

Register No. 045

देशीदर्शन को. अंश. सीरिंग सोसायटी लि. अणे (प)
रफि. नं. दिणनर/(दिणनर)/(दिणनर)/१९९२५/३००३
रुवावी वक, देशी नाका, ठणे (प). लि. अणे.

Certificate No. 045

Share Certificate

This is to certify that श्री. प्रविण विठ्ठलराव शेठ

is / are the Registered Holder/s of ००५ (पात्र)
fully paid - up shares Numbered २५६ to २६०
both inclusive, of Rupees दोनो पन्नास पात्र each in the above named
दोनो पन्नास रु. १,००,०००/- (दोनो रु. ५०/- वे २००० रुपा)

Subject to the Bye - laws thereof.

Given under the Common Seal of
the said society, this दोनो
day of ०९-०५-२००८

Rs. २५०/-

श्री- १०६

Shlok
Chairman

Mishra
Hon. Secretary

AAAM
Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

पावतो क्र.

मु.सु.क्र. ४३४५०/नं.दि. ३९-५३-४
Regn. 39 m.

दस्तावेजाचा अनुक्रमांक ५००५/९९

प्लॉक ५१७ रा. १९ ९९

दस्तावेजाचा प्रकार- कराराचे र. रु. ७३९,२००/-

सादर करणाराचे नाव- बा. रु. १०,५८,४००/-

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.
- "
- "
- "
- "

श्री. प्रविण एम. जैना

रु.	प.
१०५९०	००
२९०	००
१६	००
§	
एकूण ..	१०६९६

१३-१०८९६/-

दस्तावेज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठविल्या जावे

हवाली करावा.

सादरकर्ता

Rs 40450/-
OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAHARASHTRA-INDIA



STAMP DUTY
0043450
28 1999
INDIA

महाराष्ट्र
SPECIAL ADHESIVE
₹ 8.99
00040
MAHARASHTRA

Amendment NO. (2)
Rs 40450/-

STAMP THANE
(Rs 40450/-)
Handwritten (firm name)

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

28-8-99
4004/9-99
177e

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 5th day of August in the Christian Year One Thousand Nine Hundred and Ninety Nine (1999)

BETWEEN

204-9
3003/2-40
177E

M/s. DATT ASSOCIATES, a Partnership Firm,
having its office at Gadre Wadi, Bhavani Chowk (Tembhi
Naka), Thane (West) - 400 601, hereinafter referred to
as the "PARTY" (which expression shall unless it be
repugnant to the context or meaning thereof, mean and
be deemed to include the partners or partner for the
time being constituting the said Firm M/s. DATT
ASSOCIATES, their or his survivors or survivor and the
heirs, executors, administrators and assigns of the
last surviving partner) of the ONE PART

A N D

- (1) SHRI KAMALANAI RAMCHANDRA CADRE, Age 76 Years,
- (2) SHRI SADANAND RAMCHANDRA CADRE, Age 64 Years,
- (3) SHRI DATTATRAYA RAMCHANDRA CADRE, Age 51 Years,
- (4) SHRI SURESH RAMCHANDRA CADRE, Age 49 Years,
- (5) SMT. SUNITA ANIL KARMAR, Age 47 Years,

All Indian Inhabitants, No. 1 to 4 residing at 1st
floor, Gadre Wadi, Bhavani Chowk, (Tembhi Naka), Thane
(West) - 400 601, and No.5, residing at 11, Aradhana,
Raghoba Shankar Chowk, Chendani Koliwada, Thane,
through their Constituted Attorney SHRI ARUN DATAR,
hereinafter referred to as the "CONFIRMING PARTY"
(which expression shall unless it be repugnant to the
context or meaning thereof mean and be deemed to
include their respective heirs, executors,
administrators and assigns) of the SECOND PART

A N D

एनन-१
५००५/३-५७
१९९६

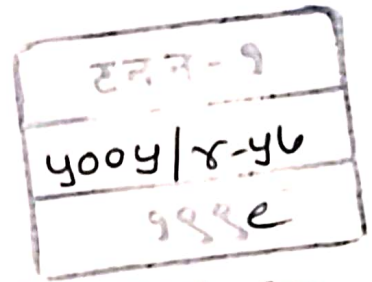
- 3 -

SHRI PRAVEEN M. JAIN, Adult, having address at - Own House, Eduljee Road, Tembhi Naka, Thane - 400 601, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS one Smt. Kamalabai Ramchandra Gadre and another (i.e. Confirming Party herein) are the Owners, seized and possessed of and/or otherwise well and sufficiently entitled to the immovable property being Non-Agricultural Land admeasuring 1065.2 Sq. Mtrs., bearing Tika No.13, C.T.S. No.67, 68 and 69, situate at Bhavani Chowk, Tembi Naka, Thane, Taluka and District Thane and more particularly described in the First Schedule written hereunder (for short the "SAID PROPERTY");

AND WHEREAS the Competent Authority appointed under the Urban Land (Ceiling & Regulations) Act, 1976, (for short "SAID ULC AUTHORITY") by its order dated 22nd July, 1996, has declared that holding of the said Owners being less than the limit prescribed for Thane Urban Agglomeration, the provisions of ULC Act are not applicable to the said property.





AND WHEREAS by and under Agreement for Development dated 6th December, 1995, executed by and between the said Owners of the One Part and Promoters herein of the Other Part, the said Owners have granted the Development Rights in the said property to and in favour of the Promoters herein or their nominees or assigns for the price or consideration and upon the terms and conditions contained therein and further have executed in favour of said Promoters separate Irrevocable Power of Attorney authorising the Promoters, inter alia, to develop the said property and to sell the flats and premises therein to the prospective buyers; and in part performance thereof, have placed the said Promoters in physical possession of the said property;

AND WHEREAS the Promoters are thus legally entitled to develop the said property and as such have evolved a Scheme for carrying out the development of the said property by demolishing the existing structures thereon and instead by developing thereon the Housing Complex to be known as "DEVI-DARSHAN", (hereinafter referred to as "SAID HOUSING COMPLEX");

AND WHEREAS the Promoters have submitted to the Thane Municipal Corporation the plans and specifications for construction of multi-storied building on the said property and the said Corporation

