

NOC



ACCOLADE CO-OP. HOUSING SOCIETY LTD., THANE

(Reg. No. TNA / (TNA) / HSG / (TC) / 12029 / 2000 Dt. 23.11.2000)

Hajuri Darga Road, Behind Jeevan Chintamani (LIC) Building, Thane (West) 400 604. ☎ : 2583 1172
email ID : accolade.chs@gmail.com

Date : 7th May, 2016

To,

Mr. Anil G. Pandit
Row House No. - 3,
Member, Accolade Co-operative Housing Society Ltd.,
Thane - 400604

Dear Sir,

Sub. : Information regarding stamp duty payment of RH - 3

This is to inform you that the society has transferred RH-3 in your name which was earlier allotted to Mr. R. Vijayan of Mumbai 400043. Mr. R. Vijayan was the initial member and allottee of RH - 3 since beginning. We further state that Mr. R. Vijayan of Mumbai 400043 has paid his share of stamp duty to the society.

This letter has been issued at your instance at your request.

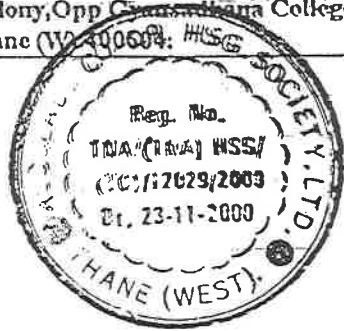
Thanking you.

For, Accolade Co-operative Housing Society Ltd.,

Hon. Secretary,
On behalf of the managing committee



ACCOLADE CO-OPERATIVE HOUSING SOCIETY LTD, THANE
 REG. NO. TNA / (TNA) / HSG / (TC) / 12029 / 2000 dt 23.11.2000
 S-3, Thakurdas House, ACC Residential Colony, Opp Gyansadhana College,
 Mental Hospital Road, Thane (W) 400604.



To,
 Shri / Smt. R. Vijayan

Sub.:- Allotment of Flat

Sir / Madam,

The Society, as per resolution passed by the Managing Committee meeting held on 22.12.2000 is pleased to issue you this provisional letter of allotment of Flat, in respect of which you are a member of the Society.

You are a member of the ACCOLADE CO-OP. HOUSING SOCIETY LTD., THANE, holding five share of Rs.50/- each, being distinctive Numbers from 666 to 670 (both inclusive) under Share Certificate No. 134 dated 15-03-2001, having its Registered Office at S-3, Thakurdas House, ACC Residential Colony, Opposite Gyansadhana College, Mental Hospital Road, Thane (West) - 400 604, registered under the Maharashtra Co-operative Societies Act, 1960, by Deputy Registrar of Co-operative Societies, Thane City, Thane under No. TNA/(TNA)/HSG/(TC)/12029/2000. dated 23.11.2000.

The Managing Committee of the Society, by its resolution passed at its meeting held on 22/12/2000 has decided to allot a self contained residential flat consisting of R.H. bedroom, hall, kitchen and WC/Bath, admeasuring 1400 Sq.ft. built up area, to be constructed on the final plot no. 124, 125 (P), 132 & 133 admeasuring Sq.ft./Sq.mts., situate lying and being at Village Naupada, Eastern Express Highway, Panchpakadi, Thane (West) - 400 604, subject to your contribution towards the land cost, construction cost and other incidental costs and expenses in respect of the flat at the rate of Rs.1440/- per Sq.ft. built up area to be possessed by you, amounting to approximately Rs. 20,16,000/- subject to variation warranting the situation, at the option of the Society.



Please note that this is only a provisional letter of Allotment and the final and formal letter of allotment under the Provisions of Bye Law No. 78(A) of the Bye-laws of the Society will be issued to you only after the plans of the proposed construction of the buildings of the Society are approved / occupation certificate is issued by T.M.C.


 President / Secretary
 ACCOLADE CO-OP.HSG. SOCIETY LTD., THANE

45-17/2/20

332,600/-

410	09
171	01/09
7672	

Prakash
D. 1/2/20

✓



Saturday, January 17, 2009

2:43:44 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 433

दिनांक 17/01/2009

गावाचे नाव नौपाडा

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: अनिल जी. पंडित

30000.00

नोंदणी फी

360.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

30360.00

एकूण रु.

आपणास हा दस्त अंदाजे 2:58PM ह्या वेळेस मिळेल

सह इत्यस्य निबंधक विभाग

बाजार नुल्य: 5551000 रु.

मोबदला: 7000000 रु.

भरलेले मुद्रांक शुल्क: 332500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि सिटी को-ऑप.बँक लि.;

डीडी/धनाकर्ष क्रमांक: 001143; रक्कम: 30000 रु.; दिनांक: 17/01/2009



Mohr

NC. Payee only

PAY ORDER

अहस्तातरणीय NOT TRANSFERABLE

Date: 17/01/2009

देय Pay SUB REGISTRAR, THANE.
रुपये Rupees Twenty thousand only.

या उनके आदेश पर or Order

₹. Rs. 30000/-

on account of CD-29 के संबन्ध में अदायगी करें

दि सिटी को-ऑपरेटिव्ह बैंक लि.
THE CITY CO-OP. BANK LTD.

THANE BRANCH : LAXMI NARAYAN SOCIETY, 524, M.G. ROAD, NAUPADA, THANE (W) - 400 602, TNW

For THE CITY CO-OPERATIVE BANK LTD.

Branch Manager Accountant

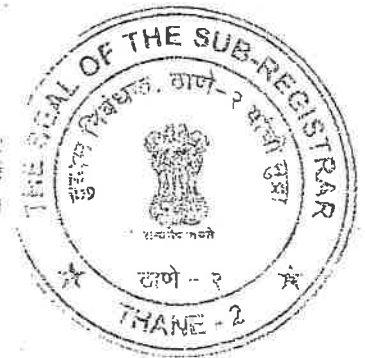
Office Cashier

⑈001143⑈ 400314011⑈

17



त न न - २
दस्ता क्रमांक १९० / २००८
११९८



Valid For Six months कबल ६ महीने तक धुं
Under Rs. १०००/-

128 269721 17/01/09

खातावाली प्रत / Party Copy
ठाणे भारत सहकारी बँक लि.
 शाब्दिक बँक

Thane Bharat Sahakari Bank Ltd.
 Scheduled Bank

शाखा / Branch: Thane दिनांक / Date: 17/01/09
 मुद्रांक शुल्क / Stamp Duty: ₹. Rs. 3,32,600/-
 सेवा आकारणी शुल्क / Service Charges: ₹. Rs. 10/-
 No. of Documents: 1
 एकूण / Total: ₹. Rs. 3,32,610/-

अधारी रकमे / Amount in Words: Three Lakhs Thirty Two Thousand Six Hundred and Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party: Mr. Anil Khande
 पत्ता / Address: A-301, Teeran Akkar, H.S. Co. Kauris Wadi, Kharne (W). 400 604
 समोऱ्या पक्षकाराचे नाव / Name of counter party: Mr. K. Vijayan
 व्यावहाराच्या उद्देशाने कारण / Purpose of transaction: Agreement for Sale

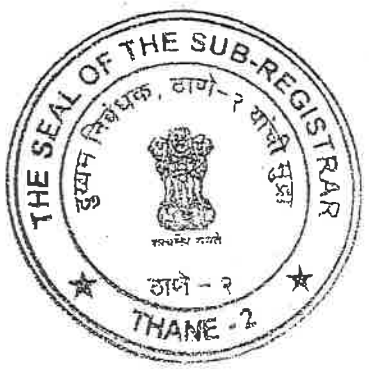


आईएन ज्यु बँकाचा काढला आहे त्या बँकेचे
 Name of the Drawee Bank
 2009
 रीतबधाल / Cashier: K. M. Wani
 सहायक रीतबधाल / Assistant Cashier: K. M. Wani

Authorized signatory
 मुद्रांक केलाले वस्तुएवज घेण्यास येताना ही पावती आपणे
 आवरण्यक आहे. / This counterfoil has to be presented
 at the time of delivery of stamps.

K. K. Wadgaonkar
 Authorized Signatory
For Thane Bharat Sahakari Bank Ltd.

ट न न - २
दरल क्रमांक २७७० / २००९
२७९९



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Thane on this 17/01/09 day of January, 2009, **BETWEEN - SHRI R. VIJAYAN**, of Thane residing at Row house no.3, Accolade Co-op Housing Society Ltd., Hajuri Darga Road, behind Jeevan Chitamani Bldg. L.I.C. Thane - (w) hereinafter called the **"TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors and administrators) of **THIS PARTY OF THE FIRST PART.**

Atandit

[Handwritten Signature]

208544
 116202
 R. 0332600/-P85151
 STAMP DUTY MAHARASHTRA
 Special Adhesive
 JAN 17 2009
 12:55

RS. Three Lacs Thirty Two Thousand Six Hundred Only

ट न न - २

दस्त क्रमांक ४९० / २००९

३१९

-2-

AND - 1) MR. ANIL PANDIT age: 40 years, occupation: Business, and 2) MRS. ARCHITA ANIL PANDIT age: 36 years, occupation: Business, Both residing at A- 301, 3rd floor, Jeevan Sahakar CHS, Luisewadi, Thane hereinafter called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representative, executors and administrators and assigns) of THE PARTY OF THE SECOND PART.

WHEREAS the Transferor is a member of Accolade co-operative Housing Society Ltd, registered under Serial No. TNA/HSG/(TC)/12023/2000 DT. 23/11/2000 situated at Hajuri Darga Road, behind Jeevan Chitamani Bldg. L.I.C. Thane - (w) (hereinafter referred to as "the said society") and as such member of the said society, the Transferor herein was allotted 5 Fully-paid-up Shares of the said society of the face value of Rs.250/- (Rupees Two Hundred and Fifty only) each bearing Distinctive Nos.666 to 670 (both inclusive) under share certificate No.134. (hereinafter collectively referred to as "the said shares" AND is accordingly in use, occupation and enjoyment of said the Row House No.03, stilt + 2 admeasuring about 1194.67sq. ft built area (hereinafter referred to as 'the said Row House')

Accolade Co-op Housing society Ltd, is duly registered under the provisions of the Maharashtra Co.op. societies Act, 1960 under Reg. No. TNA/HSG/(TC)/12023/2000 Dt. 23/11/2000.

As aforesaid the Transferor herein is the bonafide shareholder and member of the said society; and as such, is holding the said share capital, membership, share certificate of the said society and said Row House as the absolute holder/owne thereof. The Transferor has paid up to date maintenance charges and all other dues pertaining to the said property to the said society as well as to the said Corporation, M.S.E.B,

ANIL PANDIT

ARCHITA PANDIT

14/7

ट न न - २

दस्त क्रमांक ४१० / २००९

४१९

-3-

and other Government offices to whom he is liable to pay taxes, cess, charges, etc. pertaining to the said property.

The **Transferor** herein due to his own reasons, was desirous to sell and transfer the said property, i.e. the said Row House along with the said share capital, membership of the said society and all other benefits, rights, and privileges attached to and flowing from the said membership and/or all the appurtenances, easements, privileges, access, etc. attached to and/or forming part of the said property by obtaining proper consent of the said society and of course by making out clear and marketable title thereto, to and in favour of the interested person at and for lumpsum consideration of Rs.70,00,000/- (Rupees Seventy Lakh Only) and as such, was in search of such interested Purchaser/Transferee.

The Transferee herein came to know about above said proposal of the Transferor and approached the transfer and since the Transferor has agreed to sell and transfer his membership, share capital alongwith the Said Row House together with all the benefits, privileges, appurtenances, access, etc, attached to and forming part of the membership and of the said Row House, by making out clear and marketable title hereto and by & with consent and confirmation of the said society herein; the Transferee has accepted the abovesaid offer; and accordingly agreed to purchase and acquire the said property together with the membership and share capital of the Transferor at the abovementioned lumpsum consideration and out of which agreed consideration a part payment of Rs.15,00,000/- (Rupees Fifteen Lakh Only) is paid to the transferor before execution thereof; by cheque drawn in favour of the Transferor as mention in the receipt below hereunder.

The Transferor and the Transferee have arrived at mutually and

Attest

[Signature]

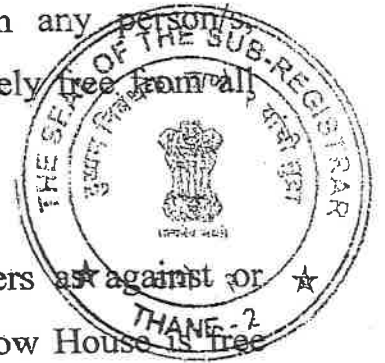
२४७७



agreed to the terms and conditions of sale/transfer as well as about the manner of payment of balance consideration and with a view to record into writing all such terms and conditions, they are executing the present Agreement to transfer of the **SAID ROW HOUSE** together with the membership of the Transferor and, membership rights in the said society to the Transferees herein for valuable consideration, the **TRANSFEROR** has decided to transfer the aforesaid said Row House to the Transferees on **OWNERSHIP BASIS**.

WHEREAS the **TRANSFEROR** represented to the **TRANSFEREES** that:

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Sellers/ **TRANSFEROR** personally affecting the Said Row House:
- b. That they have not acquired any loan from any person or institution, and as such the said plot is absolutely free from all the encumbrances, mortgage, lien, charge, etc.
- c. There are no attachments or prohibitory orders ^{as against or} affecting the said Row House and the said Row House ^{is free} form all encumbrances or charges and/or is subject matter to any lispensens or easements or attachments either before or after judgement, subject to whatever stated hereinabove. The **TRANSFEROR** have not received any notice either from the Government, Semi-Government, Society, or Municipal corporation regarding any of the proceedings in respect of the Said Row House:
- d. The **TRANSFEROR** have paid all the necessary charges of any



A.Randit

A.Randit

n.s. 7

टप नं - २

दस्ता क्रम ४७९० / २००८

६९८

-5-

nature whatsoever in respect of the said Row House and the **TRANSFEROR** has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of said Row House;

- e. The **TRANSFEROR** in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, or any other rights of the like nature in the Said Row House and have not dealt with or disposed off the Said Row House in any manner whatsoever;
- f. The **TRANSFEROR** has not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right title and interest to enter into this agreement with the **TRANSFEREES** on the various terms and conditions as stated herein;

AND WHEREAS the parties hereto have now decided to reduce the terms and conditions of the said agreement into writing, for the purpose of record, as follows:



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

1. **THE TRANSFEROR** doth hereby agree to assure, assign and transfer and the **TRANSFEREES** doth hereby acquire and get assigned the right, title and interest in and upon the **SAID ROW HOUSE**

Attest

[Handwritten Signature]

२५/७

ट न न - २
दस्ता क्र. १० / २००९
०/१९

-6-

Bearing No.03, stilt + 2 admeasuring about 1194.67 sq. ft. Built area, lying being and situated at Accolade Co-op. Housing Society Ltd., Hajuri Darga Road, Behind Jeevan Chitamani Bldg. L.I.C. Thane (W) along with the right, title and interest in and upon the said Row House and also together with benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written (hereinafter for the sake of brevity called and referred to as the "**SAID PROPERTY**") at and for the total and lumpsum consideration of Rs.70,00,000/- (Rupees Seventy Lakh only) out of which consideration part payment of Rs.15,00,000/- (Rupees Fifteen Lakhs only) is made on or before execution of this agreement by cheques, in the manner more particularly mentioned in the Receipt below herein under written. And as further agreed to pay the balance amount of consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) after obtaining loan/financial assistance from the financial institution/bank.

