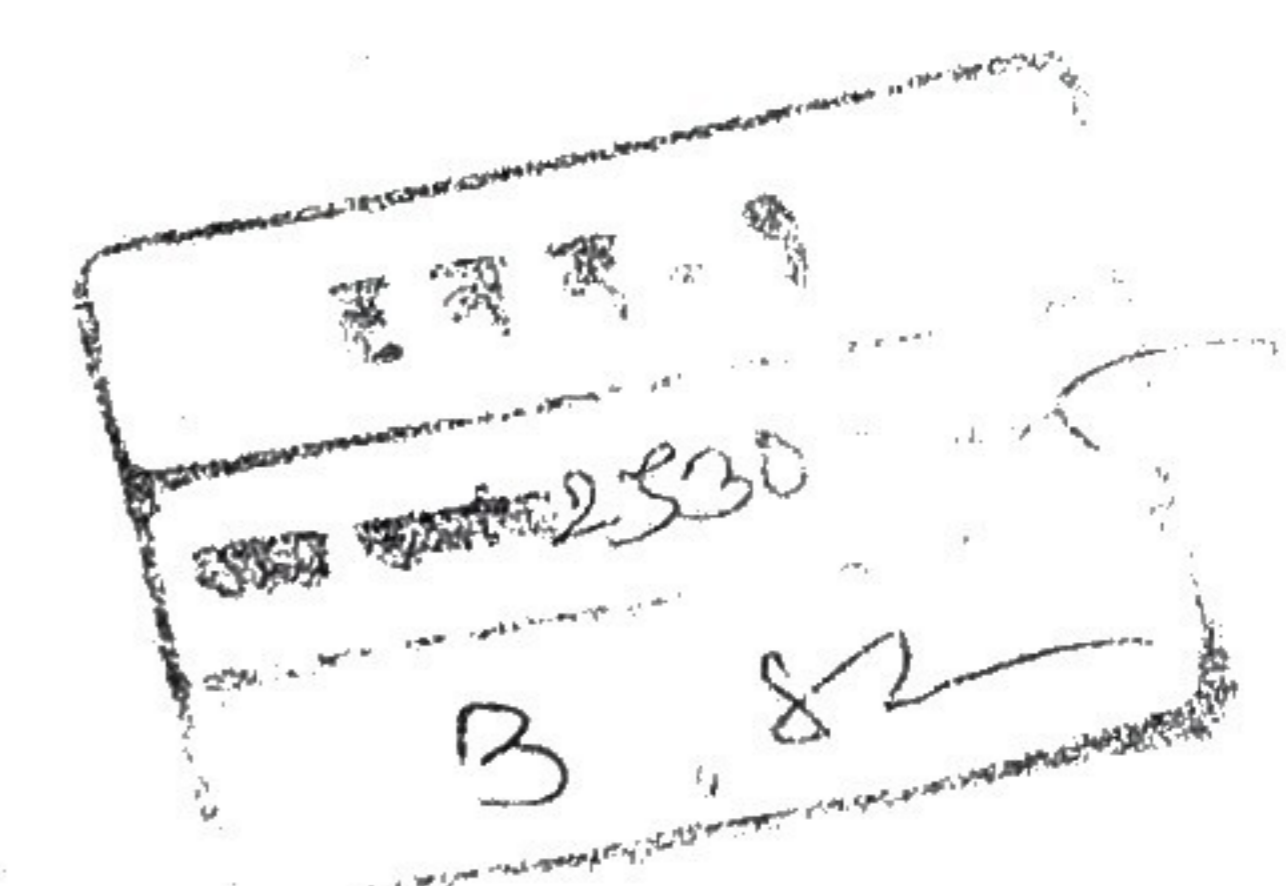
WHEREAS at the material times (1) Mr. Ashok Sukur Mhatre, (2) Mr. Dashrath Sukur Mhatre & (3) Mr. Ganesh Sukur Mhatre, of Kalwa, Dist. Thane, (hereinafter referred to as the "SAID ORIGINAL OWNERS") were the absolute and lawful owners of and well seized and possessed of and/or well and sufficiently entitled to deal with and dispose off all that piece and parcel of land or ground being Non-Agricultural Plot of land bearing Survey No.111, Hissa No.3/3, admeasuring 530 square meters area, lying, being and situate at Village Kalwa, Taluka & Dist. Thane, which property, hereafter in this Agreement, for the sake of brevity is referred to as the "SAID PROPERTY" and which is more particularly described in the Schedule hereunder written;

AND WHEREAS the said Original Owners/ Developers had evolved with the Scheme of development of and construction on the said property and hence have obtained the order u/s.8(4) of the ULC Act, vide order dated 13.03.1996 bearing No. ULC/TA/Kalwa/SR-46 passed by the competent authority, Urban Land (Ceiling and Regulation) Act, 1976, the said Original Owners/ Developers also got the said property converted from agricultural to non-agricultural user vide Order of the Collector, Thane, bearing No. K-1/T-1/NAP/SR-223/98 28.10.2005; the said Original Owners also got sanctioned the plans and specifications of the proposed construction to be carried out on the said property vide VP. No.92/181/TMC/TDD/145 dated 06.06.2006 issued by Thane Municipal Corporation;



B. D. S.

H. G. Patil

  
2530  
B 82

AND WHEREAS the said Original Owners by reason of other business activities and preoccupation could not give practical effect to the Development and Construction so intended, and desirous of getting the said property Developed through the Developers.

AND WHEREAS by virtue of Development Agreement dated 30th January, 2008 (Registered at the Office of the Sub-Registrar of Assurances, Thane-2, vide Document No.1003/2008, dated 31.01.2008) entered between the Original Owners and the Developers, the Original Owners assigned and transferred the development rights in respect of the said property in favour of the Developers to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement.

AND WHEREAS the said Original Owners in pursuance of the aforesaid Development Agreement did also execute a Power of Attorney dated 31.01.2008 (also duly Registered at the Office of the Sub-Registrar of Assurances, Thane-2) and thereby armed the said Developers herein with all the general and incidental powers relating to the said property and development of and construction thereon;