टनन-१
५००५/५-५७
१९९९

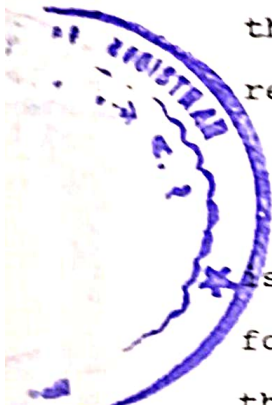
- 5 -

by and under their sanction and permit dated 25th September, 1996, bearing No.96/113/TMC/ TDD/1394, has granted permission for Development of the said property as per said Plan (hereinafter referred to as the "SAID PLANS");

AND WHEREAS under the circumstances, the Promoters alone have the sole and exclusive rights to sell the flats and premises in the said Housing Complex to be constructed by the Promoters on the said property and to enter into Agreements with the Purchaser/s of the Flats and Premises and to receive the sale price in respect thereof;

AND WHEREAS the Copy of Certificates of Title Issue by Advocate DAMODAR A. PATIL, of Thane, Advocate for the Promoters, copies of Revenue Records showing the nature of the title of the Owners to the said property and the copies of the plans and specifications of the premises agreed to be purchased by the Purchaser and as approved by the said Local Authority have been annexed hereto and marked as Annexure 'A', 'B', and 'C' respectively;

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property, the said orders and the plans,



दस्तावेज - १
५००५ / ६-५७
१९९९

designs and specifications prepared by the said Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made thereunder;

AND WHEREAS the Purchaser applied to the Promoters for allotment of Flat admeasuring 672 Sq. Ft., built up area and bearing Flat No.101, on First Floor, in 'B' Wing in the Housing Complex to be known as "DEVI-DARSHAN", and now under construction on the said property (said Flat is more particularly described in the Second Schedule written hereunder (hereinafter referred to as "SAID PREMISES"));

AND WHEREAS prior to making an application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act No.XXIV of 1960) and the Urban Land (Ceiling and Regulations) Act, 1976, the Purchaser has made a declaration to the effect that neither the Purchaser nor the members of the Family (Family as defined under the Urban Land (Ceiling and Regulations) Act, 1976) of Purchaser/s own/s tenaments, house or building within the limits of Thane;

Anil Kulkarni

3. 2. 1999

द्विन-१
५००५/७-५५
१५५९

AND WHEREAS relying upon the said application, declaration and agreement, the Promoters have agreed to sell to the Purchaser the said premises at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS prior to the execution of these presents the Purchaser has paid to the Promoters a sum of Rs.1,89,200/- (Rupees One lakh Eight Nine thousand Two hundred only) being the part consideration for the said premises agreed to be sold by the Promoters to the Purchaser as advance payment of deposit (the payment and receipt whereof the Promoters do hereby admit and acknowledge) which shall, in no event, exceed fifteen percent of the sale price of the said premises agreed to be sold to the Purchaser and the Purchaser has agreed to pay to the Promoters balance of the said price in the manner hereinafter appearing;

AND WHEREAS under section 4 of the said Act the Promoters are required to execute the written Agreement for sale of the said premises to the Purchaser being in fact these presents and also to cause to get registered said Agreement under the Registration Act;

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

1. The Promoters shall cause to be constructed Housing Complex to be known as "DEVI-DARSHAN" on the said property more particularly described in the First Schedule written hereunder, in accordance with the said plans approved by the said local authority and which have been seen and approved by the Purchaser and/or its amendments or modifications as Promoters may consider necessary and/or as may be required by the said local authority and/or any other Competent Authority. The Purchaser hereby gives his irrevocable consent for such modifications, amendments and variations in the said sanctioned plans, PROVIDED HOWEVER, the Promoters shall obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely effect the said premises agreed to be purchased by the Purchaser. The Purchaser confirms that he has inspected and approved the said sanctioned plans.

2. The Promoters hereby agree to sell and the Purchaser hereby agrees to purchase the said premises being Flat admeasuring 672 Sq. Ft., built up area bearing Flat No.101 on First Floor, of 'B' Wing of the Housing Complex to be known as "DEVI-DARSHAN" and to be constructed on said property and as shown with Red Colour boundary on the plan thereof annexed hereto as Annexure "C" to be constructed as per the said sanctioned plans or its amendments or modifications as aforesaid and seen and approved by him for the price or

Spin Baveen

3. 3. 5121

4004/e-46
3482

consideration of Rs.7,39,400/- (Rupees Seven lakhs Thirty Nine thousand ~~Two~~^{Four} hundred only) in aggregate which amount shall be paid by the Purchaser to the Promoters as under :

- (a) Rs.1,89,200/- (Rupees One lakh Eight Nine thousand Two hundred only) payable on or before the execution of this Agreement (the payment and receipt whereof Promoters do hereby admit and acknowledge)
- (b) Rs. 82,500/- (Rupees Eighty Two thousand Five hundred only) on casting of the plinth.
- (c) Rs. 55,000/- (Rupees Fifty Five thousand only) on casting of 1st slab.
- (d) Rs. 55,000/- (Rupees Fifty Five thousand only) on casting of 2nd Slab.
- (e) Rs. 55,000/- (Rupees Fifty Five thousand only) on casting of 3rd Slab.
- (f) Rs. 55,000/- (Rupees Fifty Five thousand only) on casting of 4th Slab.
- (g) Rs. 55,000/- (Rupees Fifty Five thousand only) on commencing of Internal Work.
- (h) Rs. 55,000/- (Rupees Fifty Five thousand only) on commencing of outer brick work.
- (i) Rs. 44,000/- (Rupees Forty Four thousand only) on starting of plaster work.
- (j) Rs. 38,500/- (Rupees Thirty Eight thousand Five hundred only) on starting of flooring work.
- (k) Rs. 38,500/- (Rupees Thirty Eight thousand Five hundred only) on starting of plumbing work.
- (l) Rs. 16,500/- (Rupees Sixteen thousand Five hundred Seventy only) on possession of the premises being offered by the Promoters.