2. Upon receipt of the entire amount of consideration of Rs.70,00,000/- (Rupees Seventy Lakhs only) from the Transferees, the **TRANSFEROR** shall transfer into the actual, physical, peaceful and legal possession of the **SAID PROPERTY** and that Transferees shall thereafter use and occupy the same as the owners thereof absolutely and forever.

3. The Transferees after taking the possession of the said Row House shall do all the needful in respect of the said property to secure their title to the said property, the **TRANSFEROR** shall extend his fullest co-operation in that regard.

4. The **TRANSFEROR** and **TRANSFEREES** have made necessary applications as contemplated in the Society's Bye-law No.40
(a). The **TRANSFEROR** will also give the necessary resignation of

Attendant

[Handwritten Signature]

२४७७



दस्तावेज - २
दस्ता क्रमांक ४९०/२००६
१९६

the membership etc., in order to effectuate the legal transfer of the said premises in favour of the Transferees and obtain N.O.C. for the Transfer of the Said Row House and also the share certificate in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye-laws, rules and regulations of the society. Accordingly the **TRANSFEROR** has given a notice under bye-Law No.40 (a) to the Society of his intention to transfer the said plot and seeking no objection for such transfer along with the consent of the Transferees.

5. The **TRANSFEREES** hereby agrees that on becoming the members of the said society the **TRANSFEREES** shall abide by all bye-laws, rules and regulations adopted by the society.

6. The **TRANSFEREES**, after payment of the entire amount of consideration shall be entitled to have hold on the occupation and use of the said property as the same is fit for occupation and **TRANSFEREES** can hold the same for unto and to use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on their behalf or who may claim through them or in trust for them subject only on the part of he **TRANSFEREES** to pay the taxes, assessments, charges, duties or calls made by the society Municipal Corporation or co-operative society in respect of the said property.

7. The **TRANSFEROR** further declared that, he shall clear off all the liabilities towards Municipal Taxes, Electricity bills, society's maintenance and other charges, etc, due against the Said Row House till the date of taking over the possession of the said property.

8. The **TRANSFEROR** further declared that, he has full right and absolute authority to enter into this agreement and that has not done or

Attest

[Handwritten Signature]

14/7



ट २ ३ - ३
वस्त क्रमांक ७७० / २००९
९९९

-8-

performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby the Said Row House is encumbered in any way or he may be prevented from entering into this Agreement or transferring the said property as purported to be done hereby or whereby the **TRANSFEREES** hereto may be obstructed prevented and/or hindered in enjoying the right, title to be conferred or transferred hereby in their favour whereby the quiet an peaceful possession or enjoyment of the **TRANSFEREES** in respect of the Said Row House may be disturbed in any manner whatsoever. The **TRANSFEROR** shall indemnify and keep indemnified the Transferees in that regard, absolutely and forever.

9. The **TRANSFEROR** will obtain the necessary **NO OBJECTION CERTIFICATE** from **ACCOLADE CO-OP HOUSING SOCIETY LTD.**, to effectuate the legal perfect transfer of the said property in favour of he **TRANSFEREES** and to confirm the above transfer of the Said Row House and the said shares in respect of the said property in favour of the **TRANSFEREES**.

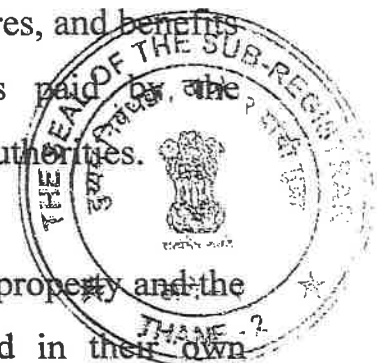
10. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said property ad various deposits paid by the **TRANSFEROR** to the said society and various other authorities.

11. The **TRANSFEREES** are bound to get the said property and the electricity meter installed therein, legally transferred in their own name/favour after observing all the necessary procedures and get all the deed, documents, application etc, executed. The **TRANSFEROR** hereby undertake to render his fullest co-operation to the **TRANSFEREES** for legal, full, perfect and effectual transfer of the Said Row House and/or the Electricity meter in favour of the

Atandit



२५/७



ट न न - २
दस्ता क्रमांक ७१० २००९
१०/१९

-9-

TRANSFEREES and further undertake not to charge any extra consideration and/or charges etc, for the same.

12. The **TRANSFEROR** hereby agreed, to sign all necessary, papers, documents, deeds and swear affidavits and declarations as and when necessary for effective transfer of the said property in favour of the **TRANSFEREES**.

13. The **TRANSFEREES** have agreed to pay the transfer charges/society premium to the society to transfer the said property in their favour and shall continue to pay the same N.A. tax amount as paid previously by the Transferor.

14. The **TRANSFEROR** and **TRANSFEREES** shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the Said Row House on account of pending litigations or unforeseen liabilities, which are unaccounted till date.

15. It is mutually agreed by and between the parties that the charges of stamp duty, registration fees, and the charges of this agreements, applications, deeds, legal charges, whatsoever for legal transfer of the right, title and interest of the said property in favour of the **TRANSFEREES** shall be borne and paid by the **TRANSFEREES** alone.

SCHEDULE OF THE PROPERTY

The said Row House bearing No.3, admeasuring area 1194.67 sq.ft. built up area having ground plus two storied consisting of ___ rooms and kitchen with WC and Bathroom in the society known as Accolade Co-operative Housing society Ltd. situated on P,132,133 T.P. Scheme 1, Village Naupada, Tal. & Dist. Thane within the limits of Thane

Attest

[Handwritten Signature]



Municipal corporation and within the Registration District and Sub-District of Thane.

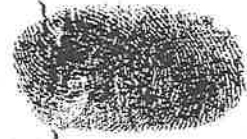
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and the year first hereinabove stated.

SIGNED, SEALED AND DELIVERED

by the withinnamed TRANSFEROR

SHRI R. VIJAYAN

in the presence of.....



१५७७

1.

Rajendra D. Chalkar

Rajendra D. Chalkar

2.

SIGNED, SEALED AND DELIVERED BY

the withinnamed TRANSFEREES

1. MR. ANIL PANDIT

2. MRS. ARCHITA ANIL PANDIT

in the presence of.....



Anil Pandit

Anil Pandit

1.

Rajendra D. Chalkar

Rajendra D. Chalkar

2.



टा. नं - २
दस्त क्रमांक ४१० / २००८
१२१९९

-11-

RECEIPT

RECEIVED of and from withinnamed **TRANSFEREES** a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) by Cheques, in the following manner, towards the part payment of consideration of the said property as contemplated in this presents.

Sr. No.	Date	Cheque No.	Name of the bank	Amount
1.	12.09.08	9009332	City Co-op. Bank Ltd.	12,00,000/-
2.	08.10.08	042850	City Co-op. Bank Ltd.	3,00,000/-

WITNESS :

I SAY RECEIVED.

Rs.15,00,000/-

1.



Rajendra D. Chalka

2.

२४७७
MR. R. VIJAYAN
TRANSFEROR



ट न न - २

वस्तु क्रमांक ४९०/२००६

९३/९६

THANE

1901.

THANE MUNICIPAL CORPORATION,

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

सुधारीत PERMISSION/COMMENCEMENT CERTIFICATE

इमारत २, ३A, ३B (मिटर + ७), ५ (मिटर + १० (पा)), ६ (मिटर + १०), ७A, ७B (मिटर + ६),
८A, ८B, ८C (मिटर + ७), ८D (मिटर + ३), ९ (मिटर + १२) & १० (तळ + मिटर + २ + ४),
रे हाऊस १ ते ८ (मिटर + २), तलब हाऊस (तळ मंजला)

V.P. No. २०००/२८ TMC/TDD ६९२ Dated १६/५/०४

To, Shri. श्री. मे. शशी देशमुख अॅण्ड असोसिएट्स (Architect)

श्री. श्री. मे. एंकोलेड को. ऑप. ही. सोसा. लि. (Owner)

Sir, _____

With reference to your application no. ५३३१६ dated १९.०३.०४ for development permission/ grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building no. वरिल प्रमाणे in village पांचपखाडी Sector No. ३ Ward No. --- situated at Road/Street १५ मि. सर्व्हीस रोड & KcX/KcXy SX/KcX P. P. No. १२४, १२५ (१), १३२, १३३ दि. पी. रिकॉम नं. ३ KcX/KcXy the development permission/ the commencement certificate is granted subject to the following conditions:

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. परवानगी /सी. सी. /वि. प्र. क. २०००/२८ टा मपा/शवि वि/३४५७ दि. ३०.०१.२००३ मधील अटी आपणावर बंधनकारक राहतील.
६. अॅमिनीटी मध्ये केलेल्या क्षेत्रावर ८०४.२९ चौ. मी. केलेल्या वांशकामाकरिता सी. सी. करारपत्र केलेल्या देण्यात येईल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1963

कोर & सिविल

Office No _____
Office Stamp _____
Date _____



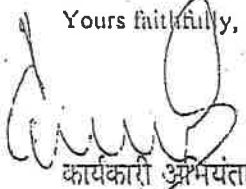
नाम पाह...
Municipal Corporation
The city of Thane



टंक-२
वस्त क्रमांक ११० / २००
१११९९

७. वापरपरवान्यापूर्वी नव्याने गृहतावीत कॅनेलच्या ठिकाणी सब स्टेशनचे बांधकाम करावे व अस्तित्वातील ट्रान्स्फॉर्मर नविन नियोजित सबस्टेशनमध्ये स्थलांतर करावा .
८. यादीव सज्जल्याचे बांधकाम सुरु करण्यापूर्वी अग्निशामक विभागाचा दाखला सादर करणे आवश्यक .
९. वापरपरवान्यापूर्वी अग्निशामक विभागाचा चा दाखला सादर करावा .
१०. उद्घाटित विकास शुल्क पुढील सी . सी . पुर्वी भरणे आवश्यक .



Yours faithfully,

कार्यकारी अभियंता,
(शहर विकास विभाग)
Municipal Corporation,
The City of Thane
२५



एनन-२
 दस्त क्रमांक ६९० / २००९
 ९४/९९

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

PROFORMA
 CONTENTS OF DRAWING
 WORKING DRAWING FOR R.M.2 IN

DESCRIPTION OF THE PROPOSED PROJECT
 The proposed project is a multi-story residential building with a total area of 10000 sq. m. The building is situated in a prime location and is surrounded by a well-developed infrastructure. The project is being developed by a reputed developer and is expected to be completed within the stipulated time frame. The building will provide a comfortable and convenient living environment for its residents.

ADDRESS OF THE DEVELOPER
 M/s. ABC DEVELOPERS, Plot No. 123, Sector 45, Gurgaon, Haryana.

ADDRESS OF THE OWNER
 Mr. XYZ, Flat No. 101, Block A, Project Name, Sector 45, Gurgaon, Haryana.

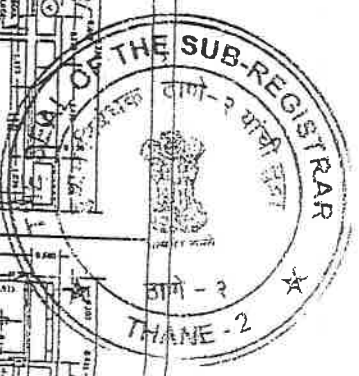
ARCHITECT
 SINGH ARCHITECTS AND ASSOCIATES, Plot No. 456, Sector 78, Gurgaon, Haryana.

SECURITY OF OWNER/P.O.A. HOLDER
 I, the undersigned, being the owner of the above-mentioned property, hereby authorize the above-mentioned architect to carry out the design and construction of the proposed project in accordance with the approved plans and specifications.

TABLE OF SPECIFICATIONS

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CEMENT CONCRETE	10000	sq. m.	
2	BRICKS	100000	nos.	
3	ROOFING	10000	sq. m.	
4	PAINTING	10000	sq. m.	
5	WATER SUPPLY	10000	sq. m.	
6	SEWERAGE	10000	sq. m.	
7	ELECTRICAL	10000	sq. m.	
8	MECHANICAL	10000	sq. m.	
9	LANDSCAPING	10000	sq. m.	
10	ROADS	10000	sq. m.	

REMARKS: The above specifications are for the proposed project and are subject to change without any notice.



₹ 134
 दस्त क्रमांक ४९० / २००१
 Page

No. 134

SHARE CERTIFICATE

Member's Register No. 134

ACCOLADE CO-OPERATIVE HOUSING SOCIETY LIMITED, THANE.

(Regn. No. TNA / (TNA) / HSG / (T.C.) / 12029 / 2000.)
 EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE (WEST).
 Registered under the Maharashtra Co-op. Societies' Act. 1960. (M. Co-op. Societies Act XXV of 1961)



This is to Certify that
 Shri / Smt. / Kuma. R. NITAYAN.
 is/are registered holder/s of **FIVE** fully paid up Shares of
 Rs. **FIFTY** each numbered from 666 to 670
 inclusive, in **Accolade Co-operative Housing Society Ltd, Thane** subject
 to Bye-laws of the said Society.



CERTIFIED TRUE COPY

Given under the Common Seal of the said Society at
 Thane : this 15th day of 19rd 2001



For R. VIJAYAN AND COMP.
 CHARTERED ACCOUNTANTS.
 R. VIJAYAN
 PROPRIETOR
 Mag. C. Member

Secretary

Chairman

दस्तावेज - २
दस्तावेज क्रमांक ४९० / २००६
१०/१६



Tel 582 9317

Accolade Co-op. Housing Society Limited

REG No. - TNA / (TNA) / HSG / (TC) / 12029 / 2000 Dt. 23. 11. 2000

S-3, Thakurdao House, AGG, Residential Colony, Opp. Gyaneshwar College, Thane (W) - 400004

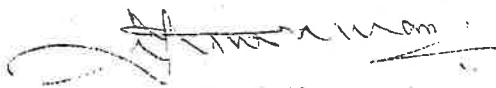
ACCOLADE CO-OP. HSG. SOC. LTD.
PLOT NO. 11, SECTOR 1,
BEHIND JEWELRY SHOPPING COMPLEX,
(L.I.C.) BLDG., THANE (W) - 400 004.

October 15, 2003

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr R. Vijayan is a bonafide member of our Society having five shares of Rs.50/- each bearing distinctive Nos. from 666 to 670(both inclusive) under Share Certificate No.134 dated 15-3-2001 and has been allotted a row house in our Society. The area of the Row House allotted to him has been enhanced from 1300 to approx. 2100 sq. ft. The cost of the said row house will be approx. Rs.31,00,000/-.

