

- 1. स्मार्टन योजना करण्याबाबत सुस्थितीत ठेवण्याची जबाबदारी विकसक यादी असून सोसायटीस इतरांतून फेव्हानंतर सोसायटी धारकाची राहिल.
- 2. परतजावतात नव्याने प्रस्तावित मलब सडक, टिपोग पुलचे बांधकामाचे जोता प्रमाणपत्र नव्याने प्रस्तावित इमारतीच्या प्रथम जोत्यापूर्वी घेणे आवश्यक राहिल.
- 3. नव्याने प्रस्तावित इमारतीच्या १० व्या मजल्यापूर्वी अथवा जोता मिळाल्यापासून १८ महिन्याने आत जे प्रथम गेर्टल त्यापूर्वी पूर्ण करून क्लब हाऊस व सोसायटी ऑफिसकरीता बाणर परवाना घेणे आवश्यक राहिल.
- 4. अंतरीचे रस्तावर "No Parking" असा फलक वित्तसंकेतनी लावणे आवश्यक राहिल.

Get certificated completion plan
 सिद्धांत

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Yours faithfully,

[Signature]
 Executive Engineer,
 Town Development Department,
 Thane Municipal Corporation,
 The city of Thane.

- Copy to:
- Collector of Thane
 - Dy. Mun. Commissioner, Zone _____ TMC
 - E.E. (Water works), TMC
 - Assessor, Tax Dept. TMC
 - Vigilance Dept. T.D.D. TMC





Certificate No. 1134

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

Building:- Bldg No. 1, 2 & 3 (Phase I) - Still + 14 floors

Ref. No. 2001/03 TMC/TDD/G Date 25/4/2017

Arch. Sandeep Prabhu (for M/s. SAAKAAR)
Ishkripa, 5th Floor,
Ram Maruti Road,
Naupada, Thane-400 602.

Shri. Balaram Narayan Daki (owner)
M/s. Vijay Citospace Pvt. Ltd. (P.O.A.H)
Sub:-

Ref. V.P. No. 2001/03
Your Letter No. 14570 18/03/2017

No. 141/2, 141/3, 208/1

The partial development work/erection/re-erection alteration in / of building / part building no. 141/2, 141/3, 208/1 situated at 12.00 m wide existing road Road / Street VI Ward No. VI Sector VI S. No. / G.T.S. No. / P.T. No. VI Village Kavesar under the supervision of Shri. Sandeep Prabhu Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Licence No. CA-92/13860 may be occupied on the following conditions.

1. सुधारित परकनगा/ से.सो. प्रमाणपत्र क्र. वि.प्र.क्र. से०६/०२६१/१७ ठम्पणा/ शिवाचि/२१५८/१७ दि.२५/१२/२०१७ मधील अटी बंधनकारक राहतील.
2. व्ह. प्रणी. ड्रेनेज विभागाकडील ना हरकत दाखल्यातील अटी बंधनकारक राहतो.
3. अग्निशमन विभागाकडील ना हरकत दाखल्यातील अटी बंधनकारक राहतो.

certificated completion plan is returned herewith

No.:

Yours faithfully

Stamp:



Municipal Corporation of the city of Thane.

Director of Thane
Mun. Commissioner
E. (Water Works) TMC
Assistant Tax Dept. TMC
Finance Dept. T.D.D., TMC

A 11/11/2010

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 18th day of November, 2010

BETWEEN

MR. LAVIN MANSUKHANI, age 27 years, through his Power of Attorney Holder MR. ANKIT B. MANSUKHANI, age 25 years, having PAN No. AKYPM0859M, Both Indian Inhabitant, having address at Flat No. 92 A/B, Bldg. No. 1, Vijay Enclave Co - Operative Housing Society Ltd., Vijay Enclave, Waghbill Naka, Ghodbunder Road, Kavesar, Thane [w], hereinafter referred to as "THE TRANSFEROR" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] THE PARTY OF THE FIRST PART.