Rs.7,39,200/-
=====



एनन-१
५००५/१०-५६
१९९९

The Purchaser shall pay the balance amount as aforesaid on the due date without fail and without any delay or default as **TIME IN RESPECT OF THE SAID PAYMENT IS OF THE ESSENCE OF THE CONTRACT.**

3. The Promoters have disclosed to the Purchaser and the Purchaser is aware that till the Conveyance of the said property is executed in favour of the Society, the Promoters are entitled to use FSI including FSI under staircase, balcony or any other FSI that may be available in the said property by constructing additional Floors on the said property and/or transferring such FSI on some other property and/or utilising FSI of some other property on said property as per TDR Rules or any other law, rules and regulations for the time being in force and the Purchaser hereby gives his irrevocable consent to the Promoters for consequential amendments or modifications of said sanctioned plans without requiring to obtain further or separate consent therefor from the Purchaser.

4. It is expressly agreed that the right of the Purchaser under this Agreement is restricted only to the premises agreed to be sold by the Promoters and the right of all the prospective Purchaser/s of premises in the said building shall be restricted to the land married to the plinth area and all the other premises and portion or portions of the said complex including the lay out area including roads, recreation ground, if



द्विन-१
५००५/११-५७
१९९८

any, etc., shall be the sole property of the Promoters and the Promoters shall be entitled to deal with, develop the same in any manner as may be deemed fit by them without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

5. The Purchaser and the persons to whom the said premises are permitted by Promoters to be transferred, shall from time to time sign all applications, papers and documents and shall do all acts, deeds and things as the Promoters or the Co-operative Housing Society may require for safeguarding the interest of the Promoters and/or the Purchaser and other Purchasers.

6. The Purchaser and the persons to whom the said premises are permitted by Promoters to be transferred shall observe and perform all the provisions of the bye-laws and/or the Rules and Regulations of the Co-operative Housing Society when formed and the additions/alterations or amendments thereof for due observance and carrying out the Building Rules and Regulations and the Bye-laws for the time being of the Municipal Corporation of the City of Thane and other local and/or public bodies. The Purchaser and person to whom the said premises are allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such Co-operative Housing Society regarding the occupation and use of the said premises and the said property and



4003/37-46
9458

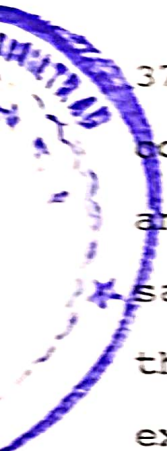
Registrar with whom the same is lodged for registration to the Promoters to enable the Promoters to attend the office of the Sub-Registrar and admit execution thereof.

36. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting at :-

"Shri Praveen M. Jain,
Own House, Eduljee Road,
Tembhi Naka,
Thane - 400 601.

37. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said property and the said premises or any part thereof, such conferment shall take place only upon the execution of the Conveyance or Lease in favour of the Co-operative Housing Premises Society to be formed of the Purchaser/s of all the premises in the building as herein stated.

38. The Purchaser shall have no claim, save and except in respect of the particular premises, common areas and facilities and limits hereby agreed to be



37. 3. 6. 2011

टनन-१
५००५/३६-५७
१५५५

acquired i.e. all other areas including terrace and open spaces around the said Housing Complex to be known as "DEVI-DARSHAN" and the balance portion/s of the said property will remain the property of the Promoters until the whole of the property is transferred to the Co-operative Housing Premises Society as herein provided subject to the rights of the Promoters as containpd in this Agreement.

39. The Purchaser shall at no time demand partition of his interest in the said building and/or property. It is being hereby agreed and declared by the Purchaser that his such interest in the said premises is impartible.

40. The Promoters shall always have right to get the benefit of additional FSI for construction as also to avail of the benefits of Transfer of Development Rights (TDR) of some other property on the said property or at the option of Promoters, from said property to some another property, as may be applicable from time to time from Thane Municipal Corporation and also to make the additions, alterations, raise storeys or put up additional structures as the case may be permitted by the Thane Municipal Corporation and other Competent Authority and such additional structures and storeys will be property of the Promoters alone who will be entitled to use the terrace including the

54. The Purchaser is aware that this Agreement is executed by and between the Seller and Purchaser on Principal to Principal Basis and not as agent of the Vendors. As such, there shall not be any privity of contract between the Promoters and the Purchaser/s herein.

55. For the purpose of Stamp Duty, the Flat admeasuring 672 Sq.Ft. Built up is valued at Rs.1,575/- (Rupees One thousand Five hundred Seventy Five only) per Sq. Ft., i.e. for Rs.10,58,400/- (Rupees Ten lakhs Fifty Eight thousand Two hundred only) and Stamp Duty of Rs.43,450/- (Rupees Forty Three thousand Four hundred Fifty only) has been paid thereon.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land admeasuring 1065.2 Sq. Mtrs., bearing Tika No.13, C.T.S. No.67, 68 and 69 together with structures standing thereon, sitaute, lying and being at Tembhi Naka, Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of Municipal Corporation of the City of Thane.

Jain Baneen -

31. 3. 2024

टनन-१
५००५/म-५७
१९९९

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT premises being Flat admeasuring 672 Sq. Ft., built up equivalent to __ Sq. Mtrs., or thereabout bearing Flat No.101 on First Floor of the building under construction in 'B' Wing of the said property consist of Ground plus Four Upper Floors and to be known as "DEVI - DARSHAN".

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED By the }
withinnamed the "PROMOTERS" }
M/s. DATAR ASSOCIATES, }
in the presence of ... }
... }
... }

३-३-१९९९

1. श्री बालकृष्ण दाशराजजी

2. 



टनन-१
५००५/४५-५६
१९९९

SIGNED AND DELIVERED By the)
withinnamed the "CONFIRMING PARTY")
1) SMT. KAMALABAI RAMCHANDRA GADRE,)
2) SHRI SADANAND RAMCHANDRA GADRE,)
3) SHRI DATTATRAY RAMCHANDRA GADRE,)
4) SHRI SURESH RAMCHANDRA GADRE,)
5) SMT. SUNITA ANIL KARMARKAR,)
Through their Constituted Attorney)
SHRI ARUN DATAR)
in the presence of)

अ. अ. ६१७८

1. श्रीमलाल जसराजजी

2. 

SIGNED AND DELIVERED By the)
withinnamed the "PURCHASER")
SHRI PRAVEEN M. JAIN,)
in the presence of)

Jain Praveen

1. श्रीमलाल जसराजजी

2. 