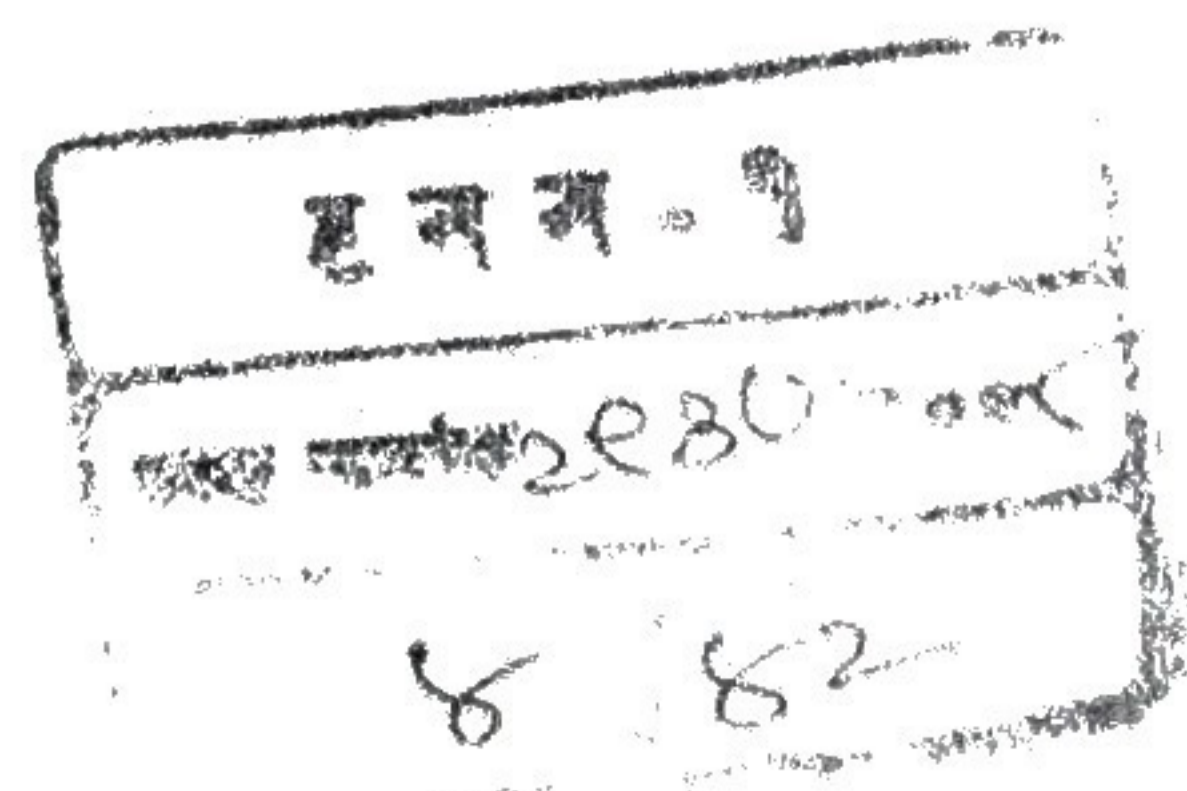
AND WHEREAS, the Developers herein have undertaken to develop the said property by constructing multi-storeyed building known as "SUKUR VILLA" (hereinafter referred to as the "said building") on the said property, described in the First Schedule hereunder written, consisting of residential flats in accordance with the plans and specifications sanctioned by the Thane Municipal Corporation, Thane.

AND WHEREAS the title of the Developers, in respect of the said property more particularly described in the Schedule hereunder written had been investigated by the Developers Advocate MR. ABDUL RAHIM KHAN, who has issued the Title Certificate in respect thereof, as per Annexure "A" hereto;



B.D. 81.

H. G. Patil



AND WHEREAS the Developers being desirous of selling on what is known as "OWNERSHIP BASIS" the Flat in the said building being constructed by them on the said property is/are entering into separate agreements with various parties as far as possible in the form similar to these presents with regard to the Purchaser/s or Allottee/s of all the Flats shall form themselves into a Co-operative Housing Society or Association of Flat holders or a limited company as the case may be.

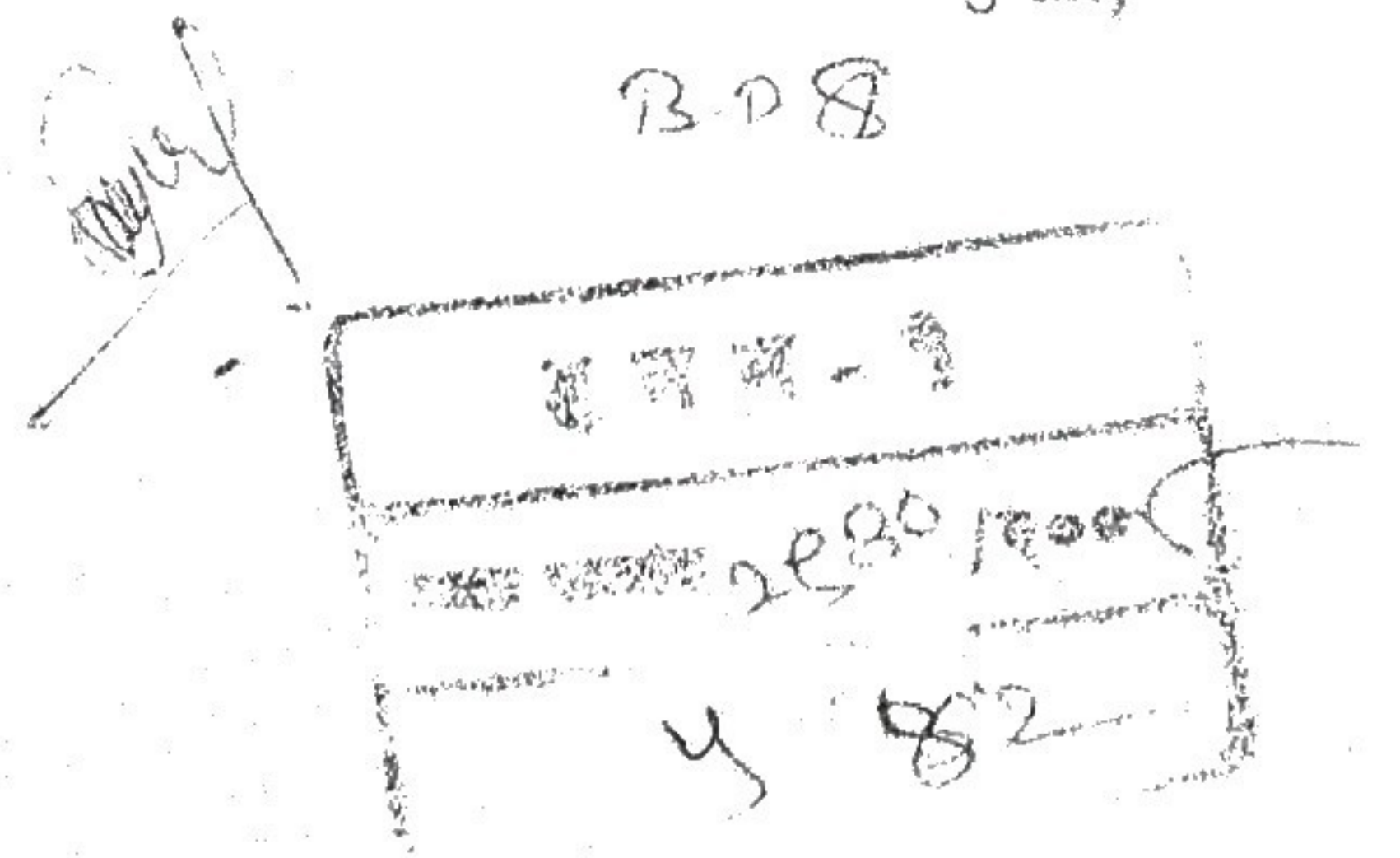
AND WHEREAS the Purchaser/s has/have verified the Title of the Developers and satisfied himself/herself/themselves and has/have agreed to purchase Flat in the building to be constructed by the Developers on the said property.

AND WHEREAS, the Purchaser/s has/have agreed to purchase and acquire from the Developers Flat No. 301 on 3rd Floor of the said building admeasuring 595 sq. ft. (built-up) area, hereinafter referred to as the "said premises" upon and subject to the terms and conditions hereinafter contained.

