



Certificate No:- 670

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

(पार्ट) वापर परवाना : इमारत क्र. १ व २ करीता फक्त

V.P. No. २००७/२२

TMC/TDD/१०

Date 31/07/2014

To, आर्किटेक्चर कन्सल्टंट (इं) प्रा.लि.

७०९, देव कार्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (पश्चिम) - ४०० ६०९.

श्री. हेदर कृष्णा थदरे श्री. विनायक काळूराम मुकादम व इतर (मालक),

दामजी शामजी रिजल्टाजी प्रा.लि. तर्फे भागीदार श्री. प्रणय शहा (कुलमुखत्यारधारक)

Sub - वापर परवाना : इमारत क्र. १ व २ करीता फक्त

Ref. V. P. No. वि.प्र.क्र. २००७/२२

Your Letter No.: १२२१२ दिनांक २४/०३/२०१४.

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no

वरील प्रमाणे situated at ठाणे Road / Street Ward No. Sector

No. ६ S. No. / C.T.S No. / F.P. No. खालील प्रमाणे Village ओवळे under the

supervision of आर्किटेक्चर कन्सल्टंट (इं) प्रा.लि. Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. सी.ए./८९/१२२०५ may be occupied on the following conditions

नविन स.क्र. ८६, हि.नं. १अ + २ + ३अ, ३क, स.नं. ८७, हि.नं. १अ, २, १क, १इ, १फ, ४क, ४ब, १झ, १ड, (जुने स.नं. ८०,

हि.नं. १अ + २ + ३अ, ३क, स.नं. ८९, हि.नं. १अ, १क, १इ, १फ, ४क, ४ब, १झ, १ड२), नविन स.नं. ८७/१ब, ८७/३,

८७/४अ, ८७/१ड + ४ड (जुना स.नं. ८९/१ब, ८९/३, ८९/४अ, ८९/१ड + ४ड) व नविन स.नं. ८७/४ड, ८६/३ब, ७७/१

(जुना स.नं. ८९/४ड, ८०/३ब, ८२/१)

१) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.

२) टा.म.पा. मार्फत फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.

As set certificated completion plan is returned herewith

Yours faithfully

Office No.:

Office Stamp :

Date :

COLORED PEROX

Municipal Corporation of  
the city of Thane.

Copy to

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

P.T.O

74/11646

पावती

Original/Duplicate

Tuesday, September 29, 2015

नोंदणी क्र. :39म

12:29 PM

Regn.:39M

पावती क्र.: 17357

दिनांक: 29/09/2015

गावाचे नाव: ओवळे

दस्तऐवजाचा अनुक्रमांक: टनन2-11646-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: बीना बिपीन पित्रोडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2640.00

पृष्ठांची संख्या: 132

एकूण:

रु. 32640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

12:47 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 2  
पुसह दुय्यम मिथक, ठाणे क्र.:२

बाजार मुल्य: रु.3478034 /-

मोबदला: रु.7237500/-

भरलेले मुद्रांक शुल्क : रु. 434300/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003846881201516S दिनांक: 28/09/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2640/-

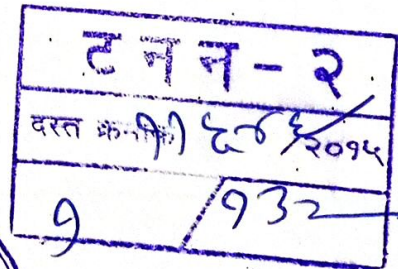
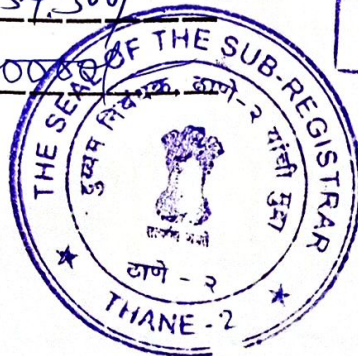
Beena. B. Pitroda



# महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

- १) अनुच्छेद क्र. : २५/५१
- २) सादरकर्त्याचे नांव : Beena Bipin Pitroda
- ३) दस्ताचा प्रकार : Agreement for sale
- ४) तालुका : Thane
- ५) गावाचे नांव : Orade
- ६) नगर भूमापन क्रमांक / सर्व्हे क्रमांक / अंतिम भूखंड क्र. 86/1A+2+3A Pithel
- ७) मुल्य दरविभाग (झोन) :- 20/78 1B/3
- ८) मिळकतीचा प्रकार : खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रती दर चौ.मी. 48300/-
- ९) दस्तात नमुद केलेल्या निवासी सदनिका / अनिवासी / व्यापारी गाळ्याचे क्षेत्रफळ 57.13 चौ.मी. / चौ.फु (बिल्ट / चट Carpel)
- १०) कार पार्किंग : 1
- ११) सदनिका/ अनिवासी / व्यापारी गाळा क्र. 1002, मजला 10<sup>th</sup>, बिल्डींग / विंग क्र. Cedar  
इमारतीचे नांव Mahavir Kalparvatska complex उद्वाहन सुविधा : आहे / नाही ✓
- १२) बांधकामाचा प्रकार : आर.सी.सी. / इतर पक्के / अर्धे पक्के / कच्चे
- १३) निर्धारित केलेले बाजारमुल्य : 3478034/-
- १४) दस्तामध्ये दर्शविलेला मोबदला : 7237500/-
- १५) देय मुद्रांक शुल्क 434300/-  
भरलेले मुद्रांक शुल्क 434300/-
- १६) देय नोंदणी फी 80000/-



लिपीक

सह दुय्यम निबंधक



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)


Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA 14057558573145  
Pmt Txn id : 72643813 Stationery No: 14057558573145  
Pmt DtTime : 28-SEP-2015@13:11:11 Print DtTime : 28-Sep-2015@16:27:04  
ChallanIdNo: 69103332015092850527 GRAS GRN : MH003846881201516S  
District : 1201-THANE Office Name : IGR114-THN2\_THANE 2 JOI


StDuty Schm: 0030046401-75/STAMP DUTY  
StDuty Amt : R 4,34,300/- (Rs Four, Three Four, Three Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 72,37,500/-  
Prop Descr : FLAT NO 1002, FLR 10 BLDG, CEDAR MAHAVIR, KALPAVRUKSHA, G B ROAD, OVALE,  
THANE, Maharashtra, 400607

Duty Payer: PAN-ATHPP9563H, BEENA BIPIN PITRODA  
Other Party: PAN-AAACL6238L, MS DAMJI SHAMJI REALTY PVT LTD

Bank official1 Name & Signature   
पूजा गोरी/POOJA GORI  
आईडीबीआई बैंक लि./IDBI BANK LTD.  
जाम्बली नाका, थाने/Jambhali Naka, Thane

  
पूजा गोरी/POOJA GORI  
सहायक प्रबन्धक/Assistant Manager  
EIN - 809470 SOL ID - 495  
Jambhali Naka, Thane West

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line

Beena. B. Pitroda  
Bipin L. Pitroda.



टनन-२  
दस्त क्रमांक ६४/२०१५  
९/१३





टनन-२
दस्त प्रमाणित ११/१०/२०१५
५/१३२

*Beena Bipin*  
ARTICLES OF AGREEMENT made at Thane this 29 day of septe. 2015 between M/s. DAMJI SHAMJI REALTY PVT. LTD., a Company duly registered under the provisions of Companies Act, 1956 having its office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai - 400 077, hereinafter referred to as "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the One Part; MR./MRS./M/S, Beena Bipin Pitroda,  
Bipin Laxmidas Pitroda

*Beena Bipin*  
aged about \_\_\_\_\_ years, Occupation:- \_\_\_\_\_  
a Company incorporated and registered under the provisions of the Companies Act 1956 / a partnership firm registered under the Indian Partnership Act, 1932 residing at / having their address / having its registered office 1/403, Surya Enclave, Near Tulsidham,  
G. B. Road, Thane (West) - 400 607

*Beena Bipin*  
\_\_\_\_\_ herein after referred to as "THE PURCHASER/S", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the OTHER PART.