// मालमत्तेच्या रजिस्टर कार्याचा उतारा //
तालुका-ठाणे जिल्हा-ठाणे

ट्रान-१

याचा अथवा
केवळ ५००५ ३०५०
३५५०

क्र. नं.	रिटी सर्वे नं.	क्षेत्रीय मीटर	मत्ता प्रकार	सरकारने भरलेल्या सहाय्याचा अथवा पहाचा तपशिल व ती वसुलायचा.
१३	६६	३५५-५	आफी	०००-

विवाटीचा व हक्क

३६५० मध्ये धारण

काराचे नाव हक्क कसा प्राप्त झाला ते पर्यंतचा वास लागला ते पर्यंत...] फ्लोरिडा मॅन्डेटरी फ्लोरिडा नं. २५१२१९

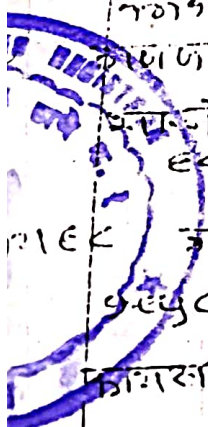
र. नं. ६५६२-४-० नो. :-

देखार :-

कोना

र नं. :-

क्र. नं.	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा [धा.] पट्टेदार [प] अथवा इतर वोजा असणारा.	साक्षी दायल सही/-
२५५०	महाराष्ट्र शासनाच्या ५१०९ नं. १०१५५१६० नं. १५५५५१६० नं. १५५५५१६० नं. १५५५५१६०	५२. २३२ १०५.१५५०		५ २५.५५५ ८१०.
२५६६	आ. स. नं. १६५६ नं. १६५६ नं. १६५६ नं. १६५६	१५५५५१६० नं. १५५५५१६० नं. १५५५५१६० नं. १५५५५१६०		५ २५.५५५ ८१०.



[Handwritten signature]

(हस्ताक्षर)



// मालमत्तेच्या रजिस्टर कार्डाचा उत्तरा //
 तालुका-ठाणे जिल्हा-ठाणे

सं. नं. १
५००५/१०-५६
१६६६

हस्तांतर कर	मिती लवें नं.	क्षेत्रीय मीटर	मल्ला प्रकार	सरकारने भरलेल्या सा-याचा अथवा घडाचा तपशिल व ती केव्हा बदलायचा.
१३	६६	१५५-५	आफी	०००-

सांख्यिकीचा व हक्क

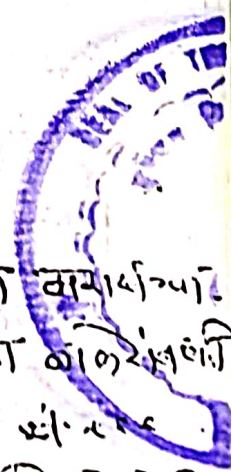
१६६६ मध्ये धारण करणाराचे नाव हक्क कसा प्राप्त झाला फरोकारत न. मालमत्तेच्या रजिस्ट्रारची दि. २५/२/१९ [सो पर्यंततवास लागला ते पर्यंत...]
 रु. ६५६३ - ४-० नो. :-

देखार :-

धोना

इतर तरे :-

वर्ग	व्यवहार	व्हॉल्युम नंबर	नविले धारण करणारा [धा.] पददेखार [प] अथवा इतर योजना असणारा.	साक्षी दायल सही/-
११२५०	महाराष्ट्र शासकीय ५१०५	६२. २३२ १०५.१५६०	S	२०-१-१९ ८१८०
११२५०	महाराष्ट्र शासकीय ५१०५	६२. २३२ १०५.१५६०		२०-१-१९ ८१८०
११२५०	महाराष्ट्र शासकीय ५१०५	६२. २३२ १०५.१५६०	१९५८ मध्ये मालमत्तेच्या रजिस्ट्रार व सा-याचा अथवा घडाचा तपशिल व ती केव्हा बदलायचा.	२०-१-१९ ८१८०



[Handwritten signature]

(महाराष्ट्र)

// भातमत्तेच्या रजिस्टर कार्डाचा उतारा //
तालुका-ठाणे जिल्हा-ठाणे

क्र. नंबर १३	शिटी सर्वे नं. ६८	क्षेत्र चौ. मिटर ७३५-७	मत्ता प्रकार नाणी	सरकारने भरलेल्या सा-याचा अथवा खंडाचा तपशिल व ती केव्हा बदलायचा. -०००-
-----------------	----------------------	---------------------------	----------------------	--

शिटीचा अ हक्क

टनन-१
५००५ re-५७
१९९६

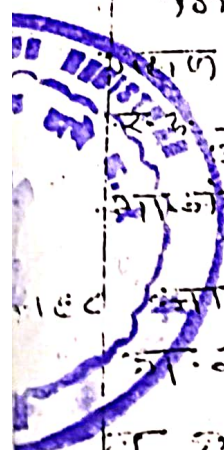
गध्ये धारण
राती नाव हक्क करा प्राप्त झाला
पर्यंतचा लागला तो पर्यंत...

पत्ता :-

वैजा

पत्ता :-

क्र.	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणारा [धा.] पट्टेदार [प] अथवा इतर वैजा असणारा.	साक्षी दायल सही/-
१५५	कारपाट्टे पातली ७३-५१०७ १०१११५०	५१२, २३२ ११०० १९९०	}	sc-५५५ ८५९०
	माल शोडिंग १५००५५ २०१ ५५९	३५५ ०९		
१६८	सा. का. १८५६ सा. का. १८५८ सा. का. १८५९	१८५६ १८५८ १८५९	ना. का. १८५६ कार्यालय कार्यालय ना. का. १८५८ कार्यालय कार्यालय ना. का. १८५९ कार्यालय कार्यालय	५१-५५५ १०१११५० ११०० १९९०



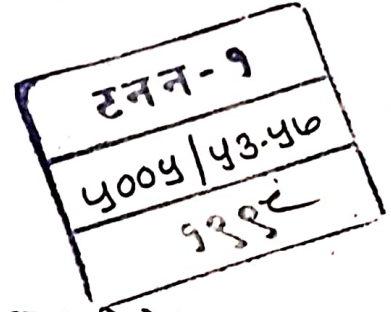
[Handwritten signature]

(कुशापट्ट)

पु. मुस्लिमी/टिओ/टे-१/एमआर. ४२/२६.
अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुल, ठाणे.
दिनांक :- 22/10/1996

प्रति,

श्री. सुरेश रामचंद्र गट्टे, व इतर
रा. ठाणे.