For ACCOLADE CO-OP. HSG. SOC. LTD


SECRETARY



17/01/2009

दुय्यम निबंधकः

2:45:19 pm

सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

टनन2

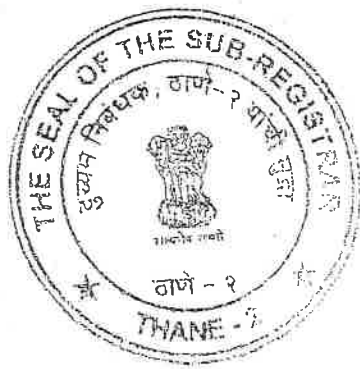
दस्त क्र 410/2009

१८१९

दस्त क्रमांक : 410/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: अनिल जी. पंडित - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:जीवन सहकार सो., लुईसवाडी, ठाणे</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AHBPP4669G</p>	<p>लिहून घेणार</p> <p>वय 40</p> <p>सही</p>		
2	<p>नाव: सौ. अर्चिता अनिल पंडित - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:वरील प्रमाणे</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AJKPP3950D</p>	<p>लिहून घेणार</p> <p>वय 36</p> <p>सही Archita</p>		
3	<p>नाव: श्री आर. विजयन - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:एकोलेड सो., हाजुरी दर्गा, ठाणे</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AACPR7328E</p>	<p>लिहून देणार</p> <p>वय 56</p> <p>सही</p>		



दस्त गोषवारा निबंधक ठाणे क्र. १



दस्त गोषवारा भाग - 2

टनन2
दस्त क्रमांक (410/2009)
95199

दस्त क्र. [टनन2-410-2009] चा गोषवारा
बाजार मुल्या :5551000 मोबदला 7000000 भरलेले मुद्रांक शुल्क : 332600

पावती क्र.:433 दिनांक:17/01/2009
पावतीचे वर्णन
नांव: अनिल जी. पंडित - -

दस्त हजर केल्याचा दिनांक :17/01/2009 02:36 PM
निष्पादनाचा दिनांक : 17/01/2009

दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
360 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

दस्ताचा प्रकार :25) व्हरारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 17/01/2009 02:36 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 17/01/2009 02:44 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 17/01/2009 02:44 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 17/01/2009 02:44 PM

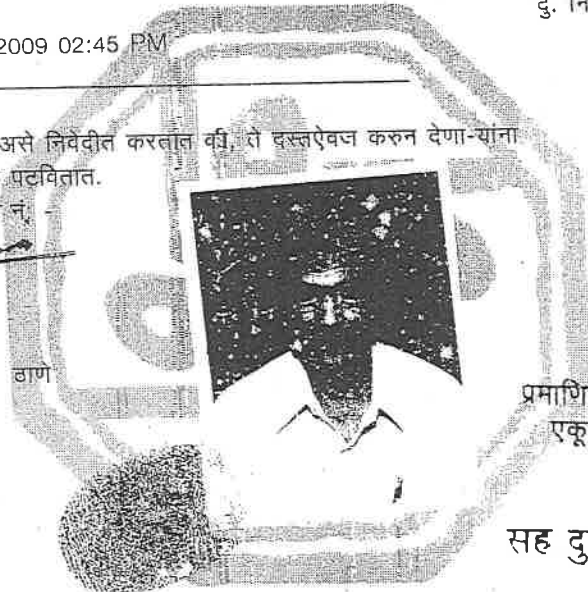
30360: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 2

दस्त नोंद केल्याचा दिनांक : 17/01/2009 02:45 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड. अंसारी एम. ए. - - घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: --
पेठ/वसाहत: -
शहर/गाव:अंसारी बिल्डींग, राबोडी-1, ठाणे
तालुका: -
पिन: -



प्रमाणित करणेत येते की या दस्तामध्ये
एकूण..... पाणे आहेत.

सह दुय्यम निबंधक, ठाणे क्र.२

दु. निबंधकाची सही
सह दु.नि.ठाणे 2

पुस्तक क्रमांक
..... क्रमांकावर नोंदला

एत. व्. साठम

सह दुय्यम निबंधक ठाणे क्र. २

वारोअ 96 माहें 09 सन २००९



Building No. 5 - Stilt + 11 Floors,
Building No. 6 - Stilt + 10 Floors,
Building No. 8C & 8D - Stilt + 7
Floors, Building No. 9 - Stilt + 12



Certificate No. :- **155**

THANE MUNICIPAL CORPORATION, THANE
Row House No. 1 to 8 - Stilt + 2
Floors & Building No. 10 - Third
& Fourth Floor only (Regulation No. 37)
Occupancy Certificate

V.P.No. 2000/28 TMC/TDD 13 Date 6/04/2009

To M/s. Shashi Deshmukh & Associates - Architect

Accolade Co-Op. Hsg. Soc. Ltd. - (Owners)

Sub - O. C. for building no. 5, 6, 8C, 8D, 10 (Part) & Row House 1 to 8

Ref. V.P. No. 2000/28 TMC/TDD/4084 dated 17.01.2004

Your Letter No. : 35339 dated 28.11.2006

Sir,

The part / full development work / erection / re-erection or alteration in / of building / part building no.
As above situated at 15.0 Mt. Service Road Road / Street - Ward No. - Sector
No. 3 S. No. / C.T.S. No. / F.P. No. - Village Panchpakhadi under the
supervision of S.V. Deshmukh Licensed Surveyor / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. CA/76/3262 may be occupied on the following conditions.
F.P. No. 124, 125/P, 132 & 133

1. TMC will supply water for drinking purpose as per availability.

As set certificated completion plan is returned hereunder

Office No. :- _____

Office Stamp :- _____

Date :- _____
As approved by Assistant Director of Town Planning.

Copy to

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

जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.



Dahad
Secretary

Yours faithfully,

[Signature]
Executive Engineer,

(Town Development Department)
Municipal Corporation of
the city of Thane.



No.

134

Member's
Register No. 134

SHARE CERTIFICATE

ACCOLADE CO-OPERATIVE HOUSING SOCIETY LIMITED, THANE.

(Regn. No. TNA / (TNA) / HSG / (T.C.) / 12029 / 2000)

EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE (WAST).

Registered under the Maharashtra Co-op. Societies' Act. 1960. (Maharashtra Act XXIV of 1961)



This is to Certify that

Shri / Smt. / Kum. R. VIJAYAN.

is/are registered holder/s of **FIVE** fully paid-up Shares of
Rs. FIFTY each numbered from 666 to 670
inclusive, in **Accolade Co-operative Housing Society Ltd., Thane** subject
to Bye-laws of the said Society.

₹ 250/-

Given under the Common Seal of the said Society at
Thane ; this 15th day of March 2001



Mg. C. Member

[Signature]
Secretary

[Signature]
Chairman



ACCOLADE CO-OP. HOUSING SOCIETY LTD., THANE

(Reg. No. TNA / (TNA) / HSG / (TC) / 12029 / 2000 Dt. 23.11.2000)

Hajuri Darga Road, Behind Jeevan Chintamani (LIC) Building, Thane (West) 400 604. ☎ : 2583 1172
email ID : accolade.chs@gmail.com

Date : 30th April, 2013

To,
Indiabulls Housing Finance Ltd.,
F-60, Second Floor,
Malhotra Building,
Connaught Place,
New Delhi – 110001.

Dear Sirs,

Reg. : Row House No. 3 referred to as Property of Mr. Anil Gangadhar Pandit & Mrs. Archita Anil Pandit in the building called Accolade Co-operative Housing Society situated at Hajuri Dargah Road, Behind Jeevan Chintamani Building LIC, Thane

This is to confirm that the above society is duly registered Society the sale deed / lease deed dated 21-10-2000 in respect of the land on which Property has been constructed has been duly executed in favour of the society.

The society has allotted / transferred / agreed to transfer the Property to Mr. Anil Gangadhar Pandit & Mrs. Archita Anil Pandit. We confirm that Mr. Anil Gangadhar Pandit & Mrs. Archita Anil Pandit are bonafide members of the society.

We hereby assure you that the Property, as well as the land appurtenant thereto are not subject matter of any encumbrance, charges or liability of any kind whatsoever and there does not exist any dues, unpaid taxes on the Property.

We confirm that there are no prohibition in the Bylaws / Rules of the above – mentioned society concerning the transfer of shares / members interest in the society and other related matters.

We hereby confirm and agree that we have "No Objection" to mortgaging the said Property by member(s) / transferee(s) by way of security for the loan in favour of Indiabulls Housing Finance Ltd. We hereby confirm having noted the charge of Indiabulls Housing Finance Ltd. on the Property and **that no further transfer of interest in the Property in any manner whatsoever, shall be permitted without your written consent.**

We have noted the aforesaid lien on the property.

For, Accolade Co-operative Housing Society Ltd.,

Hon. Secretary,

On behalf of the Managing Committee



FORM NO.14
FORM OF NOMINATION
(Under the Bye-law No. 32)

FORM OF NOMINATION TO BE FURNISHED IN TRIPLICATE
(APPLICABLE FOR SINGLE / MORE NOMINEES THAN ONE)

To,
The Secretary,

Accolade Co-operative Housing Society Ltd.
Hajurji Dargah Road
Thane

Sir,

I, Shri / Shrimati Anil Pandit & Mrs. Anetika Anil Pandit

am the member of the Accolade Co-operative Housing
Society Ltd., having address at Hajurji Dargah Road
Thane

2. I hold the share certificate No. 134 dated _____ for five fully paid up share
or Rupees fifty each, bearing number from 666 to 670 (both inclusive),
issued by the said society to me.

3. I also hold the flat No. 3 admeasuring 111-02 sq. Meters, in the
building of the said society, known / unnumbered as Accolade

4. As provided under Rule 25 of the Maharashtra Co-op. Societies Rules, 1961, I hereby nominate
the person/s whose particulars are as given below :

Sr. No.	Name/s of the Nominee/s	Permanent Addresses of the Nominee/s	Relationship with the Nominator	Share of each Nominee/s (percentage)	Date of Birth of the Nominee/s, if the Nominee/s is a minor
1	2	3	4	5	6
(1)	<u>Aishwarya A. Pandit</u>		<u>Daughter</u>	<u>50%</u>	<u>11 yrs</u>
(2)	<u>Alisha A. Pandit</u>		<u>"</u>	<u>50%</u>	<u>5 yrs</u>
(3)					
(4)					
(5)					

5. As provided under Section 30 of the Maharashtra Co-operative Societies Act, 1960, and the Bye-laws No. 34 of the Society I state that on my death, the Shares mentioned above and my interest in the flat, the details of which are given above, should be transferred to

Shri / Shrimati _____
the first name nominee, on his / her complying with the provisions of the Bye-laws of the Society regarding requirements of admission to membership and on furnishing *Indemnity bond, alongwith the application for membership, indemnifying the society against any claims made to the said shares and my interest in the said flat by the other nominee / nominees.

*Indemnity Bond is not required to be furnished in case of a single nominee.

(P.T.O.)

*6. As the nominee/s at Sr. No. _____ is the minor, I hereby appoint

Shri *Shrimati _____ as the guardian *legal representative of the minor to represent the minor nominee in matters connected with this nomination.

Place: Thane

Date: _____

[Signature]

[Signature]

Signature of the Nominator Member

Witnesses :

Name and Addresses of Witnesses

(1) Shri * Shrimati Manoj A. Pandit (1) Signature of the Witness

Address C-4/5, Pragati App, G.H.S.
Sector No 9, Kojarkhairane, Navi Mumbai.

(2) Shri *Shrimati Kaustubh A. Chavan (2) Signature of the Witness

Address T/B/SP/18/62, C.G.S Colony,
L.B.S Marg, Ghatkopar (W) Mumbai-86.

Place: Thane

Date: 27/02/09

The nomination was placed in the meeting of the managing committee of the society held on 1st Mar. 2015 for being recorded in its minutes.

The nomination has been recorded in the nomination register at Sr. No. 194

Date: 01/03/2015



Hon. Secretary

[Signature]

Accolade Co-op. Hsg. Society Ltd., Thane Co-op. Housing Society Ltd.

Received the duplicate copy of the nomination.

Date :

[Signature] 14/3/2015
Nominator - Member

* Strike out which is not applicable.



FORM NO.14
FORM OF NOMINATION
(Under the Bye-law No. 32)

FORM OF NOMINATION TO BE FURNISHED IN TRIPLICATE
(APPLICABLE FOR SINGLE / MORE NOMINEES THAN ONE)

To,
The Secretary,

Accolade Co-operative Housing Society Ltd.

Hajuri Dargah Road

Thane

Sir,

I, Shri / Shrimati

Anil Pandit & Mrs. Archita Anil Pandit

am the member of the

Accolade

Co-operative Housing

Society Ltd., having address at

Hajuri Dargah Road

Thane

2. I hold the share certificate No. 134 dated _____ for five fully paid up share or Rupees fifty each, bearing number from 666 to 670 (both inclusive), issued by the said society to me.

3. I also hold the flat No. 3 admeasuring 111.02 sq. Meters, in the building of the said society, known / unnumbered as Accolade

4. As provided under Rule 25 of the Maharashtra Co-op. Societies Rules, 1961, I hereby nominate the person/s whose particulars are as given below :

Sr. No.	Name/s of the Nominee/s	Permanent Addresses of the Nominee/s	Relationship with the Nominator	Share of each Nominee/s (percentage)	Date of Birth of the Nominee/s, if the Nominee/s is a minor
1	2	3	4	5	6
(1)	<u>Aishwarya A. Pandit</u>		<u>Daughter</u>	<u>50%</u>	<u>10 yrs</u>
(2)	<u>Alisha A. Pandit</u>		<u>"</u>	<u>50%</u>	<u>5 yrs</u>
(3)					
(4)					
(5)					

5. As provided under Section 30 of the Maharashtra Co-operative Societies Act, 1960, and the Bye-laws No. 34 of the Society I state that on my death, the Shares mentioned above and my interest in the flat, the details of which are given above, should be transferred to

Shri / Shrimati _____

the first name nominee, on his / her complying with the provisions of the Bye-laws of the Society regarding requirements of admission to membership and on furnishing indemnity bond, alongwith the application for membership, indemnifying the society against any claims made to the said shares and my interest in the said flat by the other nominee / nominees.

*Indemnity Bond is not required to be furnished in case of a single nominee.

(P.T.O.)

*6. As the nominee/s at Sr. No. _____ is the minor, I hereby appoint

Shri *Shrimati _____ as the guardian *legal representative of the minor to represent the minor-nominee in matters connected with this nomination.

Place: Thane

Date: _____

[Signature]
A. Pandit

Signature of the Nominator Member

Witnesses:

Name and Addresses of Witnesses

(1) Shri * Shrimati Manoj A. Pandit (1) Signature of the Witness

[Signature]
A. Pandit

Address C-4/5, Pragati App C.H.S.
Sector No 9, Kojarkhairone, Navi Mumbai.

(2) Shri *Shrimati Kaustubh A. Chavan (2) Signature of the Witness

Address T/B/SP/8/62, C.G.S Colony
L.B.S Marg, Chhatkopar (W) Mumbai -86.

[Signature]
K. Chavan

Place: Thane

Date: 27/02/09

The nomination was placed in the meeting of the managing committee of the society held on 1st Mar. 2015 for being recorded in its minutes.

The nomination has been recorded in the nomination register at Sr. No. 194

Date: 01/03/2015



Hon. Secretary

[Signature]

Accolade Co-op. Hsg. Society Ltd. or Home Housing Society Ltd.

duplicate copy of the nomination.

[Signature] 14/3/2015
Nominator - Member

Date:

* Strike out which is not applicable.