NOW THESE PRESENTS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The Purchaser/s agree/s to purchase and acquire from the Developers Flat No. 301 on 3rd Floor of the said building admeasuring 595 sq. feet. (built-up) area (which Flat No. 301 agreed to be purchased and acquired by the Purchaser/s is/are hereinafter referred to as the "said premises") and which premises is shown on the floor plan thereof hereto annexed and marked as Annexure "B" which is being constructed on the said property and more particularly described in the Schedule hereunder written by the Developers in accordance with the plans and specifications sanctioned by Thane Municipal Corporation, Thane. The Developers hereby agree and undertake to have the said building duly completed pursuant to the plans and specifications and the amenities a list whereof is hereto annexed and marked as Annexure "C". The Developers, however shall be entitled to carry out any variations or alterations and amendments in the said plans and specifications of the said building which may be required to be made for the purpose of meeting any

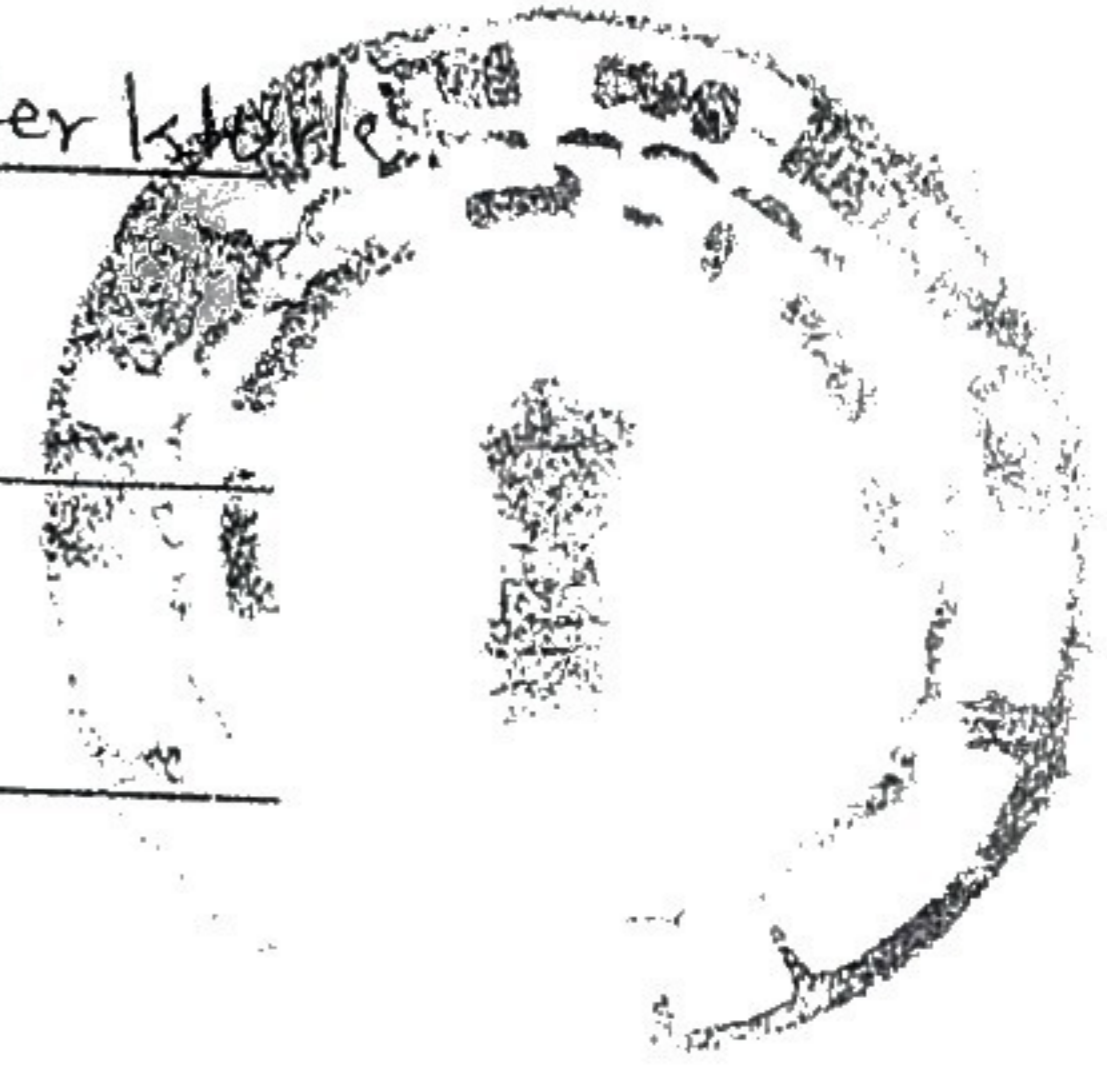
H. G. Patil



requisition or objection or requirement of Thane Municipal Corporation, Thane or any other statutory body or authority or otherwise if so described by the Developers and the Purchaser/s hereby consent to Developers agreeing to such variations, alterations or amendments in the said plans and specifications as aforesaid.

2. In addition to the other payments and consideration as hereinafter provided, payable by the Purchaser/s to the Developers in respect of the said premises agreed to be purchased and acquired by the Purchaser/s, the Purchaser/s agree/s to pay to the Developers a total consideration amount of Rs. 1523200 (Rupees Fifteen ~~Thousand~~ <sup>Lakh</sup> ~~Twenty Three~~ Thousand Two Hundred Only) to be paid by the Purchaser/s to the Developers in the following manners: -

- a) Rs. 50000/- upon execution of this Agreement as earnest money.
- b) Rs. 913920/- On or before 60% RCC Work
- c) Rs. 228480/- On or before 15% Brick Work
- d) Rs. 228480/- On or before 15% Plaster Work
- e) Rs. 152320/- On or before Possession
- f) Rs. \_\_\_\_\_ On or before \_\_\_\_\_
- g) Rs. \_\_\_\_\_ On or before \_\_\_\_\_
- h) Rs. \_\_\_\_\_ On or before \_\_\_\_\_



The time for payment of each of the installments of consideration as aforesaid shall be of the essence of the contract. If the Purchaser/s make/s any default in payment of the said installment's in his/her/their respective due dates as aforesaid, without prejudice to the rights of the

H. G. Patil

[Signature]

B.D. [Date]