**WHEREAS:**

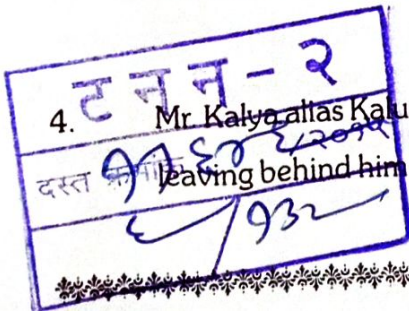
1. Originally one Mr. Hendre Krishna Thendre was absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 81/1E, 80/1A+2+3A, 80/3C, 81/4A, 81/4B, 81/1Z, 81/2, 81/1A and 81/1D+4D corresponding New Survey Nos. 87/1 E, 86/1A+2+3A, 86/3C, 87/4A, 87/4B, 87/1Z, 87/2, 87/1A, 87/1D+4D collectively admeasuring 14,430 sq. mtrs. or thereabouts situate at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane within the limits of the Thane Municipal Corporation (hereinafter referred to as "the said First **property**") and more particularly described in the First Schedule hereunder written.

2. By and under Agreement for Sale-cum Development dated 30<sup>th</sup> June, 2006 Registered under No.TNN1-03562-2006 on 30/6/2006 (hereinafter referred to as the said first agreement, the said Shri Hendar Krishna Thandre and 15 others (Hereinafter referred to as the "Said First Original Owners") assigned rights of purchase and development of the said First Property to M/s Swastik City at or for the consideration and on the terms and conditions contained therein.

3. Originally one Mr. Kalya alias Kaluram Govind Mukadam was absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey Nos. 81/1D, 80/1/1B, 81/1 C, 81/1F, 81/3, 81/4 C corresponding New Survey Nos. 87/1D, 87/1 B, 87/1 C, 87/1 F, 87/3, 87/4C collectively admeasuring 7,500 sq. mtrs. or thereabouts situate at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane within the limits of the Thane Municipal Corporation (hereinafter referred to as "the said Second property") and more particularly described in the Second Schedule hereunder written.

4. Mr. Kalya alias Kaluram Govind Mukadam expired intestate on 4/9/1990 leaving behind him his wife Smt. Pawasibai Kaluram Mukadam, one son

*fil*  
*Baner*  
*B.P.H*

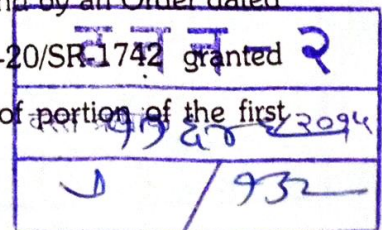
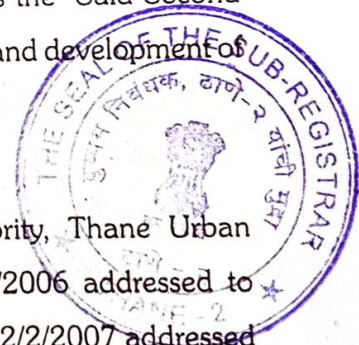




Mr. Vinayak Kaluram Mukadam and one married daughter Prabhavati Waman Bhoir respectively as his only legal heirs and legal representatives who are entitled to inherit his share in the said second property as per the Hindu Law of Succession by which he was governed at time of his death.

5. The said Smt. Pawasibai Kaluram Mukadam expired intestate on 17/08/1998 leaving behind her one son and one married daughter viz. (1) Mr. Vinayak Kaluram Mukadam & (2) Prabhavati Waman Bhoir respectively as her only legal heir and legal representatives who are entitled to inherit her share in the said second property as per the Hindu Law of Succession by which she was governed at time of her death.
6. By and under Agreement for Sale-cum-Development dated 30th October, 2006, Registered under No.TNN5/06967/2006 on 30/10/2006 (Hereinafter referred to as the "Said Second Agreement"), the said Swastik City have acquired from one Shri Vinayak Kaluram Mukadam and 5 others (Hereinafter referred to as the "Said Second Original Owners") an assignable rights of purchase and development of the said Second Property.
7. The Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane by an Order dated 28/9/2006 addressed to Hendar Krishna Thandre, and by an Order dated 2/2/2007 addressed to Vinayak K. Mukadam, declared portion of the First Property and portion of the Second Property respectively as surplus land. The copy of the said U.L.C. Order dated 28/9/2006 and U.L.C Order dated 2/2/2007 are annexed hereto and marked as **Annexure "1"**.
8. The Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane by an Order dated 12/01/2007 bearing No. ULC/TA/ATP/WSHS-20/SR-1721 and by an Order dated 13/02/2007 bearing No. ULC/TA/ATP/WSHS-20/SR-1742 granted exemption u/s. 20 of the ULC Act in respect of portion of the first