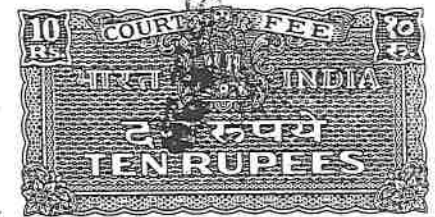




गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 7,000,000.00
बा.भा. रु. 5,557,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: वेभागाचे नाव - गावाचे नाव : नौपाडा (ठाणे महानगरपालिका), उपविभागाचे नाव - 3/10 - 6अ) मुंबई आग्रा द्रुतगती महामार्गाच्या पश्चिमेकडील सर्व मिळकती टिका नं.2नगर रचना योजना क्र *** फायनल प्लॉट नं. 132, 133 टी.पी.एस. नं.1, रो-हाऊस नं.3, एकोलेट को-ऑप.हौ.सो.लि., लुईसवाडी, मौजे पांचपाखी, ठाणे (1)111.02 चौ.मी.बिल्टअप
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री आर. विजयन - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: एकोलेड सो. हाजुरी दर्गा, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: AACPR7328E
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अनिल जी. पंडित - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: जीवन सहकार सो., लुईसवाडी, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: AHBPP4669G.
(2) सौ. अर्चिता अनिल पंडित - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वरील प्रमाणे; तालुका: -; पिन: -; पॅन नम्बर: AJKPP3950D.
- (7) दिनांक करून दिल्याचा 17/01/2009
- (8) नोंदणीचा 17/01/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 410./2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 332500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक ठाणे क्र. १





Tel 582 9317

Accolade Co-op. Housing Society Limited

REG No. - TNA / (TNA) / HSG / (TC) / 12029 / 2000 Dt. 23. 11. 2000

~~S-3, Thakurdas House, ACC Residential Colony, Opp. Gyansadhana College, Thane (W) 400004~~

ACCOLADE CO-OP HSG. SOC. LTD.
HAJURI DARGA ROAD,
BEHIND JEEVAN CHINTAMANI,
(L.I.C.) BLDG., THANE (W) - 400 604.

October 15, 2003

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr R. Vijayan is a bonafide member of our Society having five shares of Rs.50/- each bearing distinctive Nos. from 666 to 670(both inclusive) under Share Certificate No.134 dated 15-3-2001 and has been allotted a row house in our Society. The area of the Row House allotted to him has been enhanced from 1300 to approx. 2100 sq. ft. The cost of the said row house will be approx. Rs.31,00,000/-.

For ACCOLADE CO-OP. HSG. SOC. LTD.


SECRETARY

Handwritten initials at the top right corner.



08/12/01

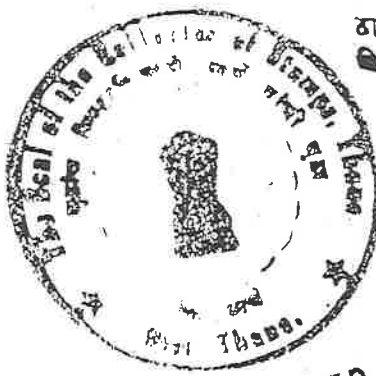
अभिनिर्णय प्रकरण क्र. ५४७ / १२००९ दिनांक १२/१२/२००१ मूल्य रु १०० / २८/१२/२००९ दि.

रोजी चलन क्र. २४ मध्ये मालकी पत्र देऊ शकता ६/१० रोजे मरळे

मुंबई मुद्रांक अधिनियम १९५८ चे कलम ५६ अन्वये अर्जित करण्यात आलेली, प्रस्तुत संकेचास १२४८०५९०१ - मुद्रांक मुद्रांक क्र. २९/१२/२००९ रोजी चढव

मुक्त कोठी चौवीस लाख पुर्वी हजार पन्नासो दहा भाग टाईमफर मध्ये मालकी पत्र देऊ शकता ६/१० रोजे मरळे

अर्जित करण्यात आलेल्या मु. मु. मधि. १९५८ चे कलम ५६ अन्वये अर्जित करण्यात आलेल्या अर्जावर राहून देणेत येत आहे.



दिनांक २९/१२/२००९

२९/१२/२००९ मुद्रांक विभागात

CERTIFIED TRUE COPY

Secretary (Handwritten signature)



CONVEYANCE

THIS INDENTURE made at Thane on this 18th day of December, 2001 BETWEEN CEAT LTD., a company registered under the provisions of the Companies Act, 1956 and having its registered office at Ceat Mahal, 463, Dr. Annie Besant Road, Worli, Mumbai-400025 hereinafter referred to as the "VENDOR" (which expression

Handwritten signatures and initials on the left side of the page.

टमन-१
९७९-१/८६

shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part and ACCOLADE CO-OPERATIVE HOUSING SOCIETY LTD., a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.TNA/ (TNA)/ HSG/ (TC)/ 12029/2000 dated 23rd November, 2000 and having its registered office at S-3, Thakurdas House, ACC Residential Colony, Opp. Gyansadhana College, Mental Hospital Road, Thane (West) - 400 604 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Other Part.

WHEREAS :

- (1) By a Conveyance dated 12th July, 1961 registered with the Sub-Registrar at Bombay under No.5137 of 1961 on 30th November, 1962 made between Smt. Lajwanti wife of Dharam Datta Balakram Sharma (therein referred to as the Vendor) of the First Part, Shri Dharam Datta Balakram Sharma (therein referred to as the Confirming Party) of the Second Part and Murphy Radio of India Ltd. (therein referred to as the "Purchasers) of the Third Part, the said Smt. Lajwanti wife of Dharam Datta Sharma with the consent of the said Shri Dharam Datta Balakram Sharma sold and conveyed to the said Murphy Radio of India Ltd. the plots of land bearing S.No.108 H.No.1 admeasuring 12,100 sq.yds., S.No.108 H.No.5 (P) admeasuring 786.50 sq.yds., S.No.109 H.No.2 admeasuring 23201.75 sq.yds., S.No.110(P) admeasuring 22.00 Sq.yds., S.No.112(P) admeasuring 3,591.50 sq.yds., S.No.113 H.No. 1(P) admeasuring 6,813.50 sq.yds. and S.No.114 H.No.1(P) admeasuring 4,470.75 sq.yds. in all admeasuring 50,986.00 sq.yds. situated at Village Mouje Naupada, Taluka and

Lajwanti
Datta
Sharma

टनन-१
४७९-२/४६

2

District Thane in the Registration District and Sub-District of Thane within the limits of the Thane Municipal Corporation and more particularly described in the First Schedule thereunder written for the consideration therein mentioned.

- (2) By a Conveyance dated 1st September, 1971 registered with the Sub-Registrar at Bombay under No.3901 of 1971 of Book No.I registered on 6th December, 1971 made between the said Smt. Lajwanti Dharam Datta Sharma (therein referred to as the Vendor) of the One Part and Murphy India Ltd. (therein referred to as the Purchaser and hereinafter referred to as "the Murphy India Ltd.") of the Other Part, the said Lajwanti Dharam Datta Sharma had sold and conveyed to the said Murphy India Ltd. the plots of land admeasuring 7698.25 sq.yds. equivalent to 6360.99 sq.mtrs. bearing S.No.110 H.No.2 and S.No.112 H.No.2 situated at Village Mouje Naupada, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of the Thane Municipal Corporation and more particularly described in the Schedule thereunder written for the consideration therein mentioned.

In the circumstances hereinabove mentioned the said Murphy India Ltd. became the owner of and was seized and possessed of or otherwise well and sufficiently entitled to the plots of land bearing Final Plot No.124 admeasuring 1,705.59 sq.mtrs., Final Plot No.125 admeasuring 33,431.44 sq.mtrs., Final Plot No.132 admeasuring 870.63 sq.mtrs. and Final Plot No.133 admeasuring 870.63 sq.mtrs. of Town Planning Scheme No.I of Thane in all admeasuring 36,878.29 sq.mtrs. with the structures standing thereon situated at revenue village of Naupada, Taluka and District: Thane in the Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and

Da
h
@
wa

3

२२३ - १
४०१ - ३ / ४६
२ - ०

delineated on the plan thereof hereto annexed and thereon shown surrounded by Green colour boundary line and hereinafter referred to as the "said Very Large Property".

(4) By a Conveyance dated 3rd May, 1990 executed in pursuance of the Agreement for Sale dated 4th August, 1986 made between the said Murphy India Ltd. of the One Part and Life Insurance Corporation of India (L.I.C. of India) of the Other Part, the said Murphy India Ltd. has sold and conveyed to the said L.I.C. of India a portion of the said 'Very Large Property' admeasuring 5,335.28 sq.mtrs. out of the Final Plot No.125 of the T.P. Scheme No.I with the building known as Murphy Towers standing thereon and delineated on the plan hereto annexed and thereon shown surrounded by yellow colour boundary line and hereinafter referred to as the "said LIC Property" for the consideration and subject to the covenants therein mentioned.

(5) As such the said Murphy India Ltd. became the owner of and was seized and possessed of or otherwise well and sufficiently entitled to the remaining portion of the said Very Large Property admeasuring 31,543.01 sq.mtrs. equivalent to 3,39,525.80 sq.ft. with the structures standing thereon (i.e. 36878.29 sq.mtrs. less 5,335.28 sq.mtrs. sold to L.I.C. of India equivalent to 31,543.01 sq.mtrs. being the remaining area of the said Very Large Property) and more particularly described in the First Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line and hereinafter referred to as the "said Larger Property".

(6) Prior to the execution of the said Conveyance dated 3rd May, 1990 the said Murphy India Ltd. had obtained an order dated 28th July, 1989 from the Thane Municipal Corporation for Sub-division of

Handwritten signatures and initials:
A. K. L.
H. @
W. P.

4

३३३३
४६९ - ४/४६
२००३

the said Very Large Property into two parts i.e. 5335.28 sq.mtrs. (sold to L.I.C.) and 31543.01 sq.mtrs. area.

- (7) The said Conveyance dated 3rd May, 1990 executed in favour of the L.I.C. of India provides the covenants granting the right of access and way, approach to the underground water storage tank and septic tank, exchange of strip of land of 20 feet width and 208 feet in length, supply of the water to the storage tank supplying water to the L.I.C. building, supply of power to the L.I.C. from Murphy India Ltd.'s electric sub-station as specified therein. However, the Town Planning Scheme Road touching the said Very Large Property including L.I.C. Property has been constructed and put in use as such L.I.C. of India now do not have any right of access, the L.I.C. Property possesses underground water storage tank and septic tanks, no exchange of said strip of land is to take place as the dispute between the said Murphy India Ltd. and Thane Municipal Corporation has been resolved, L.I.C. of India has a separate electric sub-station for supply of power and has also obtained separate water connection and electric connection on its property. In view of the said abovementioned circumstances, the said covenants provided in the said Conveyance dated 3rd May, 1990 are now not relevant and have become infructuous and redundant. The Conveyance dated 3rd May, 1990 also contains a covenant that the said Murphy India Ltd. shall at all times keep open and unbuilt upon the recreational space shown in green wash and marked with letter C, D, E and F on the plan annexed thereto.

- (8) Thereafter the said Murphy India Ltd. has filed a scheme under Case No. 286/88 for revival and rehabilitation under the provisions of Sick Industrial Companies (Special Provisions) Act, 1985. The Board for Industrial & Financial Reconstruction

h d a p
@ *u*

5

869-4188
2000

(B.I.F.R.) by its order dated 31st August, 1990 sanctioned the scheme for revival and rehabilitation and amalgamation of the said Murphy India Ltd. with Ceat Ltd. i.e. the Vendor herein and as a consequence thereof the Vendor became the owner of and seized and possessed of or otherwise well and sufficiently entitled to the said Larger Property more particularly described in the First Schedule hereunder written alongwith the structures standing thereon.

- (9) The Vendor has paid and duly discharged all the liabilities and dues of financial institutions and banks who had given loans or advances to the said Murphy India Ltd., as well as its creditors. The Vendor had complied with all the terms and conditions of the said Order dated 31st August, 1990 passed under the Sick Industrial Companies (Special Provisions) Act, 1985 as well as relating to the merger/ amalgamation of the said Murphy India Ltd., with the Vendor. After the amalgamation of the said Murphy India Ltd., with the Vendor, the operations of the Electronics Division Unit (i.e. the said Murphy India Limited's Factory), became totally unviable and the Vendor had therefore gone in for a voluntary retirement scheme for the Electronics Division Thane Unit and the operations thereof were suspended some time in July, 1992. Out of the 482 workmen employed at Thane unit, 305 workmen accepted the voluntary retirement scheme in 1992, and subsequently the remaining workmen accepted the voluntary retirement scheme some time in March, 1994. As such after March 1994, there were no workmen left at the Thane Unit which had already ceased operations some time in 1992. The Vendor had from time to time kept the B.I.F.R. informed of the progress including the fact of the voluntary retirement scheme and the acceptance thereof by all the workmen. On an application of the Vendor, B.I.F.R. after considering the above factors permitted the

Handwritten signatures and initials

869-6/84

Vendor to effect sale of the land and building of the electronics division at Thane (the property of the erstwhile said Murphy India Ltd.) i.e. the said Larger Property. The Vendor has completely paid off all the liabilities and dues of the said Murphy India Ltd. including the liabilities and dues which were payable to the workers, staff and employees of the said Murphy India Ltd.



(10) By an Agreement for Sale dated 31st October, 2000 (hereinafter referred to as "the said Agreement") made between the Vendor (therein referred to as "the Vendor") of the One Part and Shri. A. K. Bhosle, the Chief Promoter of Accolade Co-operative Housing Society Ltd., (Proposed) of the Other Part (therein referred to as "the said Society") the Vendor has agreed to sell and the said Society being the Purchaser herein has agreed to purchase the "said Larger Property" on an "as is where is basis" at or for a price of Rs.15,65,21,399/- (Rupees Fifteen Crores Sixty Five Lacs Twenty-one Thousand Three Hundred Ninety-nine only) and upon other terms and conditions therein mentioned.



(11) The said Society (i.e. the Purchaser herein) was registered under the Maharashtra Co-operative Societies Act, 1960 under No. TNA/ (TNA)/ HSG/ (TC)/ 12029/ 2000 dated 23rd November, 2000.

(12) The survey of the said Property has been done by Uttam Engineering Consultancy Pvt. Ltd., the Surveyors of the Purchaser in the presence of representatives of the Vendor and the Purchaser and the boundaries of the said Property in possession of the Vendor are properly demarcated.

(13) A sum of Rs. 1,55,24,543/- (Rupees One Crore Fifty-five Lacs Twenty Four Thousand Five Hundred Forty Three Only) has been

[Handwritten signatures and initials]

7

809 - 6/84
2000



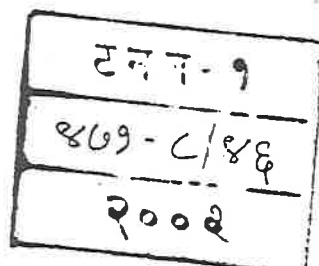
paid by the Purchaser to the Vendor as earnest money on the execution of the said Agreement dated 31st October, 2000.

(14) In terms of Clause 3(b) of the said Agreement the Purchaser was, inter-alia, required to pay to the Vendor a further sum of Rs.13,97,20,886/- (Rupees Thirteen Crores Ninety Seven Lacs Twenty Thousand Eight Hundred Eighty Six Only) being part of the consideration amount within sixty days from the date of execution of the said Agreement as more particularly mentioned therein.

(15) As against the aforesaid sum of Rs.13,97,20,886/- (Rupees Thirteen Crores Ninety-seven Lacs Twenty Thousand Eight Hundred and Eighty-six Only) payable by the Purchaser to the Vendor within sixty days of the date of the said Agreement, the Purchaser had been able to make an aggregate payment of Rs.3,50,00,000/- (Rupees Three Crores Fifty Lacs Only), to the Vendor and was not able make payment of the balance amount of Rs.10,47,20,886/- (Rupees Ten Crores Forty-seven Lacs Twenty Thousand Eight Hundred and Eighty-six Only) in terms of Clause 3 (b) of the said Agreement.