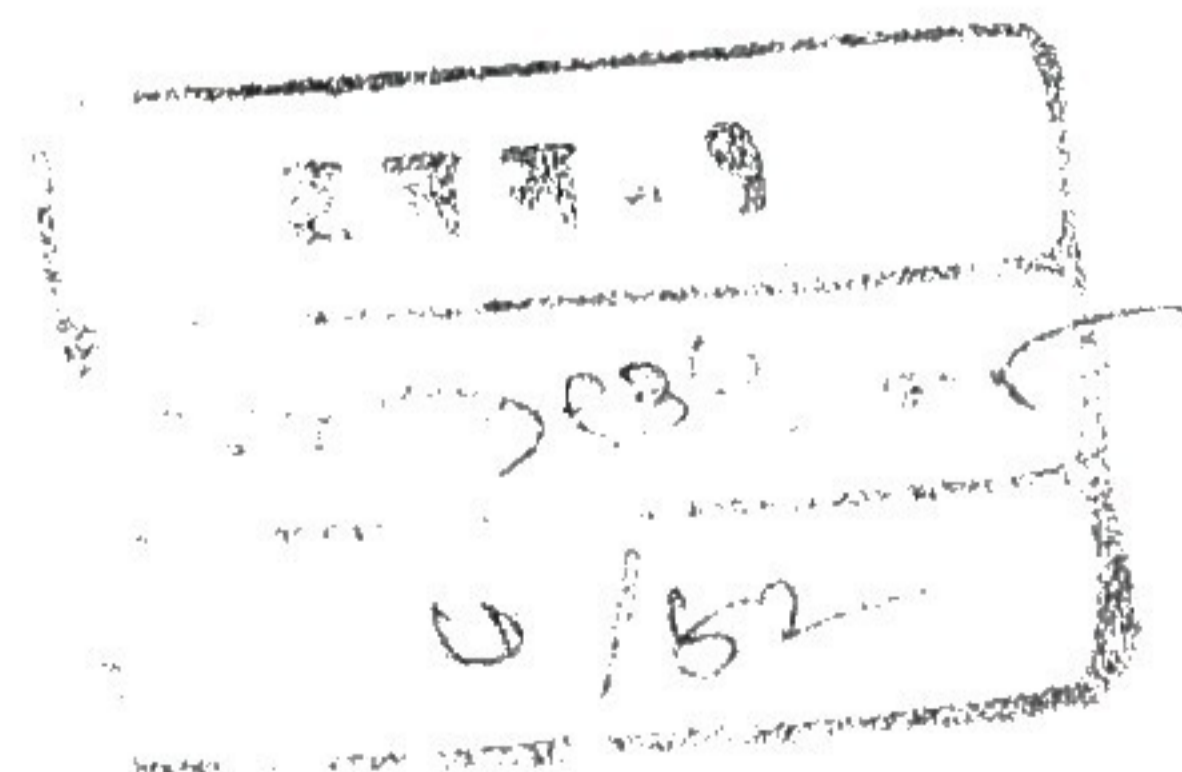

Developers to treat such default/s a breach of this Agreement and to forfeit the moneys paid by the Purchaser/s and to cancel this Agreement, the Purchaser/s shall be liable to pay to the Developers interest at the rate of Rs.18% per annum on the amount of the installment or installments in arrears for the period of the delay in payment of such installment or installments.

3. (a) The Purchaser/s further agree/s and bind/s himself/herself/themselves to pay from the date of delivery of the possession of the said premises which date means the date on which the Developers shall give notice to the Purchaser/s that the said premises is ready to be handed over to him/her/them, his/her/their proportionate share as determined by the Developers of all the outgoings in respect of the property including all the taxes, water charges, common lights, sweepers, sanitation, additions and alterations, all painting colour, washing, repairs, insurance, etc. and all other expenses of an incidental to the management and maintenance of the property until the municipal taxes and water charges are fixed and/or separately assessed and the exact amount is worked out of each of the premises.
- (b) The Purchaser/s agree/s that from the aforesaid date he/she/they shall regularly pay every month in advance such amount as may be fixed by the Developers towards and on account of municipal taxes, water charges and maintenance expenses and other taxes and charges, etc. as aforesaid to the Developers. The Purchaser/s shall indemnify and keep indemnified the Developers against the aforesaid payments and charges. It is agreed that the Purchaser/s shall pay his/her/their proportionate share of the aforesaid charges to the Developers until the Co-operative Society or Limited Company is formed and registered and Conveyance of the said property is executed in favour of such Society or Company and thereafter in favour of such Society and company.

H. G. Patil



B. D. S.

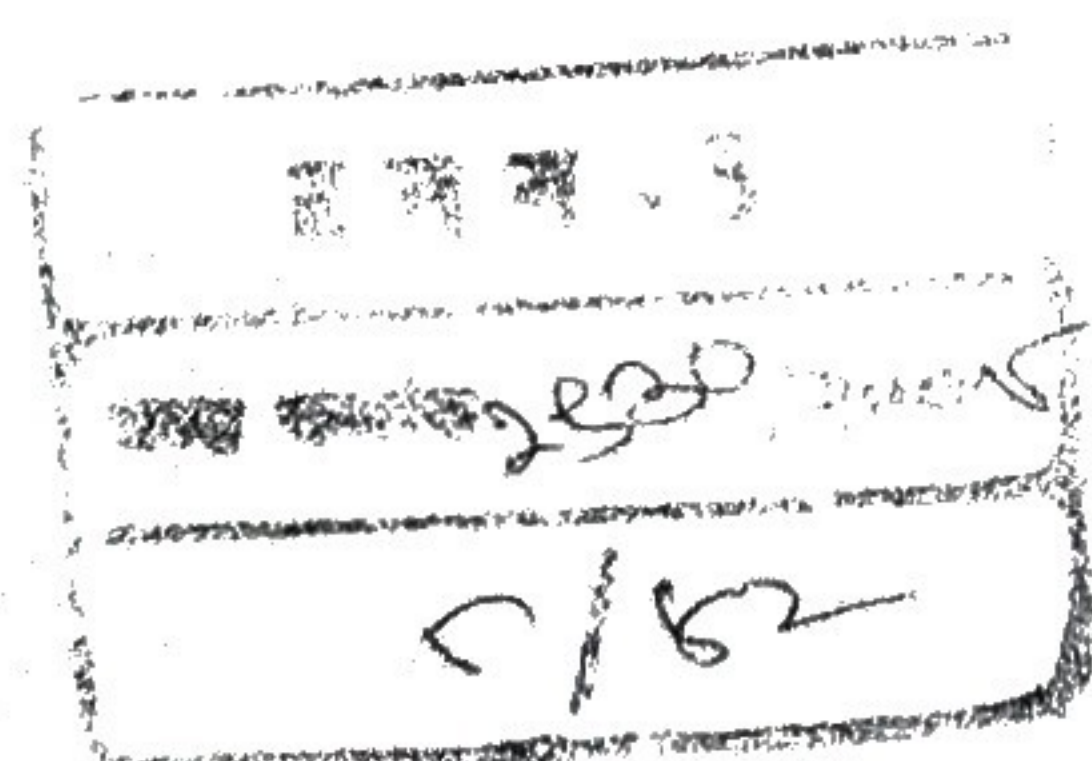


- (c) It shall be the liability of the Purchaser/s to bear following expenses in proportion to his/her/their share.
- i) For Legal Charges, (Advocate fees),
  - ii) For Share Money, Application Entrance fee of the Society or Limited Company and for Formation and Registration of the Society or Limited Company,
  - iii) For M.S.E.D. Deposit and Meter Charges.
  - iv) For Proportionate Share of Taxes and other Charges and Outgoings etc.
- (d) The Purchaser/s shall before delivery of possession of the said premises to him/her/them, pay and clear such sums to the Developers as mentioned above in para (c) towards his/her/their legal costs, mentioned hereinabove and the share money for the purpose of shares in the Co-operative Society or Limited company as hereinafter mentioned. The Purchaser/s hereby agree/s to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being of essence of contract. Further, the Developers are not bound to give notice requiring such payment and the failure thereof shall not be pleaded as and excuse for non-payment of any amount or amounts on the respective due dates.
- (e) Interest at the rate of Rs.18% per annum will be paid to the Developers by the Purchaser/s on all the amounts due by him/her/them under this Agreement to the Developers including Municipal Taxes or other outgoings from the due date of payment till the amounts are so paid.
- (f) The Purchaser/s shall take the possession of the said premises within seven days of the notice from the Developers after making the payments of all the amounts due and payable by him/her/them under this Agreement to the Developers and upon delivery of such possession the Purchaser/s shall be entitled to use and occupy the said premises without any hindrance.

