



Certificate No. 539

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

4 WING GROUND FLOOR PART COMPLETE & PART STILT - 1ST TO 4TH FLOOR COMPLETE RESIDENTIAL
5 WING GROUND FLOOR PART COMPLETE & PART STILT - 1ST TO 4TH FLOOR COMPLETE RESIDENTIAL
V.P. No. 303/004/09 TMC/DD/CC/0083/13 Date 14/6/13

To:
SHRI A.G. JATHAR (ARCHITECT)
FOR M/S. DESIGN CONSORTIUM
SHRI N. SHINDE OF UNY ARSENS DEVELOPERS (J.V.) (DEVELOPERS)
SHRI RAJIV KUMAR BHADANI & OTHERS (P.O.A.H.)

Sub - WATER SUPPLY CONNECTIONS (AS ABOVE)

Ref V.P. No. 303/004/09

Your Letter No. 111/10/13 Date 13/05/13

Sir,
The part/full developer for water connection/re-connection/alteration in of building / part building no. 30 situated at _____ Road / Street _____ Ward No. 30 Sector No. _____ S. No. / C.I.T.S. No. / F.P.No. _____ Village Panchayat _____ under the supervision of _____ Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. 198/14/700 may be supplied on the following conditions

- 1) Water supply for drinking from TMC subject to availability.
- 2) Condition mentioned in NOC issued by water supply department are binding upon Owner / Developer
- 3) Area affected by road shall be transferred in TMC's name before final O.C.

As set certificated completion plan is returned herewith

CERTIFIED TRUE COPY

Office No. सावधान
सर्वर नकशानुसार बांधकाम न करणे तसेच
ऑफिस सेवानुसार नियमावलीनुसार आवश्यक नकाशा
बांधकाम न करता बांधकाम बाध करणे, जबाबदार
Date 14/06/13 मगर स्थान अधिनियमाचे कलम 17
नुसार प्रत्यक्ष नक्सा आहे. त्यासाठी जास्तसा
जबाबदार होणे व नक्शा देणे हेक शक्य शकते

Yours faithfully

[Signature] 14/06/13

Executive Engineer,
Town Development Department
Municipal Corporation
the city of Thane.

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mum. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC



For DESIGN CONSORTIUM
[Signature]
AUTHORIZED SIGNATORY

Bombay in its Ordinary Original Civil Jurisdiction, amongst other properties of BHADANI FAMILY, a portion admeasuring 1450 sq.meters, being a portion reserved for MATERNITY HOME as per the Sanctioned Development Plan for the City of Thane, duly approved by the State of Maharashtra, being a portion out of Survey No.431(Part), lying, being and situated at Revenue Village Panchpakhadi, Tal. & Dist.Thane (which portion of the land hereinafter referred to as the "SAID RESERVED AREA") came in the exclusive share and ownership of SMT.SAROJDEVI D/o. JHARIRAM BHADANI and Wife of VIJAYKANT LAL (hereinafter referred to as the "SAID SAROJDEVI" for short);

B. The aforesaid property is admeasuring 1450 square meters and is now situated in the residential Zone as per the Revised Development Plan of the Thane Municipal Corporation;

C. Over the passage of time, the Said Sarojdevi has lost the possession over some portion of the said Reserved Area and as such for all practical purposes, the said Sarojdevi was in actual and physical possession of a portion admeasuring 1017.84 square meters, which Portion of the land out of Survey No.431(Part), of Village Panchpakhadi, Tal. & Dist.Thane is hereinafter in this Agreement, for the sake of brevity is referred to as the "SAID FIRST PRORPERTY" and which is more particularly described in the Schedule I hereunder written and shown demarcated in Blue Colour on the layout map thereof annexed hereto at



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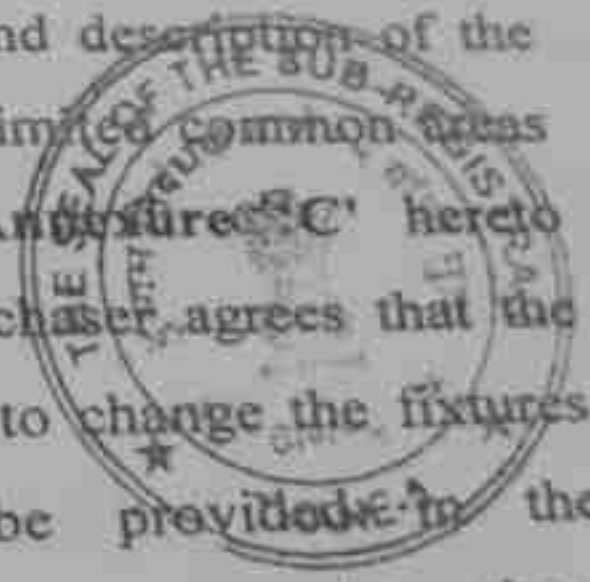
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the Completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. The Purchaser hereby agrees to acquire and purchase from the DEVELOPERS and the DEVELOPERS hereby agree to sell to the Purchaser, the Flat/Shop/Office / Basement /Stilt Parking Space No. 2301 admeasuring 621 Sq.ft. (Carpet) area, on 4th Floor, along with adjacent open terrace / space admeasuring — Sq. ft. carpet area in "Wing A / B" the Building named "Mavis Tower." which premises is shown in Green and bounded by Green Colour lines on the floor plan hereto annexed and marked as Annexure 'B', at or for price of Rs. 43,50,000/- (Rupee forty three lac fifty thousand only) (which includes proportionate price of common areas and the facilities appurtenant to the Said Flat/ Office/ Shop / Basement). The list of the amenities to be provided by the DEVELOPERS in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexures 'C' hereto respectively. However, the Purchaser agrees that the DEVELOPERS have the right to change the fixtures fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the DEVELOPERS. In such circumstances the DEVELOPERS shall substitute the fixtures, fittings and amenities without