Beener  
BIP:11

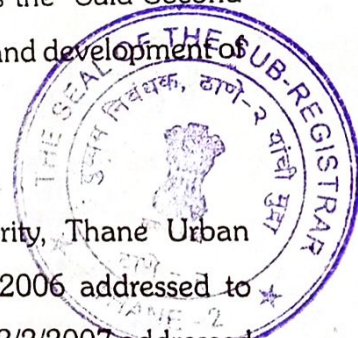


Mr. Vinayak Kaluram Mukadam and one married daughter Prabhavati Waman Bhoir respectively as his only legal heirs and legal representatives who are entitled to inherit his share in the said second property as per the Hindu Law of Succession by which he was governed at time of his death.

5. The said Smt. Pawasibai Kaluram Mukadam expired intestate on 17/08/1998 leaving behind her one son and one married daughter viz. (1) Mr. Vinayak Kaluram Mukadam & (2) Prabhavati Waman Bhoir respectively as her only legal heir and legal representatives who are entitled to inherit her share in the said second property as per the Hindu Law of Succession by which she was governed at time of her death.

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7. The Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane by an Order dated 28/9/2006 addressed to Hendar Krishna Thandre, and by an Order dated 2/2/2007 addressed to Vinayak K. Mukadam, declared portion of the First Property and portion of the Second Property respectively as surplus land. The copy of the said U.L.C. Order dated 28/9/2006 and U.L.C Order dated 2/2/2007 are annexed hereto and marked as **Annexure "1"**.



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श्री विद्यक - २
११/०८/२०१५
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Property and second Property respectively on the terms and conditions therein contained. The copy of the said U.L.C. Order dated 12/01/2007 and 13/02/2007 are annexed hereto and marked as **Annexure "2"**.

9. The Collector has by an Order dated 05/10/2007 bearing No. Mahsul/K-1/T-1/NAP/SR-088/07 and by Order dated 17/01/2008 bearing No. Mahsul/K-1/T-1/NAP/SR-246/07 converted the Second Property and the First Property respectively from agricultural to non agricultural on the terms and conditions therein contained. The said N.A. Permission dated 05/10/2007 and 17/01/2008 are annexed hereto and marked as **Annexure "3"**.

10. By and under an Agreement dated 11/02/2008, registered under No. TNN-2-01334-2008, the Developers herein have acquired the development rights of the said First and Second Property from the said Swastik City at the consideration and on the terms and conditions specifically mentioned in the said Agreement.

11. By Deed of Conveyance dated 1<sup>st</sup> March 2012 made between Mr. Sachin Chandru Mirani partner of M/s. Astvinayak Developers as the Vendors of the One Part and Pranay V. Shah as the purchaser of the Other Part, the Vendors therein granted, conveyed, sold, transferred, assured and assigned agricultural land bearing Old Survey No.80, Hissa No.3 (B) New Survey No.86, Hissa No.3(B) admeasuring 600 sq.mts. situated, lying and being at village Owale, Taluka and District Thane and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the Third Property") to the said Pranay at the consideration and on the terms and conditions therein contained.