H. G. Patil

[Signature]


B.D-8.



The Purchaser/s shall have no claim whatsoever as to any items of work either in the said premises or in the said building or otherwise against the Developers after the Purchaser/s has/have taken the possession of the said premises save and except as provided in the Maharashtra Ownership Flat Act, 1963. If the Developers are not able to give possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to claim any damages whatsoever but he/she/they shall be entitled to receive back the money paid by him/her/them to the Developers towards the price of the said premises without interest.

4. Under no circumstances, possession of the premises shall be given by the Developers to Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s has/have been duly made to the Developers. As soon as the said building is notified by the Developers as complete the Purchaser/s shall pay installments of the Purchase price and all other amounts payable by him/her/them within seven days of such notice served individually upon him/her/them or put up at some prominent place in the said building. If the Purchaser/s fails to pay the said arrears as aforesaid, previously paid by the Purchaser/s, the Purchaser/s shall lose all rights in the said premises agreed to be taken by him/her/them.
5. A certificate of title of the said Developers of the said property more particularly described in the schedule hereunder written issued by the Advocate of the Developers is/are set out in Annexure "A" hereto. The Purchaser/s shall not be entitled to make any requirement or raise any objections with regard thereto.
6. Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or upon the said property and or the said building or any part thereof.


H. G. Patil

 B.D.B.

2771
2530
2/82

7. The Developers shall have a right to make or cause to be made additions, alterations raise additional storeys or structures in the said building under construction at anytime and to construct new structures on the said property as may be permitted by the Local Authority and such additions, alterations and additional structures or storeys shall be the sole and exclusive property of the Developers who shall be entitled to deal with or dispose off the same in any way they choose and the Purchaser/s hereby consent/s to the same.
8. Provided that the Developers do not in any way affect or prejudice the rights, hereby granted in favour of the Purchaser/s in respect of the said premises agreed to be acquired by the Purchaser/s, the Developers shall be at liberty to sell, assign, mortgage, or otherwise deal with or dispose of their rights, title and interest in the said property hereditaments and premises and the building constructed and hereafter to construct thereon.
9. The Developers shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquired by the Purchaser/s.
10. The Developers agree to hand over possession of the said premises to the Purchaser/s on or before 31 Dec. 2008 subject, however, to availability of cement, steel, or other building materials and subject to any act of God, such as earthquake, floods or any other natural calamity, act of enemy, war or any other cause beyond the control of the Developers.
11. The Purchaser/s hereby agree/s that in the event of any amount by way of permission to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Developers, the same shall be reimbursed by the Purchaser/s of the aforesaid premises, to be acquired by the Purchaser/s and in determining such amount the decision of the Developers shall be conclusive and binding upon the Purchaser/s.

H. G. Patil

 B D B.

2590/2008
90/82

12. The Purchaser/s shall maintain at his/her/their own cost the premises agreed to be acquired by him/her/them in the same good condition state and order in which it is delivered to him/her/them and shall abide by all the bye-laws, rules and regulations of the Government Municipal Corporation (Local Authority), M.S.E.D. or any other authority and local body and shall attend, answer and be responsible for all the actions or for violations of any of such conditions or rules or bye-laws.
13. The Purchaser/s hereby covenants with the Developers to pay all the amounts agreed to be paid or to be payable by the Purchaser/s under this Agreement and to indemnify and keep indemnified the Developers against the said payment, observances and performance of the said covenants and conditions except so far as the same ought to be observed by the Purchaser/s.
14. The Purchaser/s hereby covenants to keep the said premises, walls, partition walls, sewers, drains, pipes and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the parts of the said building other than his/her/their premises.
15. The Purchaser/s shall not let, sell, transfer or in any manner encumber, deal with or dispose of his/her/their premises or assign or part with his/her/their rights under or the benefit of his/her/their dues of whatsoever nature owing to the Developers are fully paid and only if the Purchaser/s has/have not been guilty of breach or non-compliance of the terms and conditions of this Agreement and until he/she/they obtain previous consent in writing of the Developers.
16. The Purchaser/s shall permit the Developers and their surveyor/s or Agent/s with or without workmen and others at all reasonable times to enter into and upon his/her/their premises or any part thereof to view and examine the state and condition thereof and to make good, the same within three months of the receipt of such notice, all defects, decays and wants of repair of which notice in writing shall be given by the Developers to the Purchaser/s.

H. G. Patil



B.D. 8.

कुल नं. १
११ ४२

17. The Purchaser/s shall permit the Developers and their Surveyor/s and Agent/s with or without workmen and others at all reasonable times to enter into and upon his/her/their premises or any part thereof for the purpose of repairing any part of the said building and for the purpose of making repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all service drains, pipes, cables, water courses, gutters, wires party structures and other covenants belonging to or serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires.
18. The Purchaser/s shall not use the premises or permit the same to be used for any purpose whatsoever other than residential purpose nor for any purposes which may or is likely to cause nuisance or annoyance to the Occupier/s of the other premises in the said building or to the Owners or the Occupier/s of the neighboring property/properties nor for any illegal or immoral purposes.
19. The Purchaser/s will not at any time demolish the premises or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be made additions, alterations of whatsoever nature to the said premises or any part thereof.
20. After the possession of the said premises is handed over to the Purchaser/s if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority the same shall be carried out by the Purchaser/s in Co-operation with the Purchaser/s and Allottee/s of the other premises in the said building at their own costs and the Developers shall not be in any manner liable or responsible for the same.
21. The Purchaser/s shall not decorate the exterior of his/her/their premises otherwise than in a manner agreed to with the Developers or in the manner as near as maybe in which the same was previously decorated.

H. G. Patil



B. D. B.

2580
92 82

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land being Non-Agricultural plot of land, bearing Survey No.111, Hissa No.3/3, admeasuring 530 square meters area, lying, being and situate at Village Kalwa, Taluka & Dist. Thane, within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane and bounded as under:

On or towards East :

On or towards West :

On or towards South :

On or towards North :