Stamp: 23/09/2019

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2,00,100/-

उपरोक्त दस्तावेज आरक्षण कार्यालय द्वारा जारी किया गया है। इस दस्तावेज को प्रमाणित करने के लिए दस्तावेज पर उचित स्टाम्प लगाया जाना आवश्यक है।
 सह/दुपयंत्र निबंधक, ठाणे ज. ५
 तालुका-ठाणे

दस्तावेज की प्रकृति (Nature of Document)	Agar for sale
पंजीयन योग्यता (Registrable / Non Registrable)	Registrable / Non Registrable
पंजीयन क्रमांक (Registration Unique No.)	260116
संपत्ति का विवरण (Property Description in Detail)	Agreement For Sale Thane (W)
व्यय (Consideration Amount)	43,50,000/-
मुद्रा खरीदने वाले का नाम (Stamp Purchaser's Name)	Dinash Ghog
दूसरी पार्टी का नाम (Name of the other Party)	UNIT ARSEN
इसके अलावा नाम व पता (if through Name & Address)	Dinash Ghog Shreenagar Thane (W)
मुद्रा शुल्क (Stamp Duty Amt.) (शब्दों में)	2,00,100/-
अधिकृत व्यक्ति का पूर्ण हस्ताक्षर व मुद्रा (Authorized Person's full Signature & Seal)	

FOR THE COSMOS CO-OP. BANK LTD.
 Authorised Signatory

The Cosmos Co-operative Bank LTD., Thane Branch, Thane D-5/SE(PV)/C.R. 1004/05/200 4/1765-67



THIS AGREEMENT is made and executed at Thane this 24th day of February in the Christian year Two Thousand And Seven BY AND BETWEEN M/s.

UNIT ARSEN DEVELOPERS (JV), having its address at **Shreenagar Office at Near Minar Bungalow, Shree Nagar, Panchpakhadi, Wagle Estate, Thane (W) 400604**, being a Joint Venture of M/s. **UNIT ARSEN DEVELOPERS**, a registered **Partnership firm** (duly registered under the provisions of The Indian Partnership Act, 1932, vide

क्रमांक 2609 / 2099
 2/00

[Handwritten Signature]

REGISTRATION NO. 60116
 165809
 FEB 17 2011
 12:53
 PB5157

Regn.No.M-55175 dated 17.02.1979) of the partners (1) SMT. MEERA GHANSHYAM JATHAR, (2) MR TUKARAM NARAYAN SHINDE & (3) SHRI.SHASHIKANT VASANT DONGRE, having their Shreenagar Office at Near Minar Bungalow, Shree Nagar, Panchpakhadi, Wagle Estate, Thane (W) 400604, on one Part & MR TUKARAM NARAYAN SHINDE, an adult, Occ.Business residing at Minar Bungalow, Shree Nagar, Panchpakhadi, Wagle Estate, Thane (W) 400604, hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said Joint Venture, its Members, the Partnership firm, its Partners for the time being, and the respective successors, heirs, executors, administrators, assigns, etc. of the said JV, its Members, etc.) of the ONE PART.

AND

Shri/Smt/Messrs ^{(1) Mr: Dinesh Ashok Ghogre} ^{(2) Mrs: Sangita Dinesh Ghogre}
 Indian Inhabitant and having address at
 B/33, Nav Jayee co-op. Hsg. Society Ltd.
 Shreenagar wagle estate sector 7
 Panchpakhadi Thane (W) 400604

hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her* their heirs, executors, administrators, assigns, etc.) of the OTHER PART:

WHEREAS:

A. By virtue of a Consent Decree dated 07th July 1968, passed by the Honourable High Court of Judicature of

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दस्ता	2079 / 2099
कमाल	3/60

On the East
On the West

: 18.30 Mtr. Wide D.P.Road
Plot of Shivam Bungalow,
S.No.430Part
: 18.30 Mtr. Wide D.P.Road
Plot of Shri.Bhadani, S.No.431Part

On the North
On the South

**THE SCHEDULE II OF THE PROPERTY ABOVE
REFERRED TO :**

ALL THAT piece and parcel of non- agricultural land, hereditaments and premises, admeasuring 650 square meters, out of the land bearing Survey No.431(Part) lying, being and situate Shree Nagar, Revenue Village Panchpakhadi, Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-Registration district of Thane and bounded as under :-

On the East
On the West
On the North
On the South

: 18.30 Mtr. Wide D.P.Road
: Bungalow Plot, S.No.430Part
: Plot of Shri.T.N.Shinde, S.No.431Part
: Plot earmarked as reservation No.3
S.No.431Part of Shri.Bhadani



**THE SCHEDULE III OF THE PROPERTY ABOVE
REFERRED TO:**

ALL THAT premises being Flat / Shop / Office / Stilt Parking Space / Basement No. 401, admeasuring 621 square feet equivalent to 57.71 sq.mtrs. (carpet) area, on the 4th Floor of the building known as "MAVIS TOWER" being constructed on the lands more particularly described in the Schedules I & II hereinabove written.

IN WITNESS WHEREOF THE parties hereto have executed these present and the duplicate hereof the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED BY

दस्ता	१६०९	१२/०९/१९
क्र.	१६०९	१२/०९/१९
	१६०९	१२/०९/१९

The within named DEVELOPERS

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