(16) At the request of the Purchaser, the Vendor had granted further time upto 30th April, 2001 to the Purchaser to make payment of the balance amount of Rs.10,47,20,886/- (Rupees Ten Crores Forty-seven Lacs Twenty Thousand Eight Hundred and Eighty-six Only) together with interest thereon as more particularly contained in the First Supplemental Agreement dated 22nd March, 2001 (hereinafter referred to as "the First Supplemental Agreement") made between the Vendor and the Purchaser.

J
R
Q
R. G. W.





(17) Out of the structures on a portion of the said Larger Property the structures admeasuring 257 sq.mtrs. built up area shown by violet colour wash on the plan hereto annexed are presently in occupation of five (5) occupants and one (1) unauthorised occupant as specified in the Second Schedule hereunder written. Earlier as per the said Agreement for Sale dated 31st October, 2000 the Vendor was to get vacated the said portion from the said occupants and unauthorised occupant and to handover vacant and peaceful possession of the said portion admeasuring 257 sq.mtrs. built up area shown by violet colour wash on the plan hereto annexed to the Purchaser. However, now in view of the Vendor having agreed for the reduction in the said consideration to the extent of Rs.65,21,399/- it has been agreed by and between the parties hereto that now the Purchaser with its own efforts and at its own cost will get vacated the said portion admeasuring 257 sq.mtrs. built up area shown by violet colour wash on the plan hereto annexed from the said occupants and unauthorised occupant and obtain the vacant and peaceful possession of the respective area from the said occupants and unauthorised occupant. As such it has been agreed by and between the parties hereto that the total consideration payable under the said Agreement dated 31st October, 2000 read with First Supplementary Agreement dated 22nd March, 2001 by the Purchaser to the Vendor shall be Rs.15,00,00,000/- (Rupees Fifteen Crores only).

(18) The said Purchaser has on 21st July, 2001 paid to the Vendor a further sum of Rs.50,00,000/- (Rupees Fifty Lacs Only) leaving a balance of Rs.9,44,75,457/- (Rupees Nine Crores Fourty-four Lacs Seventy-five Thousand Four Hundred Fifty-seven only) still payable under the said Agreement read with First Supplementary Agreement dated 22nd March, 2001.

[Handwritten signatures and initials]

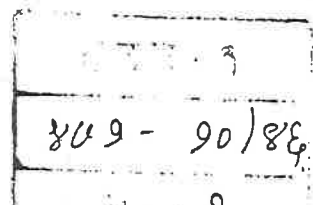
2007-3
809-e/48
2008



The Vendor has been using the said Property for the Industrial purpose and the N.A. Tax has been paid upto date in respect of the said property. It has been agreed between the parties hereto that in the event in future if any liability or taxes are found payable or outstanding in respect of the said Property for the period upto 31st October, 2000 then the same for the period upto 31st October, 2000 including interest and penalty thereon shall be paid by the Vendor alone within 30 days from the date of demand by the concerned authorities.

- (20) Pursuant to the Vendor's Application dated 16th November, 2000 the Vendor and the Purchaser with joint efforts obtained from the Additional Collector and Competent Authority, Thane Urban Agglomeration revised order under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 bearing No.ULC/ TA/ T-1/ THANE/ SR/ 518+ 711 dated 4th December, 2000 in the name of the Vendor inter alia to the effect that the Vendor is holding the said Larger Property within the Ceiling Limit and that the Vendor is not a surplus vacant land holder.
- (21) Pursuant to the Vendor's application to the Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane made at the request of the Purchaser, for permission under the Urban Land (Ceiling & Regulation) Act, 1976 for sale of the said Larger Property to the Purchaser, the Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane by his letter bearing No.ULC/ TA/ T-A/ THANE/ SR-518+771 dated 24th January, 2001 addressed to the Vendor granted to the Vendor the necessary permission and no objection under Section 26(1) of the Urban Land (Ceiling & Regulation) Act, 1976 for transfer of the said Larger Property to the Purchaser. The said order dated

[Handwritten signatures and initials]



24th January, 2001 has been obtained by the Vendor and the Purchaser with joint efforts.

- (22) The Vendor has duly discharged all the liabilities in respect of the said Larger Property and as on today no liabilities in respect of the said Larger Property are outstanding.
- (23) The Vendor has filed Letters Patent Appeal No.197 of 2001 in Writ Petition No.1111 of 1997 against Anand Aba Saheb Hawaldar and 6 others (i.e. Workers of Murphy India Ltd.) in the High Court of Judicature at Bombay and the workers have also made Civil Application No.32583 of 2001 in the said Appeal. It is specifically agreed by the Vendor that the Vendor alone shall be liable to pay and discharge all the liabilities that may arise in the said L.P. Appeal No.197 of 2001 and the Vendor shall secure and indemnify the Purchaser by executing and furnishing the necessary bank guarantee or such other guarantee or assurance as the court may order.
- (24) No winding up proceedings are filed against the Vendor Company.
- (25) The Purchaser has against it making payment of the balance amount of Rs.9,44,75,457/- (Rupees Nine Crores Fourty-four Lacs Seventy-five Thousand Four Hundred Fifty-seven only) as above recited, requested the Vendor to execute these presents in respect of the said Larger Property in its favour, which the Vendor has agreed to do in the manner hereinafter appearing.
- (26) It is agreed that the stamp duty and registration charges payable on this Conveyance shall be borne and paid by the Purchaser alone

[Handwritten signatures and initials]

टनन-१
५७७-९९/४
२००१



NOW THIS INDENTURE WITNESSETH THAT in consideration of the sum of Rs.1,55,24,543/- (Rupees One Crore Fifty Five Lacs Twenty-four Thousand Five Hundred Forty Three Only) paid on 31st October, 2000 and further sums of moneys paid from time to time aggregating to Rs.4,00,00,000/- (Rupees Four Crores only) by the Purchaser to the Vendor prior to the execution hereof and Rs.9,44,75,457/- (Rupees Nine Crores Fourty-four Lacs Seventy-five Thousand Four Hundred Fifty-seven only) paid by the Purchaser to the Vendor on execution of these presents making together a sum of Rs.15,00,00,000/- (Rupees Fifteen Crores only) being the entire consideration agreed to be paid by the Purchaser to the Vendor in terms of the said Agreement dated 31st October, 2000 read with the First Supplemental Agreement dated 22nd March, 2001, (the payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof forever acquit, release and discharge the Purchaser) THEY the Vendor doth hereby grant, sell, convey, and assure unto the Purchaser, absolutely and forever, as on and from the date hereof, all and singular the piece and parcel of plots of N.A. land bearing Final Plot No.124 admeasuring 1705.59 sq.mtrs., Final Plot No.125 (P) admeasuring 28096.16 sq.mtrs., Final Plot No.132 admeasuring 870.63 sq.mtrs. and Final Plot No.133 admeasuring 870.63 sq.mtrs. of Town Planning Scheme No.I of Thane in all admeasuring 31,543.01043 sq.mtrs. equivalent to 3,39,525.80 sq.ft. or thereabouts with the structures standing thereon situate, lying and being at the revenue Village of Naupada, Eastern Express Highway, Thane (West), Taluka and District :Thane in the Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and more particularly described in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line and hereinafter as aforesaid referred to as the said Larger Property. TOGETHER WITH ALL AND SINGULAR the houses, outhouses, edifices, buildings, courts, yards,

Handwritten signature/initials

पं. नं. - १
८७९ - ९२/८६
० - ०

1-18
2087
1111

Maharashtra State

areas, ways, wells, compounds, paths, passages, waters, watercourses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever in or to the said Larger Property or belonging or anywise appertaining to or with the same or any part thereof, now or at any time heretofore used, occupied, enjoyed, reputed, or known as part or member thereof to belong or be appurtenant thereto AND ALSO TOGETHER WITH all the deeds, documents and writings, vouchers and other evidences of title in respect thereof AND ALL THE ESTATE, right, title, interest, property, claim and demand whatsoever, both at law and in equity, of the Vendor into, out of, or upon, the same or any part thereof, TO HAVE AND TO HOLD all and singular the said Larger Property hereby granted, released, assigned, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE of the Purchaser, absolutely and for ever, SUBJECT to the covenant relating to the recreational open space shown in Green wash and marked with the letters C, D, E & F on the plan annexed to the Conveyance dated 3rd May, 1990 executed between Murphy India Ltd. and L.I.C. of India and as also covenant relating to production and safe custody of the original documents comprised in the Second Schedule of the said Indenture dated 3rd May, 1990, however, the Vendor has produced only four documents out of 36 documents comprised in the said Second Schedule of the said Conveyance dated 3rd May, 1990 and mentioned in the Fourth Schedule hereunder written therefore, the Purchaser shall be liable for safe custody and production of those four documents only and the Vendor shall be liable and responsible for remaining thirty-two (32) documents enlisted in the Second Schedule of said Conveyance dated 3rd May, 1990, and mentioned in the Third Schedule hereunder written as regards other covenants contained in the said Conveyance dated 3rd May, 1990, in respect of L.I.C.'s subsisting rights and easement in respect of the said Larger Property have now over a period of more than ten years since the



[Handwritten signatures and initials]

दस्तावेज-१
४७७ - १६/१६
२००६

execution of the said Conveyance dated 3rd May, 1990 become irrelevant and infructuous and redundant as mentioned in the recitals hereinabove as also subject to the payment of the rates, taxes, assessments, dues and duties chargeable as on and from 1st November, 2000 and which may hereafter become payable to the Government of Maharashtra or Thane Municipal Corporation or any other public body or authority in respect thereof and the terms and conditions hereof AND THE VENDOR DOTH HEREBY for itself and its successors and assigns covenants with the Purchaser that subject to what is stated herein the said Larger Property and every part thereof belongs absolutely and exclusively to the Vendor and that the Vendor is in sole and exclusive possession thereof as the owner thereof till the date hereof, and that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor made, done, committed, omitted or willingly suffered to the contrary, IT the Vendor now has in itself good right, absolute power and authority, to grant, sell, convey, transfer, assign and assure the said Larger Property hereby granted, sold, conveyed, transferred, assigned and assured or intended so to be, unto and to the use of the Purchaser, in the manner aforesaid AND THAT the Vendor has this day put the Purchaser in possession and enjoyment of the said Larger Property and every part thereof on an "as-is-where-is" basis and that it shall be lawful for the Purchaser, from time to time and at all times hereafter subject as stated herein, to peaceably and quietly hold, enter upon, have, occupy, possess, operate and enjoy the said Larger Property and every part and portion thereof hereby granted, conveyed, transferred and assured with their appurtenances and to receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit as may be permissible in law, without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or its successors and assigns or any of them or from by any person/s or party lawfully or equitably claiming or to claim by, under,

पान नं. ३
४७९ - ९४/४६
२००६

Alwa
4-1
1981



Corporation of India (hereinafter referred to as "the LIC") that unless prevented by fire or some other inevitable accident, the Purchaser shall and will from time to time and at all times hereafter, upon every reasonable request of the LIC its successors and assigns produce or cause to be produced unto it or them or its or their advocates or agents, or at any trial, hearing, commission or examination or otherwise as they may require for any purpose, the Deed/Indenture mentioned in the Fourth Schedule hereunder written, or any of it as it or they may require and shall and will in the meantime, keep or cause to be kept, the said Deed/ Indenture safe, unobliterated and uncancelled in respect of the property mentioned in the First Schedule hereunder written. The Vendor doth hereby covenant with the Purchaser and its successors and assigns that as the Vendor is unable to furnish to the Purchaser 32 documents of title specified in the Third Schedule hereunder written the Vendor alone shall be liable and responsible to comply with and perform the said covenant for production and safe custody in favour of the L.I.C. of India contained in the said Conveyance dated 3rd May, 1990 in respect of the said 32 documents specified in the Third Schedule hereunder written and the Vendor shall indemnify and keep indemnified the Purchasers and its successors and assigns against any claim that may be made by the L.I.C. of India in respect of the said 32 documents specified in the Third Schedule hereunder written. The Vendor doth hereby covenant with and irrevocably agree with the Purchaser and its successors and assigns, that unless prevented by fire or some other inevitable accident, the Vendor shall and will, from time to time and at all times hereafter, upon every reasonable request of the Purchaser, its successors and assigns, produce or cause to be produced unto it or them or its or their advocates or agents, or at any trial hearing commission or examination or otherwise as they may require for any purpose, the scheme of Amalgamation dated 31st August, 1990 passed by the B.I.F.R. in original, relating to the said Property (which the Vendor is retaining since it relates to the other business of the Vendor), and also deliver or cause to be delivered unto

[Handwritten signature]

एनन-३
४७७-१६/४६



the Purchaser, its successors or assigns, such attested or other copies or extracts of or from the said Scheme or any of it as it or they may require and shall and will in the meantime, keep or cause to be kept, the said Scheme safe, unobliterated and uncanceled.

IN WITNESS WHEREOF the common seal of the Vendor and the common seal of the Purchaser has been affixed hereunto and to the duplicate hereof in the manner hereinafter appearing on the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

All those pieces and parcels of plots of N.A. land bearing Final Plot No.124 admeasuring 1705.59 sq.mtrs., Final Plot No.125 (P) admeasuring 28096.16 sq.mtrs., Final Plot No.132 admeasuring 870.63 sq.mtrs. and Final Plot No.133 admeasuring 870.63 sq.mtrs. of Town Planning Scheme No.I of Thane in all admeasuring 31,543.01043 sq.mtrs. equivalent to 3,39,525.80 sq.ft. or thereabouts with the structures standing thereon situate, lying and being at the revenue Village of Naupada, Eastern Express Highway, Thane (West), Taluka and District Thane, in the Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line and bounded as under :-

- On or towards East : Partly by plot belonging to Life Insurance Corporation of India and partly by service road of 50 feet width.
- On or towards West : By Final Plot Nos. 128,129 and 130.
- On or towards North : Partly by public road of 40 feet width and partly by Final Plot Nos.126 and 127.
- On or towards South : Partly by public road of 40 feet width

[Handwritten signature]

टनन-१
४७९-९०/४६

and partly by Final Plot No.131.

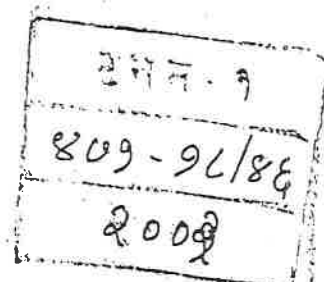
THE SECOND SCHEDULE HEREINABOVE REFERRED TO
LIST OF OCCUPANTS

Sr. No.	Name of Occupants	Floor Area Sq.ft. (approx)	Built-up Area Sq.ft. (approx)	Rent Rs. Ps.
1.	Shri Bajrang Ghanshyam Nagpure	478.00	597.50	7 = 00
2.	Shri Tanaji Ganpat Valonde & Shri Dilip Tanaji Valonde	430.38	537.97	
3.	Shri Nareshkumar Sardarilal Pandey	301.75	377.19	
4.	Shri Dattatraya Janardhan Kale	575.39	719.23	40 = 00
5.	Shri K.L. Sebastian	228.75	285.93	15 = 00
6.	Shri Narayan Menon (unauthorised)	200.00	250.00	
	Total	2214.27	2767.83	

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

List of Thirty-two Documents.

1. Agreement for Sale in Modi dated 30/4/1923 between Dattatraya Sakharam Hondrao and Khim Nathaji & Co. and others.
2. Sale Deed in Marathi dated 21st May 1923 between Dattatraya Sakharam Hondrao and Khima Nathaji & Co. and others bearing Reg. serial No.311 of 1923 of Salsette Register.