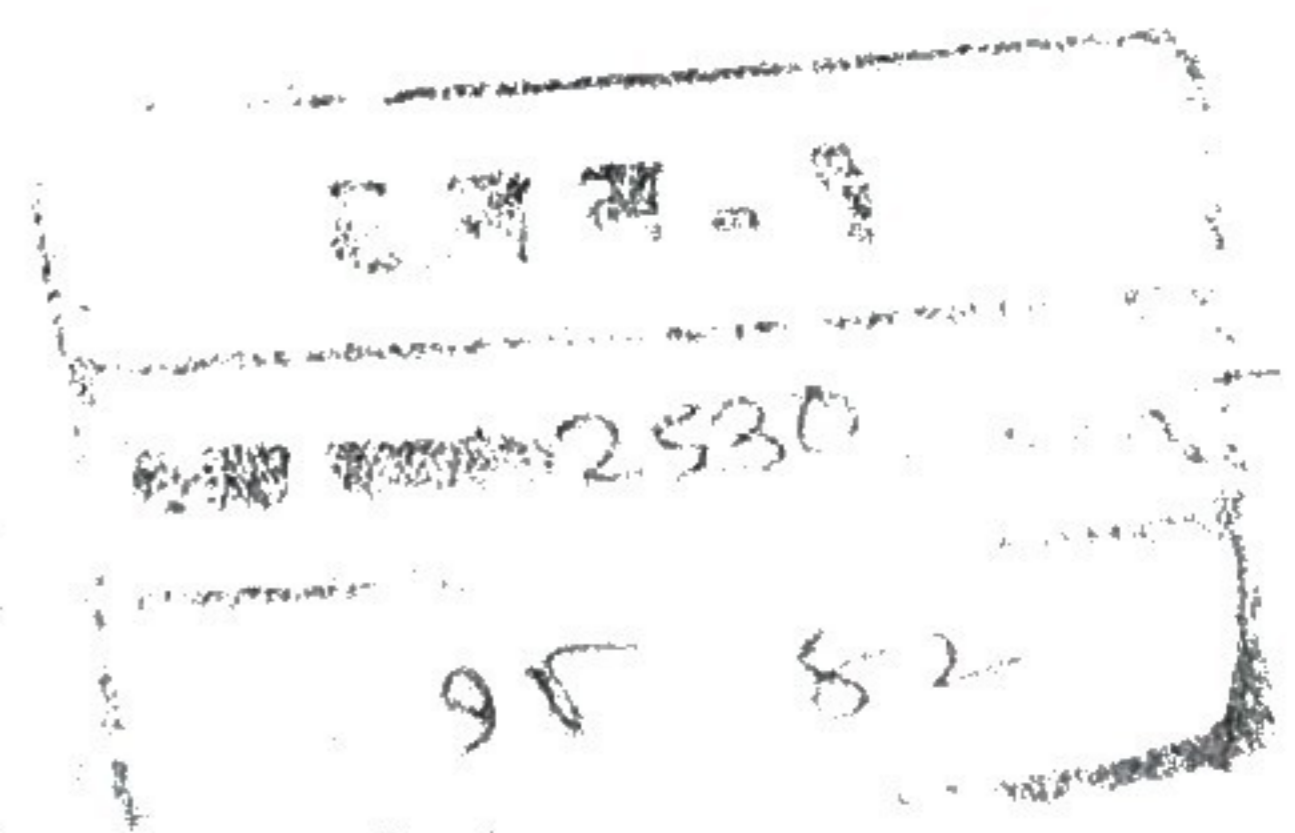


THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Being Flat No. 301 on 3rd Floor, admeasuring 595 sq ft. (built-up) area of the Building known as "SUKUR VILLA" constructed under the land above referred First Schedule lying and being at Kalwa, Dist. Thane, under Registration District and Sub-District Thane as per the plans and specifications sanctioned by the Thane Municipal Corporation and also approved by the T.M.C.

H. G. Patil

B.D.B.



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

SIGNED, SEALED AND DELIVERED by )  
The withinnamed "THE DEVELOPERS" )  
M/s. SAMARTH DEVELOPERS )  
through its Partner/s )  
1. Shailb Badradduja BadrAlam. )  
2. Hira G. Patil )  
in the presence of.....)

B.D. Shailb  
H-G. Patil

1. Shailb  
2. Hira



SIGNED, SEALED AND DELIVERED BY )  
The withinnamed "PURCHASER/S" )  
MR./MRS. Raorane Pandit Raghunath )  
In the presence of.....)

Raorane

1. Raorane  
2. Raorane

2930  
98'82



# RECEIPT

RECEIVED of and from the withinnamed Purchaser/s MR./MRS. RAORANE  
Pandit Raghunath a sum of Rs. 50000/2  
(Rupees Fifty thousand Only) as and by way of Earnest  
Money in Cash/ Cheque No. 717823 Dated 24/2/08 Drawn on  
Parsik Janta Sahkari Bank Ltd. as mentioned in the Agreement above  
to be paid by him/her/them to us.

WE SAY RECEIVED.

Rs. 50000/=

For M/s. SAMARTH DEVELOPERS

B.D. [Signature]

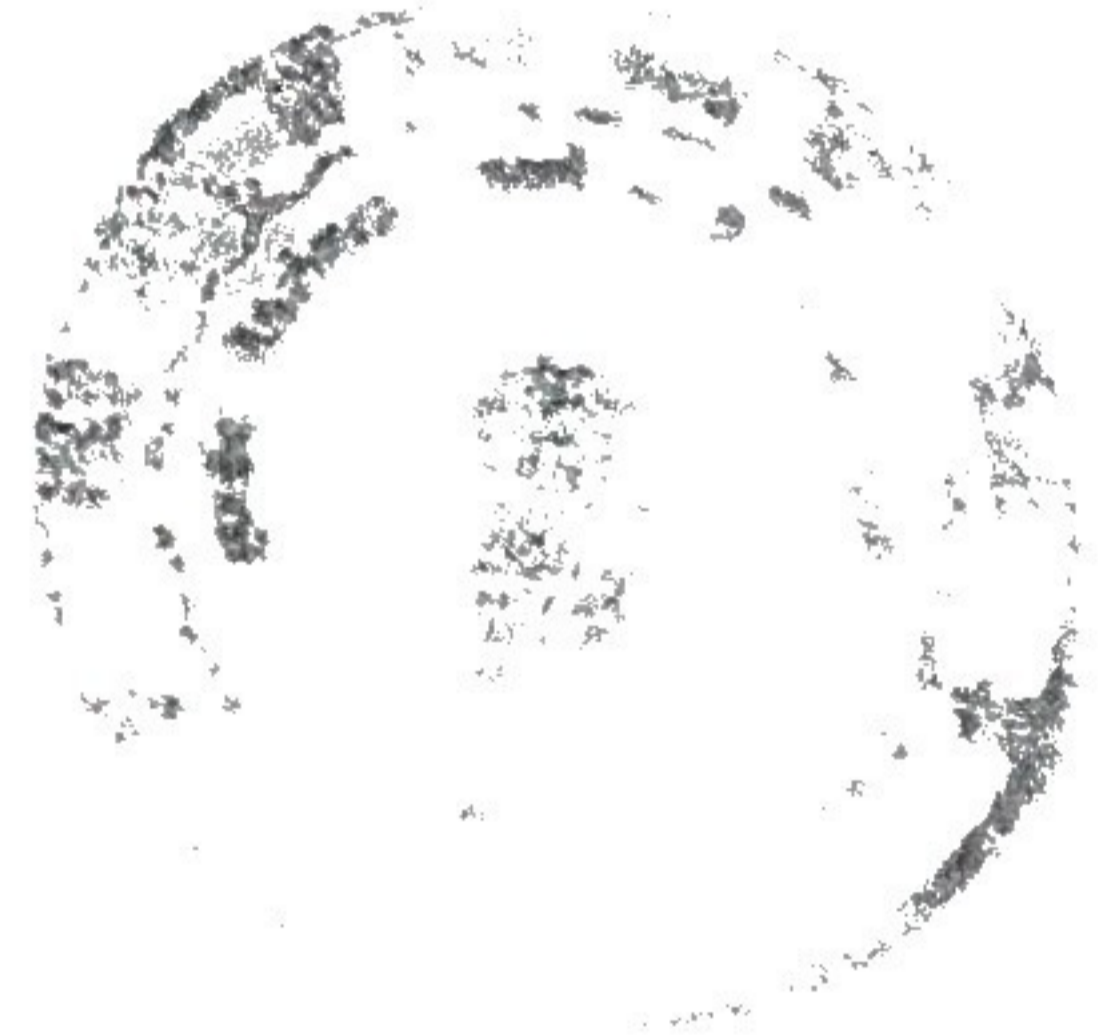
H.G. Patil

Partner

Witnesses:-

1. [Signature]