विषय :- नागरी जमीन कमाल मर्यादितेक्षा कमी क्षेत्र
अशल्या बाबतचा दाखला मिळणे बाबत.

संदर्भ :- आपला दि. १०.७.९६ रोजीचा अर्ज.

महाशय,

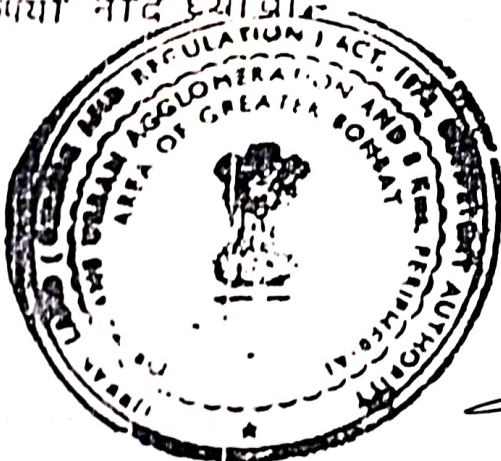
आपले घरोल अर्जासोबत सादर केलेल्या कागदपत्रांची व प्रतिष्ठा
लेखाची छाननी करता श्री. सुरेश रामचंद्र गट्टे यांनी छाली नमूद केले प्रमाणे
क्षेत्र धारणा केल्याचे दिसून येते.

<u>गांधाचे नांव</u>	<u>सि. स. नं.</u>	<u>क्षेत्र [चौ. मी.]</u>
ठाणे	६७	४५१. ५
	६८	१३७. १
	६९	४७६. ६
	स्कूण	१०६५. २ चौ. मी.

सादरचे क्षेत्र नागरी जमीन कमाल धारणा मर्यादितेक्षा कमी

अशल्याने त्यांस नागरी जमीन [कमाल मर्यादा व धिनियमन] अधिनियम
१९७६ च्या तरतूदी लागू होत नाहीत. तथापि आपण जर ठाणे तसेच अन्य
नागरी समुहात गोकळी जमीन [vacant land] धारणा करित असल्याचे
नंतर निदर्शनास आल्यास व प्रतिष्ठालेखातील मजकूर चुकीचा असल्याचे सिद्ध
आल्यास सादरचा "नाहरकत दाखला" विना नोटीस रद्द करणेत येईल याची

कृपया नोंद घ्यावी.



अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुल, ठाणे.

[Handwritten signature]

[Handwritten signature]
22/10/96

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

- Basement + Ground Floor + 6 Upper Floors.

208

V. P. No. 96/113/

TMC / TOP/ 13511

Date 23/8/96

To. Shri/Smt. M/s. S. Suwant and Associates

टन-१
५००५/५४-५६
५५५९

(Architect)

Shri/Smt. Sadanand Ramchandra Godre and Others.

(Owner)

Sir.

With reference to your application No. 3588 dated 23/8/96 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. _____ in Village Thane Sector No. _____ Ward No. _____ situated at Road/Street Tombi Noka S. No. / City S. No. / E. No. 67, 68, 69 the development permission / the commencement certificate is granted subject to the following conditions. (Tika No.13)

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.

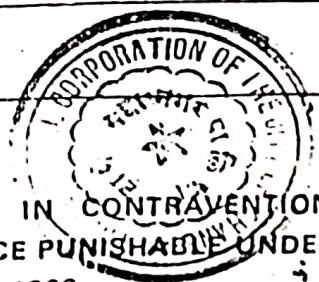
५. सी.सी. पूर्वी बायपार्ले सर्व कुठ मळी आवश्यक आहे. (प्रारंभ प्रमाणगाणुवी)

६. सी.सी. पूर्वी सर्व माडेकडे इन्जिनिट वाळू ठरणे व त्याची पर्यायी व्यवस्था जबाबदारी तुमच्यावर राहिली. (प्रारंभ प्रमाणगाणुवी)

७. सि.सी. ६०, ६८ व ६९ मधील सर्व घरक मळी लवचक भविष्य मा.र.न.ठतारे ठाऊ वाळू ठरणेसाठी बायल ठरणे आवश्यक आहे.

८. नोंदवावे प्रमाणगाणुवी रस्ता मधील जागा मोठ्ठी लवचक ठाणे महासंस्थासिद्ध्या ताब्यात पिढ्यान्पिढी देणे व रस्ता तयार लवचक मटार रोड लाईनवरयस्येणे आवश्यक आहे.

९. सी.सी. पूर्वी पाणी पुरवठा ठेवा जाणार नाही.



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

विकास परवानग्या न घेता बांधणी करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र मुन्दा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे फीद व रु. ५०००/- वंड होऊ शकतो.

Yours faithfully,

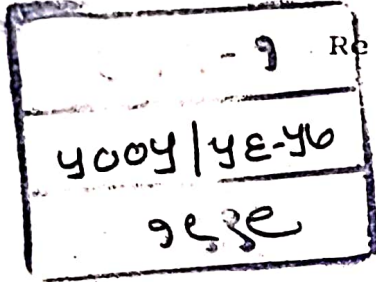
[Signature]
Dy. City Engineer,
(PLANNING & DEVELOPMENT)
 Municipal Corporation
 the city of Thane.

Office Stamp *[Signature]*

Date : 15 JUL 1998

DAP/98/331

TITLE CERTIFICATE



Re. :- Immovable Property totally adm.
1065.2 Sq. Mtrs. bearing Tika
No.13, City Survey No.67, 68 and
69, situate at Tembi Naka, Thane,
Taluka and District Thane.

- Smt. Kamalabai Ramchandra
Gadre and others Owners

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the
title of the aforesaid Owners to the property mentioned
above and on the basis of public advertisement; Search taken
with the office of the Sub-Registrar of Assurances, Thane
and perusal of title documents, I am of the opinion that the
title of the Owners to the aforesaid property is clear,
marketable and free from encumbrances and reasonable doubts.

Thane dated on this 15th day of JULY, 1998.