Calcutta
H
AC
NO
OF
1922



3. Sale Deed in Modi dated 27th September 1912 between Jayaram Ratnuji Sawant and Daji Sunder Pandit and registered at Sub-Registrar Salsette on 27/9/1912 under Serial 621A.
4. Sale Deed in Modi dated 18th December 1912 between Jayaram Ratnuji Sawant and Antoo Dharam Johar and registered with Sub-Registrar, Salsette under Serial No.718 on 18th December 1912.
5. Sale Deed in Modi dated 9th January, 1913 between Jayram Ratnuji Sawant and Natha Dadajishet and registered at Sub-registrar Salsette on 9th January 1913 under Serial No.26-A.
6. Sale Deed in Modi dated 7th May 1913 between Jayram Ratnuji Sawant and Adam Abdul Karim and registered at Sub-Registrar Salsette under Serial No.311 of 7th May 1913.
7. Sale Deed in Modi dated 1st September 1919 between Jayram Ratnuji Sawant and Khanoo Dharma Bhoir and registered at Sub-Registrar Salsette on 1st September 1919 under Serial No.789.
8. Deed of Correction in Modi dated 12th August 1919 between Jayram Ratnooji Sawant and Bona Venohar Antone and registered at Sub-Registrar Salsette on 12th August 1919 under Serial No.722.
9. Sale Deed in Modi dated 10th December 1919 between Jayram Ratnooji Sawant and Khandoo Dharma Bhoir and registered at Sub-Registrar Salsette under Serial No.1098 on 10th December 1919.
10. Certified copy of Sale Deed in Marathi dated 17th September 1919 between Jayram Ratnooji Sawant and Dwarkadas Papayya and registered at Sub-Registrar Salsette under Serial No.853 of 17/9/1919.
11. Sale Deed in Modi dated 9th August 1919 between Khandoo Dharma Bhoir and Benoris Francis Pimenta and registered at Sub-Registrar Salsette on 9th August 1919 under Serial No.720.
12. Certified copy of the Sale Deed in Marathi dated 13th December 1918 between Jayram Ratnooji Sawant and Kashibai Santuji and registered at Sub-Registrar Salsette under Serial No.749 on 13th December 1918.
13. Certified copy of Sale Deed in Marathi dated 25th October 1920 between Jayram Ratnooji Sawant and Khima Nathaji and Co. and registered at Sub-Registrar Salsette under Serial No.1385 on 25th October 1920.



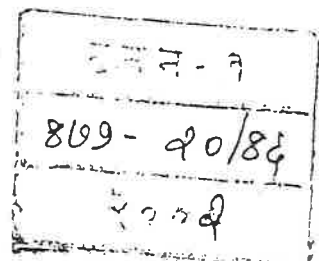
[Handwritten signatures and initials]

एन-३
४७९-९८/४६
२०.०.२१



14. Sale Deed in Modi dated 25th June 1904 between Harishchandra Sunder Pandit and Anirwar Dhakiya Veiti and registered at Sub-Registrar Salsette under Serial No.1 on 6/8/1904.
15. Old Plan of the property registered with documents under Serial No.470 on 28/5/1923 with the Sub-Registrar Salsette.
16. Receipts for payments of assessment (2 receipts)
17. Extracts from the Record of Rights dated 7/1/1943, 6/9/1960, Search Report, Receipt from the Sub-Registrar Thana dated 22nd October 1943 for search.
18. Agreement for sale dated 30th September 1943 between Dattatraya Sakharam Honrao and Dharamdatta Balakram Sharma.
19. Letter from M/s.S.F.B. Tyabji & Co. dated 1st March 1961 to M/s. Mulla & Mulla & Craigie Blunt & Caroe together with Wealth Tax Certificate.
20. Conveyance dated 15th December 1947 from Dharamdatta Balakram Sharma to Mrs. Lajwanti wife of Dharamdatta Balakram Sharma.
21. Mortgage dated 21st May 1948 from Mrs. Lajwanti wife of Dharamdatta Balakram Sharma to Babu Ram Hari.
22. Further Charge dated 19th August 1949 from Mrs. Lajwanti wife of Dharamdatta Balakram Sharma and Babu Ram Hari.
23. Agreement for extention of time and increased rate of interest dated 25th June 1953, between Mrs. Lajwanti wife of Dharamdatta Balakram Sharma and Babu Ram Hari.
24. Transfer of Mortgage dated 12th August, 1953 from Babu Ram Hari to Manohar Lal Hari.
25. Agreement for extention of time and increased rate of interest dated 18th May 1956 between Mrs. Lajwanti wife of Dharamdatta Balakram Sharma and Manoharlal Hari.
26. Joint Declaration of Soma Datta Sharma and others dated 28th March 1951.
27. Letter dated 12th July 1961 from Lajwanti D. Sharma to Murphy Radio of India.
28. Requisition of Title.

[Handwritten signature]





- 29. Copy of Wealth Tax Certificate dated 10th April 1961.
- 30. Reconveyance dated 12th July 1961, from Manoharlal Hari to Lajwanti wife of Dharamdatta Balakram Sharma.
- 31. Deed of Preemption dated 12th July 1961 from Lajwanti Sharma wife of Dharamdatta Sharma & Anr. to Murphy Radio of India.
- 32. Title Report dated 2/12/1966 of Shri S.J. Banaji.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

List of Four Documents.

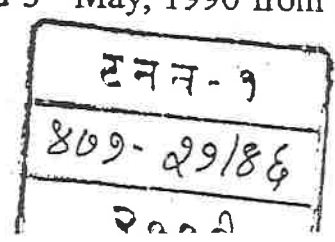
- 1. Original Conveyance dated 16th November, 1943 registered with the Sub-Registrar at Bombay under No.6203 of 1943 made between Shri Dattatraya Sakharam Honrao (therein referred to as the Vendor) of the One Part and Shri Dharam Datta Balakram Sharma (therein referred to as the Purchaser) of the Other Part.
- 2. Original Conveyance dated 12th July, 1961 registered with the Sub-Registrar at Bombay under No.5137 of 1961 made between Lajwanti Dharam Datta Sharma (therein referred to as the Vendor) of the First Part, Dharam Datta Balakram Sharma (therein referred to as the Confirming Party) of the Second Part and Murphy Radio of India Limited (therein referred to as the Purchaser) of the Third Part.
- 3. Original Declaration dated 26th October, 1960 registered with the Sub-Registrar at Bombay under No.553 of 1961 by Dharam Datta Balakram Sharma and others.
- 4. Original Joint Declaration dated 12th July, 1961 registered with the Sub-Registrar at Bombay under No.5140 of 1961 by Dharam Datta Balakram Sharma and Lajwanti Sharma.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO

List of Two Documents.

- 1. Original Conveyance dated 1st September, 1971 registered with the Sub-Registrar at Bombay under No.3901 of 1971 made between Lajwanti Dharam Datta Sharma (therein referred to as the Vendor) of the One Part and Murphy India Limited (therein referred to as the Purchaser) of the Other Part.
- 2. Duplicate copy of Conveyance dated 3rd May, 1990 from Murphy India Ltd. to LIC of India.

[Handwritten signatures and initials]



Maharashtra State



by Cheque No.340611 dated 29/12/2000 (iii))
 Rs.1,00,00,000/- by Cheque No.340612 dated)
 9/1/2001 (iv) Rs.25,00,000/- by Cheque No.)
 340613 dated 12/1/2001 (v) Rs.25,00,000/-by)
 Cheque No.340614 dated 17/1/2001 (vi))
 Rs.25,00,000/-Cheque No.342014 dated 30/1/2001)
 (vii) Rs.25,00,000/-by Cheque No.342015 dated)
 15/2/2001(viii) Rs.50,00,000/- by Cheque No.)
 351188 dated 23/7/2001 (ix) Rs. _____ by)
 Cheque No. _____ dated ___/12/2001 all drawn)
 on Central Co-Operative Bank Ltd., Thane (Main))
 Branch, District: Thane (x) Rs. _____ by)
 Cheque No. _____ dated ___/12/2001 drawn)
 on _____ Bank, _____)
 Thane Branch and (xi) Rs. _____ by Cheque)
 No. _____ dated ___/12/2001 drawn on)
 _____ Bank, _____)
 Thane Branch in all aggregating to)
 Rs.15,00,00,000/- (Rupees Fifteen Crore only))
 being the full consideration amount to be paid by)
 the Purchaser to us.)

) Rs.15,00,00,000/-

TRUE COPY
Attested by me

P.H. PATIL B.A.L.L.B.
Advocate & Notary
Thane

We say received
For CEAT LIMITED

DIRECTORS

पुनन = ३
४७९ - २३/४६
२००३

Kalwa

H. P.
B.A
Advoca
tary-P
Thane



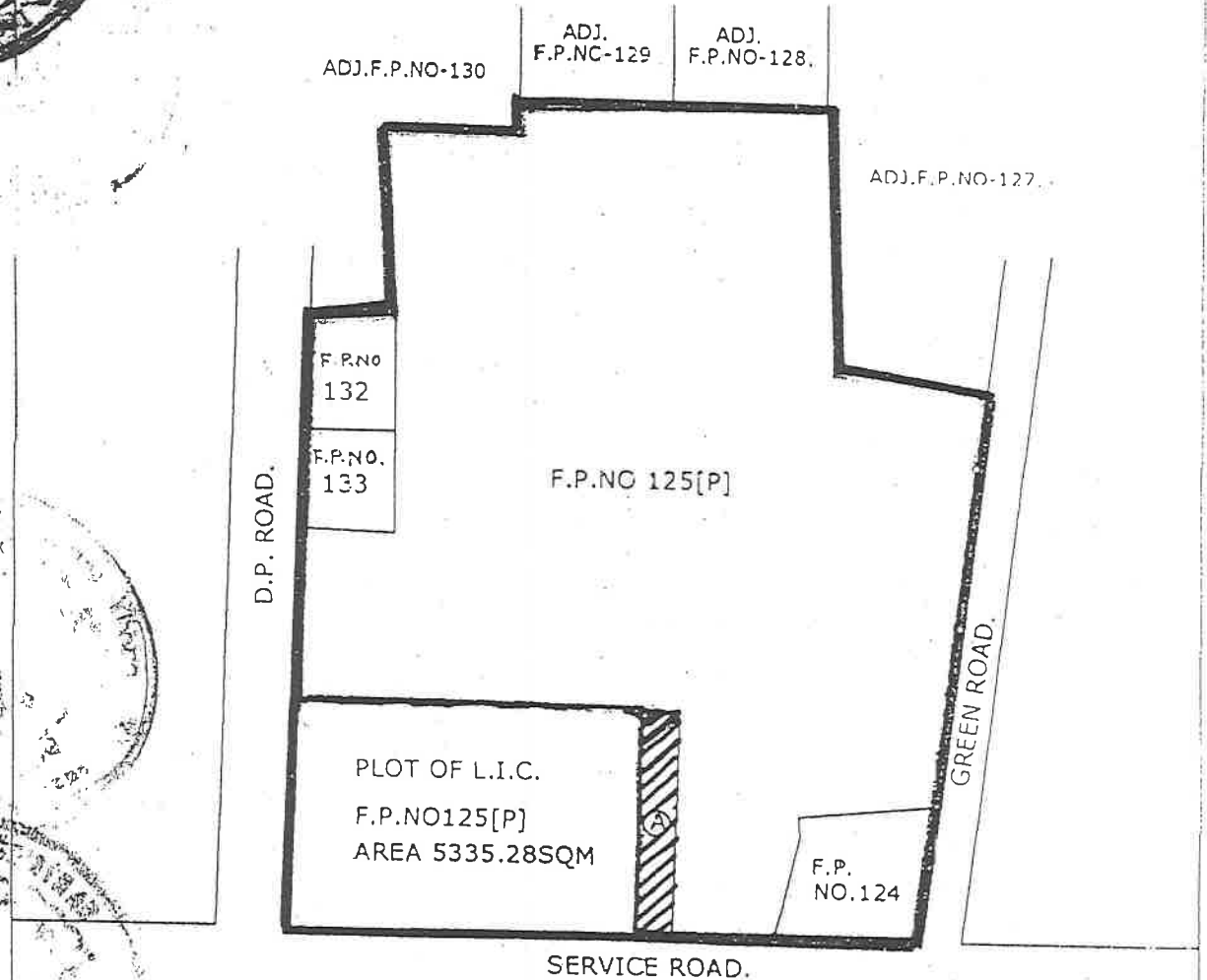
PLAN.

OF THE PROPERTY.

BEARING FINAL PLOT NO 124,125(P),132
133,TOWN PLANNING SCHEME NO.1.NAUPADA
THANE.ADMEASURING ABOUT 31543.01 SQMTS.

SHOWN BOUNDED IN RED LINES.

SCALE : 1 : 2000



EASTERN EXPRESS HIGHWAY. → N

NOTES.

[A] L.I.C. HAS A RIGHT TO USE AN AREA OF
533.53 SQ.MT. AS RECREATION GROUND.

ARCHITECT

SHASHI DESHMUKH&ASSO.
102,KONARK TOWERS,
GHANTALI ROAD,
THANE(W)-400 602

X [Signature]

X [Signature]

X [Signature]

X [Signature]

X [Signature]

X [Signature]

रज.नं. ७
४७९-२४/४५
२००२



मनखेडे, अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन टाणे व नागरी संकुलना सभोवतालील ८ कि.मि. परिसर यांचे न्यायालयांत.

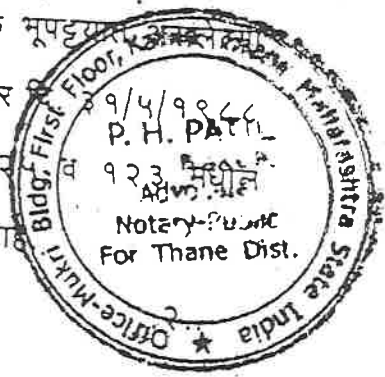
प्रकरण क्र. :- युअेलसी / टिए / टे-१/ ठाणे / एस.आर-५१८ + ७७९
 निकाल दिनांक :- ०४/१२/२०००
 विवरणपत्र धारकाचे नाव :- मे. सिएट लि.(मांडूप) ता. कुर्ला, मुंबई उपनगर जिल्हा.
 व. पत्ता :- (मूळ विवरणपत्र धारक मे. मरफी इ. लि, ठाणे)

नागरी जमिन कमाल धारणा अधिनियम
१९७६ चे कलम ८(४) खालील सुधारीत आदेश.