12. By Deed of Conveyance dated 3<sup>rd</sup> May 2010 made between Mr. Dhiraj P. Shah as the Vendor of the One Part and Dilip D. Shah, Director of M/s. Damji Shamji Realty Pvt. Ltd. as the purchaser of the Other Part the Vendor therein granted, conveyed, sold, transferred, assured and

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वस्तु नं- 7/2994
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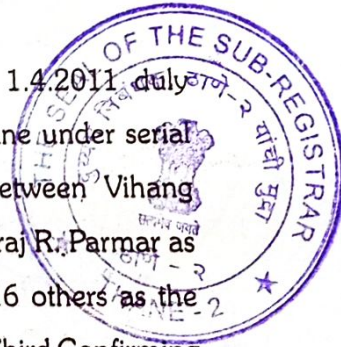


assigned agricultural land bearing Old Survey No.81, New Survey No.87, Hiss No.4(D) admeasuring 2280 sq.mts. situated, lying and being at village Owale, Taluka and District Thane and more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as "the Fourth Property") unto the said M/s. Damji Shamji Realty Pvt. Ltd. at the consideration and on the terms and conditions therein contained.

13. By Development Agreement dated 6th June, 2012 Mr. Pranay V. Shah granted development rights of the said the Third Property to the Developers herein at the consideration and on the terms and conditions therein contained.

14. The Developers will apply for conversion of the Third Property and Fourth Property respectively from agricultural to non-agricultural land.

15. By Deed of Exchange of development rights dated 1.4.2011 duly registered with the Sub Registrar of Assurances at Thane under serial no.TNN5-03194-2011 dated 8.4.2011 and made between Vihang Infrastructure Pvt. Ltd. as Party of the First Part, Mr. Suraj R. Parmar as the First Confirming Party, Mr. Hyder Thandre and 16 others as the Second Confirming Party and M/s. Swastik City as the Third Confirming Party and the Developers herein as the Party of the Second Part, the Party of the First Part with the knowledge and consent of the First and Second Confirming Party assigned, transferred and assured unto the Developers herein development rights of the portion of land bearing s. no. 77/1 admeasuring 529.37 sq.mts. situated, lying and being at village Owale, Taluka and District Thane and more particularly described in the Fifth Schedule hereunder written together with the benefits and advantages in exchange and in consideration of the Developers with the knowledge and consent of the Second and Third Confirming Party assigned, transferred and assured unto Vihang Infrastructure Co. development rights in respect of the portion of the First Property bearing old Survey No. 81/12 and new Survey No. 87/12 admeasuring 758.68 sq. mts. on the terms and conditions therein contained (portion of land



bsl

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दस्तावेज नं. २
दस्तावेज नं. २
२/१३



bearing s. no. 77/1 admeasuring 529.37 sq.mts. is hereinafter referred to as "the Fifth Property").

16. As a matter thereof now remaining area of the First Property is equals 13,671.32 sq. mts or thereabouts.

17. The remaining area of the First Property admeasuring 13,671.32 sq. mts, Second, Third, Fourth and fifth Property are hereinafter collectively referred to as the said Property. Copies of 7/12 extracts of the said properties are annexed hereto and marked as **Annexure "4"**

18. The Ministry of Environment and Forest, Government of India has granted Environment clearance for the said property vide their letter dated 8<sup>th</sup> February, 2011 on the terms and conditions therein contained.

19. The Developers have appointed Archetype Consultants (I) Pvt. Ltd. as Architects for development of the said property. The Developers have also appointed M/s. Engineering Creations Consultancy (I) Pvt. Ltd., as RCC Structural Engineers. The Developers have entered into requisite Agreements with the said Architects and Structural Engineers. The Developer shall avail the services of the said Architects and Structural Engineers or such other qualified Architects and Structural Engineers as the Developer may deem fit till completion of the development of the said property.