(DAMODAR PATIL)
Advocate



पिकीचे ठिकाण : युफान नं. २६, भवानी चौक
फोर्टनाका, ठाने.
बहुक्रम नंबर. ७६.८९.७. किंमत रु. १०५/-
नोंच... P. Kavin... M. Jain...
हस्ते self...
दिनांक

20 JAN 2002

20 JAN 2002

20 JAN 2002

20 JAN 2002

मुद्रांक विक्रेता
(प्रमाणित हस्ताक्षर)

टनन-१
४३४९-६
२००२

DEED OF RECTIFICATION

THIS DEED OF RECIFICATION is made and entered into at Thane on this 17th day of January, 2002.

BETWEEN

M/S. DATAR ASSOCIATES, a partnership firm having its Office at Pathak Wada, Bhavani Chowk (Tembi Naka), Thane (West) – 400 601, herein after called "**PRAMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its partners, heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

३.३.५११७

Jain

...2/-

-: 2 :-

AND

- (1) SHRI. KAMALABAI RAMCHANDRA GADRE Age 78 Years,
- (2) SHRI. SADANAND RAMCHANDRA GADRE, Age 66 Years,
- (3) SHRI. DATTATRAYA RAMCHANDRA GADRE, Age 53 Years,
- (4) SHRI. SURESH RAMCHANDRA GADRE, Years 51 Years,
- (5) SMT. SUNITA ANIL KARMAKAR, Age 49 Years,

All Indian Inhabitants, No. 1 to 4 residing at 1st Floor, Gadre Wadi, Bhawani Chowk, (Tembhi Naka), Thane (West) – 400 601, and No. 5 residing at 11, Aradhana, Raghoba Shankar Chowk, Chendani Koliwada, Thane, through their Constituted Attorney SHRI. ARUN DATAR, herein after called "CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their partners, heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

AND

SHRI. PRAVIN M. JAIN, An Adult, Indian Inhabitant, residing at Own House, Eduljee Road, Tembhi Naka, Thane (West) – 400 601, hereinafter referred to as "PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of the **THIRD PART**.

3. 3. 6/27

Jainkareer

टनन-१
४३५१२-७
२००२

...3/-

WHEREAS parties hereto had entered into an Agreement For Sale Dated 5th day of August, 1999, regarding Flat No. 101 on First Floor, "B" Wing, admeasuring about 672 sq. ft. Built Up, in the building known as "DEVI-DARSHAN", situated at Tembhi Naka, Thane (West) – 400 601, and the said Agreement For Sale was registered with Sub - Registrar, Thane, vide Registration No. 5005/99 Dated 05-8-1999 and this registered agreement is herein after referred to as the 'Principal Agreement'.

AND WHEREAS in the said principal agreement the description of the flat is erroneously mentioned as Flat No. 101 on First Floor, "B" wing instead of Flat No. 106 on First Floor, "B" Wing.

AND WHEREAS the Description of the Flat in the said principal agreement, it should be amended to read as under.

Flat No. 106 on First Floor, "B" Wing Save and except above rectification all other terms and conditions of the principal agreement remains the same and unchanged.

SCHEDULE OF PROPERTY

ALL THAT FLAT Premises bearing No. 106 on First Floor, "B" Wing, having area about 672 Sq. ft. Built-Up, in the building known as

3. 3. 5122

Subhoveer

टनन-१
४३४३-६

...4/-

"DEVI-DARSHAN", at Tembhi Naka, Thane (West) – 400 601, on the plot of land bearing Tika No. 13, C. T .S. No. 67, 68 & 69, situated at Bhavani Chowk, Tembhi Naka, Thane (West), Taluka & Dist. Thane, within Jurisdiction of Thane Municipal Corporation, Thane, Registration Dist. And Sub-Dist. Thane.

IN WITNESS WHEREOF the parties have signed this rectification deed at Thane on the date, month and year first mentioned above.

SIGNED, SEALED & DELIVERED BY)
Within named "PRAMOTERS")
M/S. DATAR ASSOCIATES)

In the presence of)
1. Hemant Pannar,)

2. 

m. m. siml
Impasmar S.

SIGNED, SEALED & DELIVERED BY)
Within named "CONFIRMING PARTY")

- (1) SHRI. KAMALABAI RAMCHANDRA GADRE,)
- (2) SHRI. SADANAND RAMCHANDRA GADRE,)
- (3) SHRI. DATTATRAYA RAMCHANDRA GADRE,)
- (4) SHRI. SURESH RAMCHANDRA GADRE,)
- (5) SMT. SUNITA ANIL KARMAKAR,)

Through their Constituted Attorney)
SHRI. ARUN DATAR)

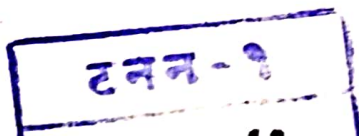
In the presence of)
1. Hemant Pannar)

2. 



m. m. siml

Impasmar S.



-: 5 :-

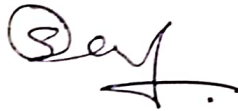
SIGNED, SEALED & DELIVERED BY

Withinnamed "PURCHASER"

SHRI. PRAVIN M. JAIN

In the presence of

1. Hemant Parmar.

2. 

m.m.singh



Jainbansen

mparmar



टनन-१
४३५५-७
२००२

पावती क्र.

मुद्रांक ४३४५०/१९९९
Regn. 39/99

दस्तावेजाचा क्रमांक ५००५/९९

दिनांक ५/११ सन १९९९

दस्तावेजाचा प्रकार- कराराने र. रु ७३९,२००/-

सादर करणाराचे नाव- डा. रु १०,५०,०००/-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने प्रिन्टिंग १४ ते १७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोटिओ)

इतर फी (भागील पानावरील) बाब क्र.

..
..
..
..

श्री. प्रविण एम. जैन

५००५

र.	र.
१०५९०	००
२९०	००
१६	००
}	
एकूट	१०६९६

१३-१०८९६/-

दस्तावेजाचा

नक्कल

देवी तयार होईल व

नोंदणीकृत दावेने पाठवली जाईल.

या कार्यासंबंधित देण्यात येईल.

सुसम निरपेक्ष.