2. [Signature]

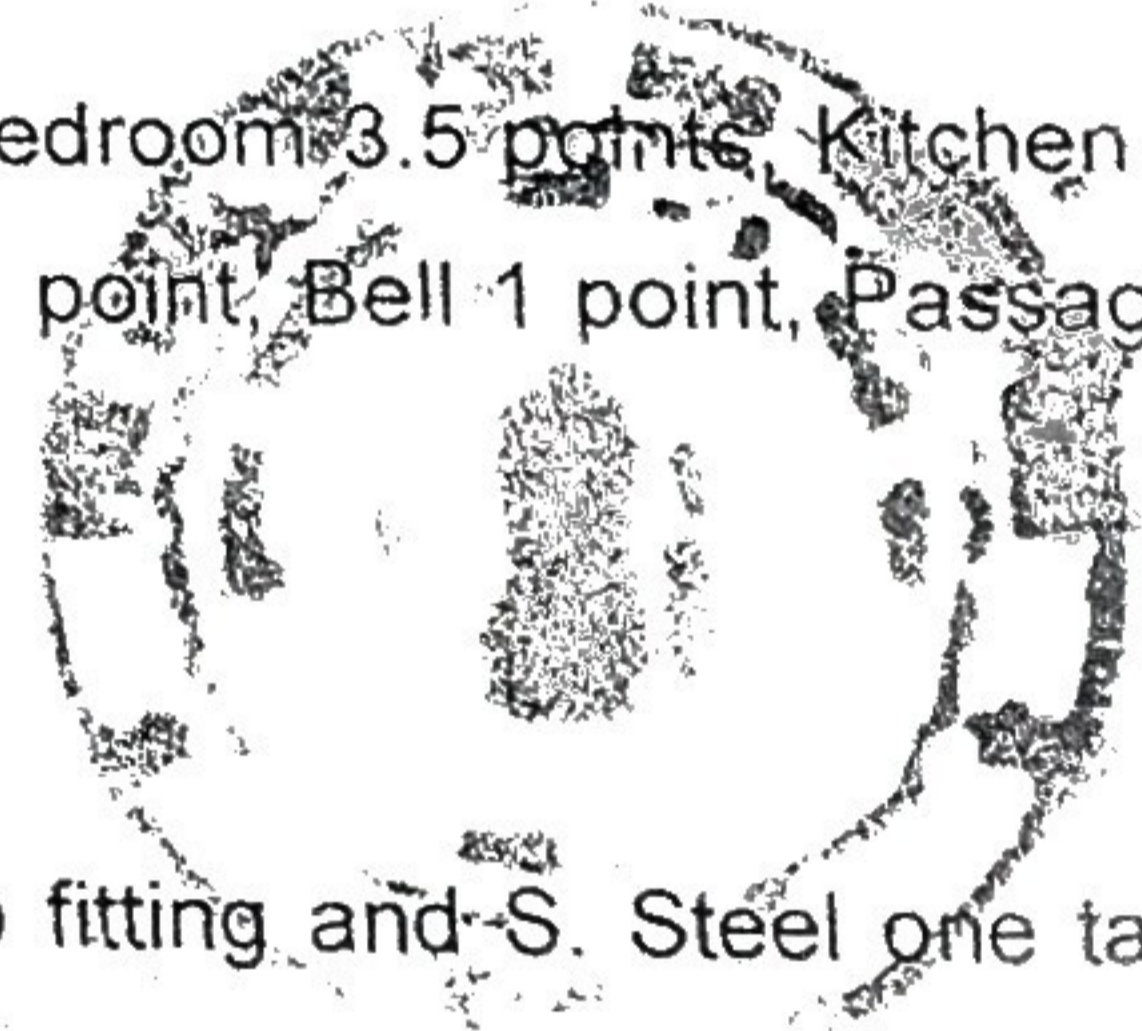


2830  
20 82

ANNEXURE 'C'

SPECIFICATION FOR THE PROPOSED BUILDING

1. FLOORING : Marbonite tiles with half tiles skirting all around.
2. DOORS & WINDOWS : Main door will be Vinear coated flushed type, W.C. and Bathroom will be Aluminium Hardener sheet and other doors will be solid flush type with aluminium and brass fittings, Window will be aluminium sliding.
3. STURUCTURES : Structure will be R.C.C. frame type with brick walls, inside walls will be provided with Gypsum Finish plaster.
4. KITCHEN : Kitchen platform of Granite stone with steel sink, full glazed tiles.
5. BATHROOM & W.C. : Full colour glazed tiles in Bathroom and full white glazed tiles in W.C..
6. ELECTRICAL FITTINGS : Hall 5.5 points, Bedroom 3.5 points, Kitchen 3.5 points, Bathroom 1 point, W.C. 1 point, Balcony 1 point, Bell 1 point, Passage 1 point.  
All electrical wiring will be fully concealed wiring.
7. PLUMBING WORK : Concealed water tap fitting and-S. Steel one tap in kitchen, bathroom, W.C. & wash basin.
8. DRAINAGE : Proper system of drainage shall be provided.



H. G. Pains

B. D. [Signature]

ह न न १  
2530  
29/82

THANE MUNICIPAL CORPORATION THANE  
(Regulation No.3 & 14 )  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE  
FOR BLDG STILT + 4 FLOORS

V.P. NO.92/181

TMC/TDD / 145

Date 06/06/06

To,

M/s Sunil Sawant

(Architect)

Shri. Sukur Joma Mhatre & Others 3.

(Owner's)