ज्याअर्थी व्यवस्थापक सिएट लि. मुंबई यांनी या कार्यालयाकडे दि. १६/११/२००० रोजी विनंती अर्ज करून अशी विनंती केली आहे की, मरफी इ. लि. या आजारी उद्योगाने कंपनी BIFR (The Beareau of Industrial Finance and Re-Structure) यांचे आदेशा प्रमाणे सिएट लि. या कंपनीमध्ये विलिन करण्यात आलेली आहे. या कार्यालया कडून मरफी इ. लि. यांचे नावे दि. ३१/५/१९८८ रोजी कलम ८(४) चे आदेश पारीत करणेत आलेले असून, त्यामध्ये २९८१.९६ चौ.मि. जागा अं. भू. क्र. १२५ व १२३ या मधून संपादीत करणे बाबत आदेश झालेले आहेत. तथापि ज्या जमिनीमधून सदरचे अतिरिक्त क्षेत्र घोषित केलेले आहे. त्याचा विकल्प आम्हाला बदलावयाचा असून, अतिरिक्त क्षेत्र हे अंतिम भूखंड क्र. १३२, १३३ व १२३ मधून संपादन करावे. तसेच मूळ कलम ८(४) चे आदेश हे मरफी इ. लि. यांचे नावे आहेत. त्यानुळे सध्या सुधारीत आदेशा मध्ये सिएट लि. यांचे नावे आदेश पारीत करावेत. शासनाने त्यांचेकडील परिपत्रक क्र. युअेलसी/१०९१/(५४४४)/का-३ दि. २२/२/९३ व दि. ३०/११/१९९६ अन्वये अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी यांना ना.ज.क.धा. अधिनियमाचे कलम ३४ अन्वये काही कारणासाठी सुधारीत आदेश पारीत करणे बाबतचे अधिकार प्रदान केलेले आहेत. सदर अधिकाराचा वापर करून प्रस्तुतचे प्रकरणी ही कार्यवाही करणेत येत आहे.

२/- प्रस्तुत प्रकरणाची थोडक्यात पार्श्वभूमि खालील प्रमाणे आहे.

१) मौजे - नौपाडा येथील (अ. भू. क्र. १२४, १२५, १३२, १३३) मे. मरफी इ. लि. यांनी धारण केलेल्या जमिनी बाबत विवरणपत्र दाखल केले होते. सदर जमिनी बाबत सहा. संचालक उद्योग यांनी ना. ज. क. धा. अधिनियमाचे कलम २० प्रमाणे सूटीचे आदेश पारीत करून अं. भू. क्र. १२३ हा रहीवास भूपट्ट्यात असलेले क्षेत्र वगळून इतर औद्योगिक भूपट्ट्यात जमिनीसाठी सूटीचे आदेश पारीत केलेले आहेत. या आदेशाचे पार्श्वभूमीवर रोजी कलम ८ (४) चे आदेश पारीत करणेत येवून अं. भू. क्र. १२३ व १२५ चौ. मि. अवेढी जमिन अतिरिक्त घोषित करणेत आलेली आहे.



४७९-३२/४६
 २००४

२) वर नमूद केल्या प्रमाणे औद्योगिक कारणासाठी कलम २० प्रमाणे सूट मिळालेल्या क्षेत्रापैकी अं. भू. क्र. १२५ मधील ५३३५.२८ चौ. मि. अंवेढे बांधकामासहीत असलेले सर्व लाईफ इन्सुरन्स कारपोरेशन (भारतीय जीवन विमा निगम) यांना सहा. संचालक उद्योग महासंघ यांचे ना हरकत प्रमाणपत्रानुसार हस्तांतरीत करण्यांत आलेले आहे.

३) आजारी उद्योग कंपनी कायदा १९८५ च्या तरतूदीनुसार बी.आय.एफ.आय. यांनी मरफी इ. लि., ठाणे, या कंपनीस आजारी उद्योग घोषित करून, या कंपनीच्या पुनर्बांधणी योजने प्रमाणे ही कंपनी सिएट लि. या कंपनीमध्ये विलीन करण्याचा आदेश दि. ३१/०८/१९९० रोजी दिलेला आहे. सदर आदेशाचे पार्श्वभूमीवर ना. अप्पर आयुक्त, उद्योग यांनी दि. १/४/१९९७ रोजी ना. ज. क. घा. अधिनियमाचे कलम २० प्रमाणे औद्योगिक कारणासाठी (मरफी इ. लि. या कंपनीची मालमत्ता सिएट लि. यांचेशी एकत्रित झाल्यानंतर हिशोबित होणा-या एकत्रित क्षेत्राबाबत) सूटीचे आदेश पारीत केलेले आहेत.

४. कलगुटकर अॅन्ड असोसिएट यांनी दि. २५/१/१९९८ रोजी अं. भू. क्र. १२४, १२५, १३२ व १३३ या जमिनी बाबत निवासी कारणास्तव पुर्नबांधणी करणेसाठी कलम २२ अन्वये परवानगी मागितली होती. त्यानुसार या कार्यालयाकडून दि. १०/८/९९ रोजी मे. मरफी इ. लि. या कंपनीला कलम २२ प्रमाणे इरादापत्र देणेत आलेले आहे व दि. २७/३/२००० रोजीचे दुरुस्ती आदेशान्वये वरील आदेश हे मे. सिएट लि. यांचे नावाने वाचणे बाबत दुरुस्ती आदेश पारीत केलेले आहेत.

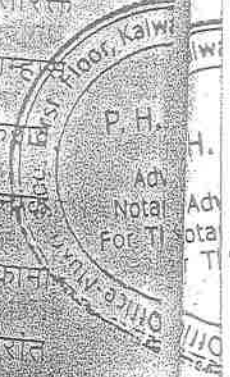
५. मे. सिएट लि. यांनी प्रस्तुत जमिनी बाबत कलम ६(१) खाली विवरणपत्र या कार्यालयात दाखल केलेले आहे. प्रस्तुत विवरणपत्र आजपर्यंत या कार्यालयांत प्रलंबित आहे.

३/- नैसर्गिक न्यायाच्या तत्वानुसार वरिष्ठ व्यवस्थापक सिएट लि. यांना सुनावणीची संधी देणे क्रम प्राप्त असल्याने त्यांना दि. २४/११/२००० रोजी सुनावणी निश्चित करण्यांत आलेली होती सदर दिवशी व्यवस्थापक सिएट यांनी लेखी निवेदन सादर केलेले आहे. त्यामधील नमूद केलेले मुद्दे खालील प्रमाणे आहेत..

१) मरफी इ. लि. ठाणे यांचे नावे दिनांक ३१/५/८८ रोजी पारीत केलेल्या कलम ८(४) चे आदेशा मध्ये २१८१.९६ चौ. मि. अंवेढे क्षेत्र अं. भू. क्र. १२५ व १२३ यामधून अतिरिक्त घोषित करण्यांत यावे तथापि सध्या अतिरिक्त जाहीर करावयाच्या क्षेत्राचा विकल्प आन्वय्यदलावयाचा असून सदरचे अतिरिक्त क्षेत्र हे अं. भू. क्र. १३२, १३३ व १२३ यामधून करावे

२) ना. ज. क. घा. अधिनियमाचे कलम २२ प्रमाणे दि. १०/८/९९ इरादापत्र व दि. २७/३/२००० रोजी सुधारीत इरादापत्र मिळालेले आहे. त्यामध्ये गृहीत धरण्यांत आलेले बांधकाम खालील क्षेत्र, संलग्न व जादा संलग्न क्षेत्र तसेच कायम स्वरुपी खले ठवणेचे क्षेत्र हे मुद्दे विचारांत घेऊन सुधारीत कलम ८(४) चे आदेश पारीत करावेत.

टिपण-१
४७९-३३/४६
१९९९



व सदर योजने नुसार सिएट लि. या कंपनीने मरफी इ. लि. या कंपनीची ठाणे येथील जमिनी व
वापर एकत्रिकरणा नंतर औद्योगिक कारणासाठी करावयाचा आहे. असे निर्देश दिले असून



आदेशाचे पार्श्वभूमीवर सहा. आयुक्त उद्योग (नाजकधा) यांनी दि. ९/४/९७ रोजी ना.
धा. अधिनियमाचे कलम २० नुसार (Ceat Ltd. व मरफी इ. लि. यांच्या एकत्रिकरणा नंतरचा
जमिनी क्षेत्राचा विचार करून) सूटीचे आदेश ने. सिएट लि. यांचे नावे पारीत केलेले आहेत.
प्रस्तुत प्रकरणी सिएट लि. या कंपनीचे वतीने प्रस्तुतचे आदेश हे सिएट कंपनीचे नावाने पारीत
अशी विनंती केलेली आहे. म्हणून प्रस्तुत प्रकरणी विचार करता सिएट कंपनीचे नावे
आदेश पारीत करावे लागतील.

४) मे. सिएट लि. मुंबई या कंपनीने मौजे भांडूप, ता. कुर्ला, मुंबई उपनगर जिल्हा येथे
धारण केलेल्या जमिनी बाबत अप्पर आयुक्त उद्योग, उद्योग संचालनालय महाराष्ट्र राज्य यांनी
दि. ९/४/९९९७ च्या आदेशाने औद्योगिक कारणासाठी सूटीचे आदेश पारीत केले आहेत. व
त्या जमिनी मध्ये अतिरिक्त जमिन निरंक असल्याचे जाहीर केले आहे. त्यामुळे मे. सिएट लि.
या कंपनीचे मौजे - भांडूप येथील धारण केलेली जमिन प्रस्तुत प्रकरणी अकूण धारणा क्षेत्राचा
तपशिल हिशोबित करताना गृहीत धरलेले नाही.

५) वरील सर्व दस्तुस्थितीचा एकत्रितपणे विचार करता व दि. १०/८/१९९९ रोजी या
कार्यालयाचे ना. ज. क. धा. अधिनियमाचे कलम २२ प्रमाणे पुर्नबांधणी परवानगीचे अनुषंगाने
दिलेल्या इरादापत्राचा विचार करता प्रस्तुत प्रकरणी कंपनीचे धारणा क्षेत्राचा तपशिल खालील
प्रमाणे निर्धारित करावा लागेल.

- | | |
|---|------------------|
| १) अकूण धारणा क्षेत्र :- | ३६८७८.२९ चौ. मि. |
| २) भारतीय जीवन विमा निगम (L.I.C.) :- | ५३३५.२८ चौ. मि. |
| यांस हस्तांतरित केलेले क्षेत्र | |
| ३) बांधकामा खालील क्षेत्र :- | १२४७२.०२ चौ. मि. |
| ४) संलग्न क्षेत्र :- | ६२७४.५४ चौ. मि. |
| ५) जादा संलग्न क्षेत्र :- | २५००.०० चौ. मि. |
| ६) निव्वळ मोकळे क्षेत्र :- | १०२९६.२७ चौ. मि. |
| ७) विकास नियंत्रण नियमावलीनुसार
कायम स्वरुपी खुले ठेवणेचे क्षेत्र -
१५% + १०% + १०% | |
| ८) अतिरिक्त सुविधा खालील क्षेत्र :- | २९६९.९० चौ. मि. |
| ५% + २.५% (औद्योगिक
भूपट्टया पुरते) | |



आदेश - १
४७९-३५/४६
२००९



अपरः आयुक्त उद्योग यांचे ना हरकत प्रमाणपत्र दि. ९/५/८६ नुसार अं. भू. क्र. १२५
५३३५.२८ चौ. मि. अवेढे औद्योगिक कारणासाठी कलम २० अन्वये सूट दिलेले

बांधकामासहीत असलेले क्षेत्र भारतीय जीवन विमा (L.I.C.) यांना हस्तांतरित केलेले आहे.
त्यामुळे सदरचे क्षेत्र आमचे अकूण धारणा क्षेत्रा मधून वगळणेत यावे.

४) BIFR यांनी दि. ३१/८/९० रोजी मरफी इ. लि. या कंपनीसाठी मंजूर केलेल्या पुनर्वसन
योजनेनुसार मरफी इ. लि. ही सिएट लि. मध्ये विलीन झालेली आहे. त्यामुळे सिएट लि. या
सिएट लि. या नावाने पारित करावेत.

वरील सर्व कागदपत्रे व त्यामधील मुद्द्याचा एकत्रित पणे विचार करता प्रस्तुत प्रकरण
खालील प्रमाणे निर्णय घ्यावे लागतील.

१) ना. ज. क. धा. अधिनियमाचे प्रारंभदिनी प्रकरणा धिन जमिनी या मे. मरफी इ. लि. हे
धारण करित होते. त्यांनी दाखल केलेल्या विवरण पत्रावर कार्यवाही करून दि. ३१/५/८८
रोजी कलम ८(४) चे आदेश पारित केले होते. त्यानुसार अं. भू. क्र. १२५ व १२३ मधील
२९८९ .९६ चौ. मि. क्षेत्र अतिरिक्त घोषित करणेत आले होते. वि. प. धारक यांना आता
अनुज्ञेय ठेवावयाच्या क्षेत्राचा विकल्प बदलावयाचा असून, त्यानुसार त्यांनी अतिरिक्त घोषित
होणारे क्षेत्र हे अं. भू. क्र. १३२, १३३ व १२३ मधून जाहिर करावे अशी विनंती केलेली आहे.
जमिन् धारकांना अनुज्ञेय जमिनी बाबत घावयाची पसंती बदलण्यास कलम ३४ खालील
पुनर्विलोकन करण्याचे अधिकार हे शासन परिपत्रक क्र. युअएलसी/१०९३/(५४४४)/कार्या-१३
दि. २२/२/९३ अन्वये अप्पर जिल्हाधिकारी व संक्षम प्राधिकारी यांना प्रदान करण्यात आलेले
आहेत. त्यानुसार प्रस्तुत प्रकरणी कार्यवाही करावी लागेल.

२) ना. ज. क. धा. अधिनियमाचे कलम २० खाली औद्योगिक कारणासाठी सह संचालक
उद्योग यांनी सूटीचे आदेश पारित केलेल्या क्षेत्रापैकी बांधकामासह असलेले ५३३५.२८ चौ.
मि. अवेढे क्षेत्र दि. ९/५/१९८६ चे ना हरकत प्रमाण पत्रानुसार भारतीय जीवन विमा निगम
यांना हस्तांतरित केलेले आहे. सदरचा हस्तांतरण व्यवहार हा बांधकामासह असलेल्या जमिनीचा
असून हस्तांतरणा बाबत सह संचालक उद्योग (नाजकधा) यांनी दि. ९/५/१९८६ रोजी मरफी
इ. लि. या कंपनीस ना हरकत प्रमाणपत्र दिलेले आहे. त्यामुळे सदरचा हस्तांतरण व्यवहार हा
वैध मानावा लागेल व ५३३५.२८ चौ. मि. क्षेत्र विवरण पत्र धारकाचे अकूण धारणा क्षेत्रामधून
वगळावे लागेल.

३) B.I.F.R. यांनी मरफी इ. लि. या कंपनीस आजारी उद्योग घोषित करून त्याच कडील
दि. ३१/८/१९९० चे मरफी इ. लि. या कंपनीसाठी पुनर्वसन योजना मंजूर केली आहे.
त्यानुसार मरफी इ. लि. ही कंपनी सिएट लि. या कंपनी मध्ये विलीन करण्यात आलेली आहे



टमन-३
४०९-३४/४६
२००२

प्रति
म. रि.
(मूठ
पंचा

..५..

कंपनीस अनुज्ञेय क्षेत्र

:- ५००.०० चौ. मि.

कंपनीच्या मोजे - भांडूप येथील

रामिनीवर एका हिस्साचे कमाल

अज्ञेय क्षेत्र (५००चौ. मि.) अनुज्ञेय

ठरविले आहे. (५०० x १)

अतिरिक्त क्षेत्र

:- निरंक

उपरोक्त ७.५% अतिरिक्त सुविधांसाठी सोडावयाचे क्षेत्र म्हणजेच २९६९.९० चौ. मि. क्षेत्र महापालिकेस हस्तांतरीत करणे बंधन कारक असल्यामुळे बांधकाम नियंत्रण नियमावलीतील तरतुदीनुसार निव्वळ मोकळ्या क्षेत्रातून सदरचे क्षेत्र वगळण्यात येत आहे.

