



Certificate No - 539

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

A WHEN GROUND FLOOR PART COMPLETE & PART STILT - 1ST TO 4TH FLOOR COMPLETE RESIDENTIAL
B WHEN 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. 14/05/13

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 व करले तसे
ऑफिस सेवानुसार नियमावलीनुसार आवश्यक सग
बांधकाम व सेवा बांधकाम वापर करणे, जवळपास
Date 14/06/13 व जगर स्थान अधिनियमाचे कलम 17
नुसार प्रत्यक्ष नक्सा आहे. त्यासाठी तातडीने
काम व सर्व लेट व 7 वगळून देई होऊ शकता

- 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



Yours faithfully

[Signature] 14/06/13

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

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



दस्तावेज क्रमांक		१७०७
दिनांक		४/१०
		२०११

[Handwritten signature]

[Handwritten signature]

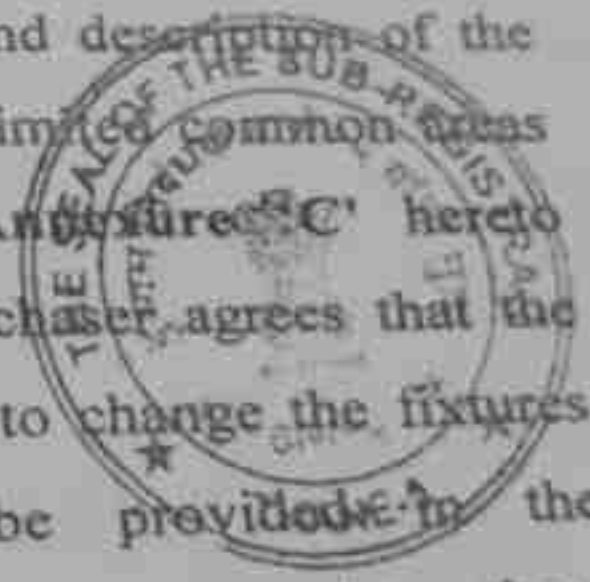
P

ANE

[Handwritten notes]
 135
 80

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

Handwritten signature and initials on the left margin.

Handwritten signature and initials at the bottom left.

Handwritten signature at the bottom right.

Handwritten initials at the bottom right.

P

INE

2,00,100/-

उपरोक्त दस्तावेज आसत काफ़ीत ठीक
 जाती जगहों व परा वन पर - सम्बन्धित
 प्राधिकृत अधिकारियों की दृष्टिगत रहना
 संयुक्त साधुन में अरोध आषट्टन आता
 सह/दुवध निबंधक, ठाणे क. 4
 तिका-ठाणे

प्रकृत (Nature of Document)	Agree for sale
पंजीयनीयता (Registrable / Non Registrable)	Registrable / Non Registrable
पंजीयनीयता क्रमांक (Registration No.)	260116
संपत्ति का विवरण (Property Description in Detail)	Agreement For Sale Thane (W)
मूल्य (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 का रकम (Stamp Duty Amt.) (अक्षरों 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

दस्तावेज क्रमांक	2099
क्रमांक	2/20

1

REGISTRATION NO. 260116
 165809
 12:53
 FEB 17 2011
 12:53
 PB5157

INE

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 MRS: 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

ट न न - ५	
दस्ता	20/7/1968
क्रमांक	3/100

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

[Handwritten signatures and initials]

[Handwritten signature]

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पांचमाखाडी

मोबदल्याचे स्वरूप करारनामा
 व बाजारभावा (भाडेपट्ट्याच्या
 बाबतीत पट्ट्याकार आकारमा देतो
 जो पट्ट्याकार तें नमूद करावे) मोबदला रु. 4,390,000.00
 बा.भा. रु. 2,978,100.00

पेटवसाहत, पोटहिरसा व घरकामांक
 (मोबदल्यास)

(1) सर्वे क्र. 431 पार्ट 1-1-1-1 वर्ग 5/15 54, सर्वे नंबर 431 पार्ट 1-1-1-1 मजला, डी विंग, माथील टॉवर, सेक्टर 2-4 4, श्रीनगर, वागळे इस्टेट, पांचमाखाडी
 ठाणे
 [1] 621 श्री पुटे कार्ड

मोबदला

आकारणी किंवा जुडी देण्यात
 उत्तम तेंप

(1)

दस्तावेज करून देण्या-या
 पत्रकाराचे व संपूर्ण पत्ता किंवा
 शिवाजी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, प्रतिवादीचे
 नाव व संपूर्ण पत्ता

(1) में युनिट असिस्त डेव्हलपर्स (जेव्ही) तर्फे भागीदार श्रीमती मीरा बलराम जठार व शशिकांत बलराम जठार तर्फे कु.मु. मधुसूदन व स्वप्नकारीता तुकाराम नारायण शिंदे - AAAFL08889F - घर/फ्लॉट नं. - गल्ली/रस्ता - इमारतीचे नाव: मिनार बंगलो, श्रीनगर पांचमाखाडी ठाणे, ईमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नम्बर -
 (2) में युनिट असिस्त डेव्हलपर्स तर्फे भागीदार तुकाराम नारायण शिंदे - घर/फ्लॉट नं. - गल्ली/रस्ता - इमारतीचे नाव: व प्र, ईमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नम्बर -

दस्तावेज करून घेण्या-या
 पत्रकाराचे नाव व संपूर्ण पत्ता किंवा
 शिवाजी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, वादीचे नाव
 व संपूर्ण पत्ता

(1) दिनेश अजीत धाम - घर/फ्लॉट नं. - गल्ली/रस्ता - इमारतीचे नाव: नवजाई सोसायटी, श्रीनगर, से-7, वाण: ईमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नम्बर: AHFP06287F
 (2) सविता दिनेश धाम - घर/फ्लॉट नं. - गल्ली/रस्ता - इमारतीचे नाव: व प्र, ईमारत नं. - पेट/वसाहत - शहर/गाव - तालुका - पिन - पिन नम्बर: AHDPG33788F

दिनांक	करून दिल्याचा	24/02/2011
	नोंदणीचा	24/02/2011
मूद्रांक, खंड व पृष्ठ		1781 /2011
बाजारभावाप्रमाणे मूद्रांक शुल्क		रु.280100.00
बाजारभावाप्रमाणे नोंदणी		रु.30000.00
शेरा		



(Signature)
 सह दुय्यम निबंधक ठाणे रु. ५