OFFICE OF THE SUB-REGISTRAR
THANE

1) MR. NATWARLAL KESHAVLAL PANCHAL, age 35 years, having PAN No. AGTPP0709N, and 2) MRS. HANSABEN NATWARLAL PANCHAL, age 50 years, having PAN No. AIJPP3350P, both Indian Inhabitants, having address at 703/704, Sunrise Enclave - 2, Next to Suraj Water Park, Ghodbunder Road, Thane [w] - 400607, hereinafter called "THE TRANSFEREES" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] THE PARTY OF THE SECOND PART.

14-B



11/11/2010
31/3/10

for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charge any extra consideration and / or charges etc for the same.

- 16. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and / or affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
- 17. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debts, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES
- 18. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc. shall be borne and paid by TRANSFEREES ALONE.
- 19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

SCHEDULE ABOVE REFERRED TO

ALL THAT PREMISES bearing Flat No. 92-B, admeasuring 482.13 Sq. Feet. i. e. 44.80 Sq. Mtrs. [Carpet] area on the 9th Floor, in the Building No. 1, in the "VIJAY ENCLAVE Co-Operative Housing Society Ltd." in the Complex known as "VIJAY ENCLAVE", standing on the plot of land bearing Survey Nos. /Hissa Nos. 141/2 & 3, Village - KAVESAR, lying being and situated at Vijay Enclave, Waghbill Naka, Ghodbunder Road, Kavesar, Thane [w], within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



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दस्तावेज क्रमांक ११६८६६
७२/३०



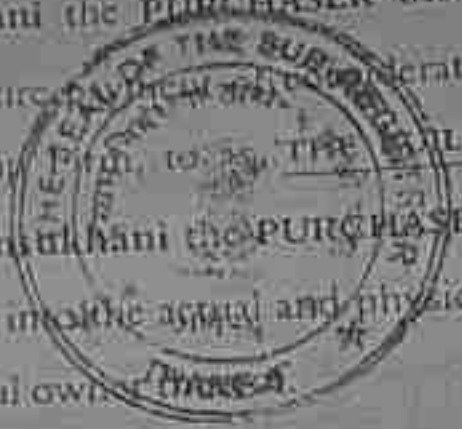
[Signature]
MR. ANRIT B. MANSURKHANI (TRANSFEROR)

14-D
[Signature]
MR. NATWARLAL RISHAYLAL PANCHAL (TRANSFEREE)

[Signature]
MRS. HANSABEN NATWARLAL PANCHAL (TRANSFEREE)

WHEREAS by virtue of Registered Agreement dated 08th day of March, 2006, (Registered with the Sub-Registrar of Thane at [ENCLAVE] TNA/17861/2006 by Record No. 1930, on dated 08-03-2006) executed between M/s. VIJAY DEVELOPERS, a Partnership Firm, having office at 1, Tardion, Ground Floor, 216, Sit Balchandra Road, Matunga, Mumbai - 400019, therein referred to as THE SELLERS, of the one part and Mr. Lavin Mansukhani, therein referred to as THE PURCHASER of the other part, now [the TRANSFEROR herein], have purchased and acquired all rights, title and interest in Flat No. 92-B, admeasuring 482.13 Sq. Feet. i.e. 44.80 Sq. Mtrs. [Carpet] area on the 9th Floor, in the Building No. 1, in the said Complex known as "VIJAY ENCLAVE", standing on the plot of land bearing Survey Nos./Hissa Nos. 141/2 & 3, Village - KAVESAR, being and situated at Vijay Enclave, Waghbil Naka, Ghodbunder Road, Kavesar, Thane [w], within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

AND WHEREAS Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] has made the entire consideration to the said M/s. VIJAY DEVELOPERS, a Partnership Firm, to the said THE SELLERS of such being on and thereupon, Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.



AND WHEREAS Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] is the bonafide member of "VIJAY ENCLAVE Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/17861-2006 Dated 17-10-2006, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said society, the TRANSFEROR is holding five fully

मालिकी 99/2/1308
8-92



14-C

MR. LAVIN MANSUKHANI,
Through his Powers of Attorney Holder
MR. ANKIT B. MANSURKANI (TRANSFEREE)

MR. NATWAILAL KESHUJI AM PANCHAL
(TRANSFEREE)

MR. HANSMAN NATWAILAL PANCHAL
(TRANSFEREE)