दस्तावेजाची खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत

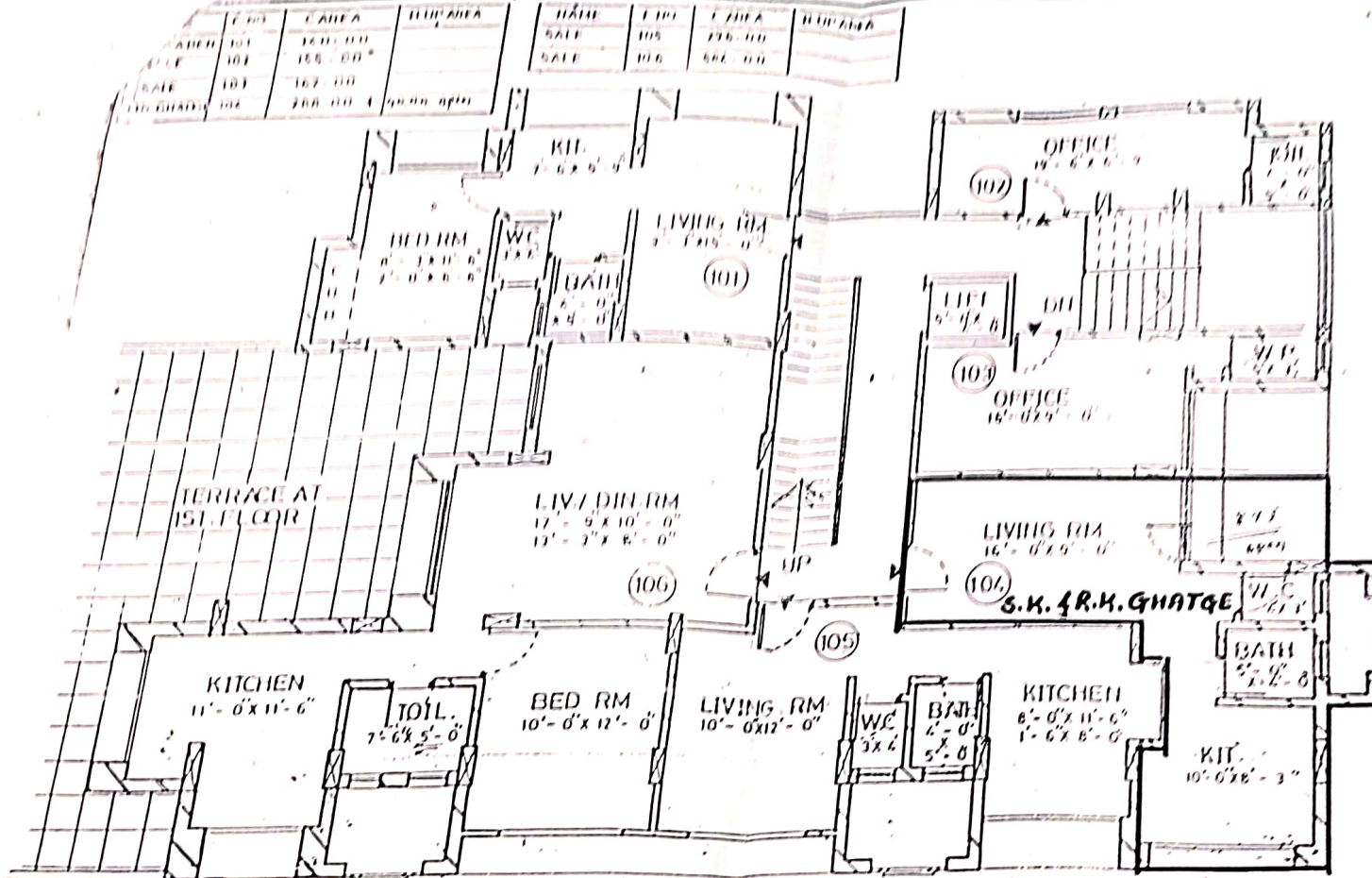
हवाली करावा.

दावे करावे-५

सादरकर्ता



टनन-१
४३४६-७
२००२



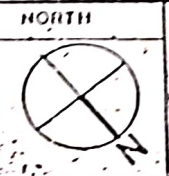
TERRACE
C.A. 5400'

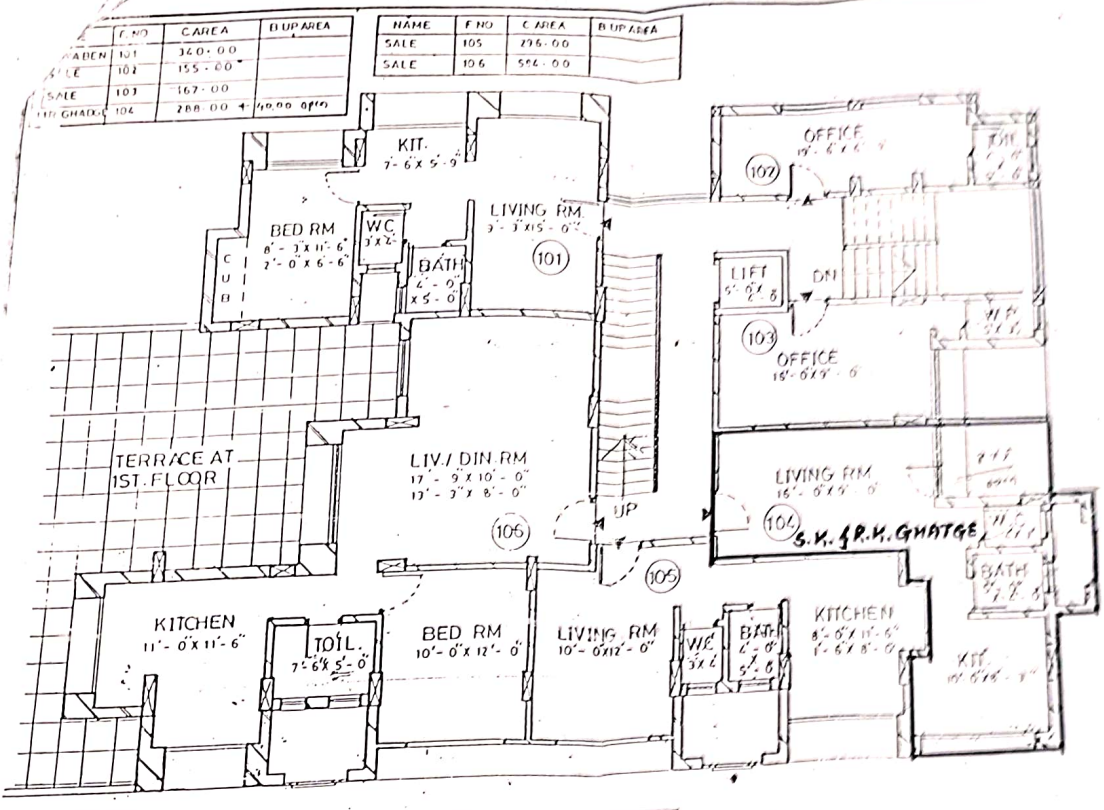
FIRST FLOOR PLAN (WING 'B')