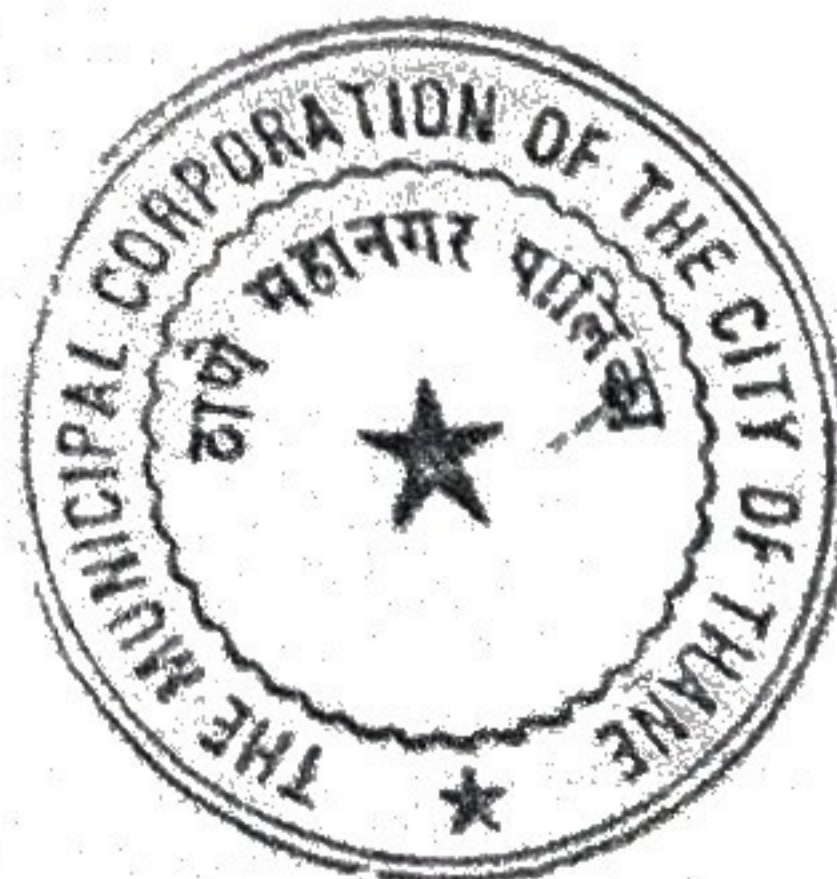
Sir,

With reference to your application No- 50872 dated 18/03/2006 for development Permission / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning act 1966 to carry our development work and or to erect building No. ----- In village KALWA Sector No.--- Ward No ----- Situated at Road/ street ----- ON S. No/ City ~~S.no./F.P.no.~~ 111, H.No.3 the development permission/commencement certificate is granted subject to the following Condition .

- 1) The land vacated in consequence of the enforcement of the set back line shall from port of public street .
- 2) No new building or part there of shall be occupied or allowed to be occupied or permitted to be used by any 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 is not entitle you to develop the land which does not vest in you.
- ५) परवानगी प्रमाण पत्र क्र. वि. प्र. १२/१८१ TMC/TDD/३७३७ नं. २२/१२/२००३ मधील अटी अण्णावर बंधनकारक राहातील.
- ६) वापर परवान्यापूर्वी पाणी गरम करणे करीता सौर उर्जा यंत्रणा बसविणे व कार्यनिवित करणे आवश्यक राहिल.
- ७) वापर परवान्यापूर्वी पर्जन्य जल संधारण व पर्जन्य जल यंत्रणा बसविणे आवश्यक राहिल.
- ८) मालकी बाबत व भुखंडाच्या हद्दी बाबत काही वाद निर्माण झाल्यास त्याची सर्वस्वी खंबदाारी मुखडधारक विकासकर्ते यांची राहिल . त्यास ठा.म.पा. जबाबदार राहाणार नाही.
- ९) भुखंडापर्यंत जाण्याचा ५.५० मी रुंदीचा Access जोत्यापूर्वी डांबरीकरण करणे आवश्यक राहिल.
- १०) सी.एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक राहिल.

WARNING :- PLEASE NOTE THAT THE DEVELOPMENT IN CONTRACENTION OF THE APPROVED PLANS AMOUNT TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANING ACT,1996.

Yours Faithfully



*(Signature)*

Executive Engineer

(Town Development Office)  
2830  
Municipal Corporation  
The City of Thane

सावधान

१ नकाशा Office नकाशे न करणे तसेच  
२ नियंत्रण Office नकाशे न करणे तसेच  
३ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
४ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
५ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
६ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
७ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
८ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
९ नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र  
१० नकाशा न घेता वांधकाम वापर करणे. महाराष्ट्र



महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/३४९००/सन-२०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

**सुकुर व्हिला को-ऑप. हौसींग  
सोसायटी लि.,**

सर्व्हे नं. १११, हिस्सा नं. ३/३, सुकुर व्हिला, दत्तवाडी, भवानी सोसायटीच्या जवळ,  
मुंबई पुणे रोड, कळवा, ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ च महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) आणि कलम १५४(ब)(२) अन्वये नोंदणी क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/३४९००/दिनांक १०/०८/२०२२ नोंदण्यांत आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असे उपवर्गीकरण "ग्राडेकर सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- १०/०८/२०२२



*(विशाल जाधवर)*  
(विशाल जाधवर)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

# SHARE CERTIFICATE

(Registered under the Maharashtra Co-Operative Societies Act. 1960)  
(Registration No. TNA(TNA)/HSG/(TC)/34900/2022/Dated : 10/08/2022)

Share Certificate No. 07 Member's Regd No.: 07 No. of Shares 10

## SUKUR VILLA CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No. 111, Hissa No. 3/3, Sukur Villa, Dattawadi, Near Bhavani Society, Mumbai-Pune Road, Kalwa, Thane (W) - 400 605

THIS IS TO CERTIFY that Shri/Smt Mr. Pandit Rangunath Raorane

is the Registered Holder of 10 (Ten) fully paid up shares of Rs. 50/- (Fifty) each numbered from 61 to 70 both inclusive in 301

## SUKUR VILLA CO-OPERATIVE HOUSING SOCIETY LTD.

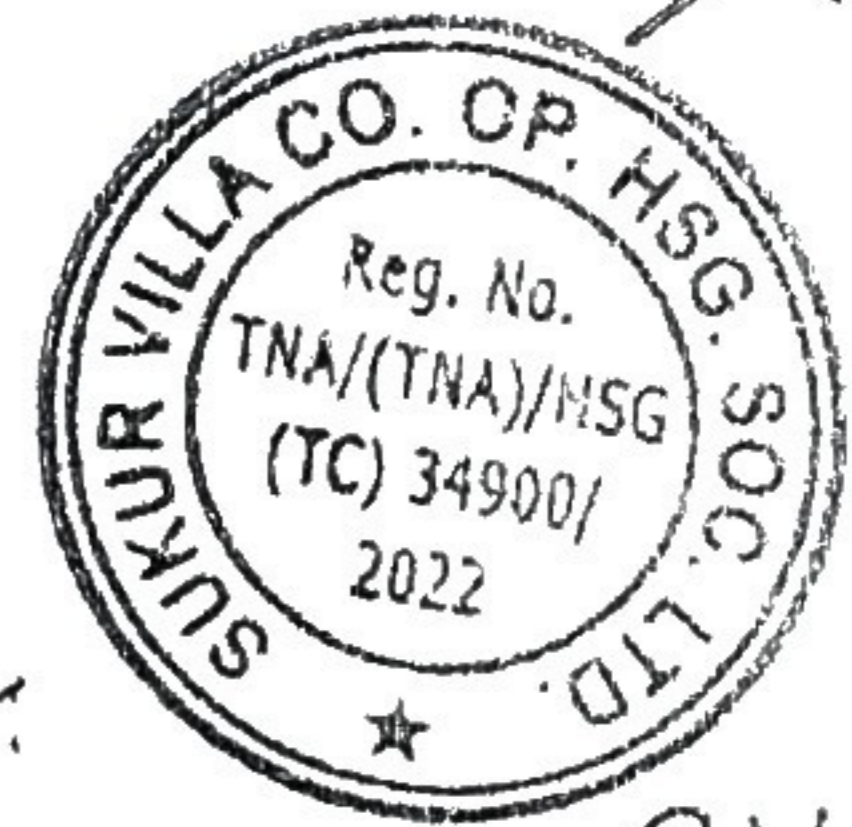
subject to the Bye-laws of the Said Society.

Given under the Common Seal of the said Society on Monday  
this 12<sup>th</sup> day of Sept. 2022



[Signature]  
M.C. Member

[Signature]  
Hon. Secretary



[Signature]  
Chairman

[Signature]