मागील परिच्छेदा मध्ये नमूद केलेल्या वस्तुस्थिती नुसार प्रस्तुत प्रकरणी खालील प्रमाणे आदेश देण्यांत येत आहे.

आ दे श :

प्रस्तुत विवरणपत्र धारक कंपनी अतिरिक्त क्षेत्र धारक ठरत नसल्याचे घोषित करणेत येत आहे.

प्रस्तुतचा आदेश मी आज दि. ०४/१२/२००० रोजी माझे सही शिक्क्या निशी दिनांक १/५/१९८८ रोजी पारीत केलेल्या कलम ८ (४) चे आदेशास बाजूला सारून पारीत करित आहे.

सदरचा निकाल विवरणपत्र धारक यांना कळविणेत यावा.

(मास्कर वानखेडे)

अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी

तथा शासनाचे पदसिध्द उपसचिव

ठाणे नागरी संकुलन ठाणे व बृहन्मुंबई

नागरी संकुलना सभोवताली ८ कि. मी परिसर.

प्रति,

मे.सिएट लि.

(मूळ विवरणपत्र धारक मे.)

पांचपाखाडी, ठाणे.



CERTIFIED COPY

Copy applied for on 12/12/00
Copy ready on 12/12/00
Copy delivered on 12/12/00
Copied by ...
Compared by ...

Rs 30-00
Rs -
Rs -
Rs 30-00

TRUE COPY
Attested by me

P. H. PATIL B.A.L.L.B.
Advocate & Notary
Thana

१४०९ - ३६१४६

००२



No. UII/TA/U/Sec-22/1999/273
Office of the Addl. Collector &
Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg. 2nd floor,
Thane.

Date: - 10/8/99

To,
M/s. Murphy Indla Ltd.
C/o. Shri Anil Kalgutkar,
Kalgutkar & Associates,
Sham Nivas, Behind Police Camp,
Marol Maroshi Road,
Mumbai-59.

Sub: - Permission for redevelopment
u/s. 22 OF UMRP Act. 1976
"A LETTER OF INTENT" of Property
bearing Final Plot No. 124, 125 (pt),
132 & 133, T.P.S. - 1, Thane, Tal. &
Dist. Thane.

Please refer your application dated 25/9/98 and
27-7-99, requesting therein to grant permission for the
redevelopment of property bearing Final Plot No. 124,
125 (pt), 132 & 133, T.P.S. - 1, Thane, Tal. & Dist. Thane
admeasuring 36,878.29 sq.mtr. by permitting you to demolish
authorised structures under the provision of Sec. 22 of
the Urban Land (Ceiling & Regulation) Act, 1976, to the
extent of 21,246.56 sq.mtrs and balance area 15,631.73 sq
mtrs is retainable with you u/s. 2(q) of the Act.

The said application is examined by this office and
the undersigned is please to inform you that your request
for the redevelopment of the property bearing above
final plot numbers after demolishing authorised structure
for the area admeasuring 21,246.56 sq.mtr is considered
for the permission on the terms and condition laid down
in the following paras. Hence this letter of intent is
issued to you on the 10th day of August 1999.

- 1) The permission is granted at the applicant's risk
regarding dispute if any, as to the title of the
land area and user thereof.



दनन-१
४७७ - ३७/४६
२००२

Thane Mahanagar State India
P.H. PATIL
B.A.L.L.B.
Advocate
For Thane Dist.

11) The applicants shall obtain relevant statutory permission from Concern Govt. Dept. i.e. Industry/Labour & Thane Municipal Corporation if necessary, before demolition of the structure.

12) Any breach of above condition will be liable for withdrawal of this letter of intent and such breach of condition will attract the action under the relevant provisions of urban land (Ceiling and Regulation) Act, 1976.

On receipt of information from the Thane Municipal Corporation, that the existing structures have been demolished, formal permission u/s. 22 of the Urban Land (Ceiling & Regulation) Act, 1976 will be given to you.

THE GOVERNMENT OF MAHARASHTRA
URBAN AGGLOMERATION AND DEVELOPMENT AUTHORITY
AREA OF GREATER THANE
THANE
10/8/97

ASKANI WAIKUNDE
Director & Competent Authority,
Urban Agglomeration, Thane.

Office-Mukri Bldg: First Floor, Kalwa Thane Maharashtra State India
P. H. PATIL
B.A.L.L.B.
Advocate
Notary Public
For Thane Dist.

TRUE COPY
Attested by me

P.H. PATIL B.A.L.L.B.
Advocate & Notary
Thane

809-2e/88
2

Thane Mahanagar State India

ठाणे महानगरपालिका

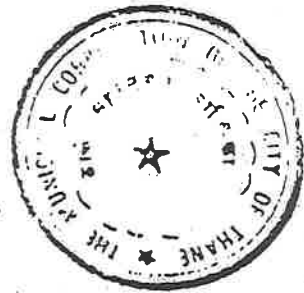
दस्तावेज नं : ५३३ १२ ११
५३३ १५ १०

महानगरपालिका भवन, डॉ. अलमंडा रोड, चंदनवाडी, पाचपाखाडी, ठाणे-४०० ६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

२७/०५/१९९९

दिनांक २७ ५/१९९९
Date / /1999

H. PATIL
B.A.L.L.B.
Advocate
Notary-Public
Thane



आशुतोष (का. नि.)
का. नि. टॉवर, लाटोली रोड,
ठाणे.

नीचे :- डा. मू. कु. १२४, १२५ (चं.) १३२ व
१३३ सी. जी. २-डींग नं-१ ठाणे
सी. ए. (कं.) लि. करिमा.

आंकडें :- वि. प्र. २०००२६ नं. नंतर
गंजुरी जाबल.

दस्तावेज नं.
४०९-४०/४६
पृ. नं.

मालीद्वय.

वरील डॉ. का. नि. कायदाच्या सुखदावर
श्री. का. नि. कायदाच्या सुखदावर
का. नि. कायदाच्या सुखदावर
का. नि. कायदाच्या सुखदावर
का. नि. कायदाच्या सुखदावर

- १) परवावाडी आनामल २,६६,६००/-
- २) डॉ. का. नि. कायदा सुखदावर ५,०००/-
- ३) डॉ. का. नि. कायदा सुखदावर १०,०००/-
- ४) डॉ. का. नि. कायदा सुखदावर ६,६६,२००/-
- ५) डॉ. का. नि. कायदा सुखदावर १०,००,०००/-
- ६) डॉ. का. नि. कायदा सुखदावर १,००,०००/-

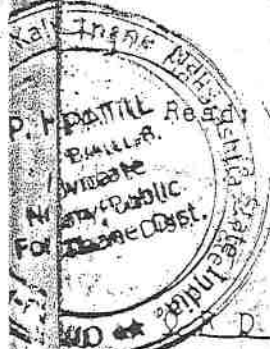
TRUE COPY
Attested by me

P. H. PATIL B.A.L.L.B.
Advocate & Notary
Thane

(Signature)
कामकारी ३/१३/९९

११, स्थान विभाग विभाग

NO. 108/1, 108/5 etc.
Collector's Office,
Thana 15th Sept. 51.



Application dated G-G-64 of M/s M.R. Industries Ltd.,
for grant of N.A. Permission in S.No. 108/1, 108/5 etc.
of Village Nawpada, Taluka Thana.

Statement of the representative of Co. recorded before
the Collector, Thana on 28-7-1964.

D E R

The Collector of Thana is hereby pleased to grant N.A. Permission under section 65 of Land Revenue Code to M/s M. R. Industries, Ltd., for the land admeasuring 33095 Square yards out of S.No. 108/1, 108/5, 109/2, 110 P, 112P, ~~113/1P and 114/1P~~ of Village Nawpada and to allow the Company to amalgamate the said land with the N.A. Lands admeasuring 11286 Sq. Yards out of S.No. 113/1P and 114/1P of Nawpada and to form a compact revised N.A. Plot admeasuring 44381 Sq. Yards of Nawpada Taluka Thana as shown in the approved plan of 28-4-64 subject to the conditions specified below:-

1. The Company (the plot holder) shall use the above mentioned lands for Industrial purpose only. The use of the land for any purpose than that for which the permission is grant is prohibited under section 48 of the Land Revenue Code, and it shall be lawful for the Collector to levy such fine and a assessment as he may deem fit for a change in the specified use of the land with or without previous permission.

2. The Company shall pay the N.A. Assessment of the plots at the rate current in the locality plus the lawful cesses per annum. ~~It is~~ leviable thereon. It is guaranteed upto 31.7.1965.

3. The area and N.A. Assessment is liable to alternations according to the actual area arrived at by measurement by the Land Record Department, and any further orders fixing such area and N.A. Assessment consequent upon the final measurement shall form part of Sanad and be binding on the plot holder.

4. The Company shall build on an area not exceeding ~~11286~~ 12409 4/9 Sq. Yds. as shown in the accompany approved plan dated 28-4-1964 on observing Thana District Building Regulations and on obtaining necessary commencement Certificate from Thana Borough Municipality, and shall leave remaining area not less than 31976 5/9 Sq. Yds. open to the sky.

5. The Company shall not make any additions or alterations in the approved plan of buildings nor shall he subdivide the plot, without obtaining previous permission of the Collector. The existing structure in S.No. 114/1 P should be dismantled immediately on receipt of this order.



108-1
209-89/88
2

6. The Company will be allowed a maximum of $\frac{1}{2}$ (one half) of the total area of the plot to be built upon, provided the remaining area is left open to the sky.

7. The Company shall keep 225' margin on road side from the centre of the Road and ten feet margin along with the other sides within the perimeter of the plot as shown in the approved plan and no constructions shall be made within the prohibited margin.

8. The Company shall execute a Sanad in form 'M' and 'KM' inserting the additional conditions in the form 'M' within the period of three months from the date of actual commencement of N.A. use failing which N.A. Permission shall be liable to be cancelled. For execution of Sanad he shall approach Mamlatdar Thana.

9. The plot holder shall provide a suitable access to the plot, within a period of six months, from the date of this order, failing which N.A. Permission shall be liable to cancellation.

10. The N.A. use of the plot must commence within a period of six months from the date of this order, failing which N.A. Permission shall be liable to be cancelled.

11. The Company shall inform the Mamlatdar, Thana in writing through the village Officers, date on which N.A. use commences, within a period of one month from the date of commencement, failing which he shall be liable to pay in addition to the N.A. Assessment, such fine as the Collector may direct.

12. The Company shall not sell, lease or otherwise transfer the plot in any way without the previous permission of the Collector unless the plot is actually converted into N.A.

13. If any of the foregoing conditions are contravened, the Collector may without prejudice to any other penalty to which he may be liable under the provisions of the Land Revenue Code, and Rules thereunder, and payment of such fine and assessment as the Collector may direct.

14. Notwithstanding anything contained above it shall be lawful for the Collector to direct the removal or alterations of any of the buildings or structures erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the Collector or the authority superior to him and on such removal or alteration not being carried out within the prescribed period the Collector may cause the same to be carried out through Government agency and order recovery of the cost required for carrying out the same from him as an arrears of the Land Revenue.

दस्तावेज-१

४०९-४२/४६

२००६

15. Save as herein provided, the H.A. Permis ion shall be subject to the provisions of the Land Revenue Code and Rules thereunder.

16. He shall pay at once the survey fees to Mamlatdar Thana. For further particular if any he may approach Mamlatdar, Thana.

V. V. Gokhale
(V. V. Gokhale)
Collector, Thana.

M/s M.R. Industries,
C/o V.K. Shukla, Punjabi Kolwada Colony,
Building No. 24/1107, Bombay 22.



TRUE COPY
Attested by me

P.H. PATIL
P.H. PATIL B.A.L.L.B.
Advocate & Notary
Thana

THM-9
809-82/88
2002

AT
A.L.
Cal
P.
ie



सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी. / (टी. सी.) / १२०२९ / १०००
या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

अॅकोलेड कॉ. ऑप. हौसिंग सोसायटी. लि.

रस्त-३, ठाकूरवात हाऊस मॅन्टल हॉस्पिटल रोड ता. जि. ठाणे
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /
(टीसी) / १२०२९ / १००० / दिनांक २३ / ११ / २००० ने
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून
उप - वर्गीकरण संस्था असे आहे.

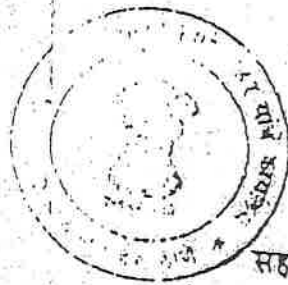
मसालकी द३५

गृह निर्माण

कार्यालयीन मोहर :

स्थळ : ठाणे

दिनांक : २३ / १० / २०००



[मिर्शिंद. नि. बोंतोकर]

उपनिबंधक

सहकारी संस्था, ठाणे शहर, ठाणे.

TRUE COPY
Attested by me

P. H. PATIL B.A., L.L.B.
Advocate & Notary
Thane

टनन-१

४७९-४४/४६

२००६



Q



Gambh



Mkca



पुस्तक क्रमांक ४७९
कर्मकांड नोंदणे
पुस्तक निबंधक ठाणे क्रमांक १
नवंबर १६ वाद्ये २००२
जन्मिधारी



टनन-१
४७९ - ४६/४६
४७७६



ट न न - 9
४७९ - ४५ / ४६
२००१

अनुक्रम नंबर ४७९
सन २००१ माहे
३ व ४ जानेवारी १८ तारखेस
चे दरम्यान ठाणे - ने

दुय्यम निबंधक यांचे कचेरीत आणून दिला

President
Accolade Co-operative Housing Society Ltd
Society Ltd

दुय्यम निबंधक ठाणे क्रं. १
लि. देणार:-

१) मे. दि. सि. ए. लि. तर्फे अध्यक्ष
श्री. हरि एम. मुंदरा
श्री. पारस के चौधरी
उप-संस्थान व्यापार शा. ठाणे
लि. देणार:-

२) मे. अकोलेड को-ओप होसिंग सोसा लि तर्फे
१) चेअरमन:- श्री. पी. एन. सरवदे.
२) सेक्रेटरी:- श्री. ए. के. मोसले.
३) प्रेसिडेंट:- श्री. रवि अय्यर
४) संचालक:- श्री. व्ही. एम. दामले.
दस्तावेज करून देणार श्री. एस. एल. कव्याक.
सर्व संस्थान. शा. ठाणे.

तयाकथित करानाग.
दस्तावेज करून दिल्याचे कथूल करतात.

खालील प्रमाणे
की घतली
नोंदणी की
नकल फि ५८
(फोर्सो/पाने)
रे नकल की
रुजवात की
फाईलींग की
टपाल की
एकपु
२०,०००/-
२४०/-
२०/-
२०२६०/-

दुय्यम निबंधक ठाणे क्रं. १
श्रीमती. प्रणती हरिशंकर शर्मा
वकील शा. मुंबई.

हे दुय्यम निबंधकास माहित असलेला ह्याम प्रती
निवेदन करित आढेत की,
दस्तावेज करून देणा-या उपर निर्दिष्ट ह्यामा
व्यक्तीग: ओळखतात व त्याची ओळख पटविताने

१) श्रीमती
२)

दुय्यम निबंधक ठाणे क्रं. १
दिनांक १८ माहे जानेवारी २००१
पुस १ / वर ४७९
क्रमांक नोंदले.

दुय्यम निबंधक ठाणे क्रं. १
दिनांक १८ माहे जानेवारी २००१

ट न न - १
२०००

Handwritten signatures and fingerprints.