NAME _____
 BLOCK NO _____
 SUB AREA _____

PROPOSED BUILDING ON PLOT
 BEARING C.T.S. NO. 67, 68, & 69, AT
 TEMBHI NAKA, THANE. DEVI DARSHAN

APPROVED AS PER V.P. NO: _____
 ARCHITECT: SAWANT & ASSOC.
 CONS. ARCH: GODBOLE ASSOC.
 DATE: 12-6-99 SCALE: 1/8" = 1'-0"
 DRAWN BY: PRABHAKAR





F. NO	C AREA	BUP AREA	NAME	F NO	C AREA	BUP AREA
SALE	101	340.00		SALE	105	215.00
SALE	102	155.00		SALE	106	594.00
SALE	103	167.00				
MR. GHADGE	104	288.00	40.00 OFFICE			

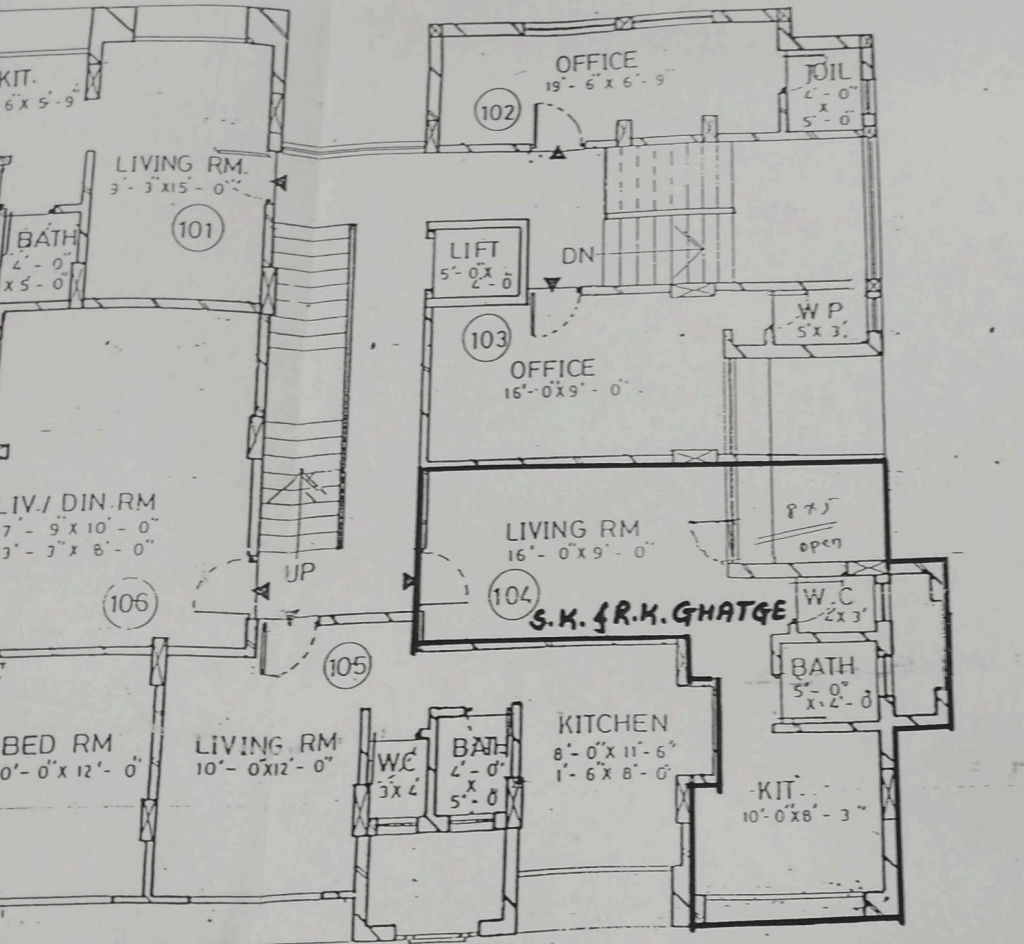
TERRACE
C.A. 5400'

FIRST FLOOR PLAN (WING 'B')

NAME _____ BLOCK NO _____ BUP AREA _____	PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 67, 68, & 69, AT TEMBHI NAKA, THANE, DEVI DARSHAN	APPROVED AS PER 19110 ARCHITECT: SAMANT & ASSOC. CEAS ARCH: CAJDEKHE ASSOC. DATE: 12-8-97 SCALE: 1/8"=1'-0" DRAWN BY: S. V. GHATGE	MONTH _____
--	--	--	-----------------

SAWANT & ASSOC.
 ARCHITECTS
 15/15/15, 15/15/15
 THANE-400 001

NAME	F NO	C AREA	B UP AREA
SALE	105	296.00	
SALE	106	584.00	

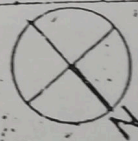


FIRST FLOOR PLAN (WING-'B')

BUILDING ON PLOT
S. NO. 67, 68, & 69, AT
A, THANE. DEVI DARSHAN

APPROVED AS PER V.P. NO:
ARCHITECT: SAWANT & ASSOC.
CONS. ARCH.: GODBOLE ASSOC.
DATE: 12-6-99 SCALE: 1/8" = 1'-0"
DRAWN BY: PRABHARAH

NORTH



SAWANT & ASSOCIATES
ARCHITECTS

'YAMUNA NIWAS', TEMBHI NAKA,
THANE-400 601. PH: 634 24 20