*bol*  
Beemer  
BIDIM

20. The Developers therefore through their Architect M/s. Archetype Consultants (I) Pvt. Ltd. based on the environment permissions submitted the layout of the said property to Thane Municipal Corporation on 14-3-2012 and Thane Municipal Corporation has approved the same vide Order No. V.P.No. 2007/22 TMC/TDD/TPS/217 dated 3.12.2012. The copy of the layout plan is annexed hereto and marked as **Annexure "5"**

21. Thus the Developers are developing the said Property in a phased manner and to deal with and dispose of the Flats/Units in the proposed

21	टन-२
दस्ता	११/४०२/२०१५
	१०/१०३२





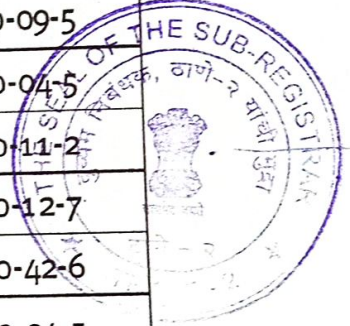


**THE FIRST SCHEDULE OF THE PROPERTY**

**ABOVE REFERRED TO:**

ALL THAT piece or parcel of land situate at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane and according to the revenue records as under :

Sr. No.	Old Survey No./Hissa No.	New Survey No./ Hissa No.	Area H - R
1.	81/1 E	87/1 E	0-08-3
2.	80/1 A+ 2+ 3A	86/1 A+ 2+ 3A	0-39-0
3.	80/3 C	86/3 C	0-12-0
4.	81/4 A	87/4 A	0-09-5
5.	81/4 B	81/4 B	0-04-5
6.	81/1Z	87/1Z	0-11-2
7.	81/2	87/2	0-12-7
	81/1A	87/1A	0-42-6
9.	81/1 D+ 4D	87/1D+ 4D	0-04-5
		<b>TOTAL</b>	<b>1-44-3</b>
Equivalent to <u>14,430</u> sq. mtrs. Approx.			

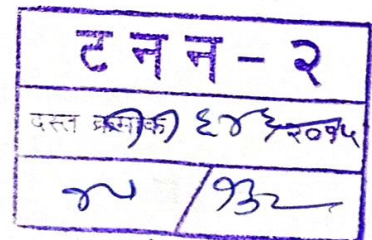


*Sal*  
*Beenu*  
*Bipin*

**THE SECOND SCHEDULE OF THE PROPERTY**

**ABOVEREFERRED TO:**

ALL THAT piece or parcel of land situate at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane and according to the revenue records as under :



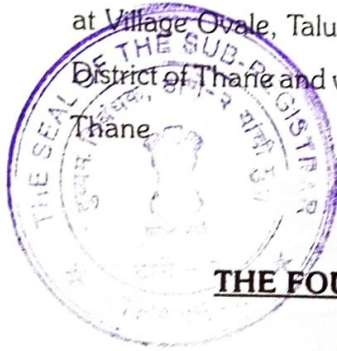


Sr. No.	Old Survey No./Hissa No.	New Survey No./ Hissa No.	Area H - R
1.	81 /1 D	87/1 D	0-10-2
2.	81/1 B	87/1 B	0-23-4
3.	81 /1 C	87/1 C	0-16-3
4.	81/1 F	87/1 F	0-08-1
5.	81/3	87/3	0-13-0
6.	81/4C	87/4C	0-04-0
		TOTAL	0-75-0

**Equivalent to 7500 sq. mtrs. Approx.**

**THE THIRD SCHEDULE OF THE PROPERTY**  
**ABOVEREFERRED TO:**

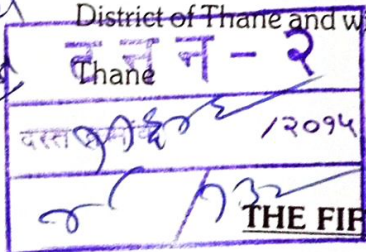
ALL THAT piece or parcel of land bearing Old Survey No. 80 Hissa No. 3(B) New Survey No. 86 Hissa No. 3(B) admeasuring 600 sq. mtrs. situate lying and being at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane



**THE FOURTH SCHEDULE OF THE PROPERTY**  
**ABOVEREFERRED TO:**

ALL THAT piece or parcel of land bearing Old Survey No. 81 and New Survey No. 87 Hissa No. 4D admeasuring about 2280 sq. mtrs. situate lying and being at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane

*Beemey BIPIN*



**THE FIFTH SCHEDULE OF THE PROPERTY**  
**ABOVEREFERRED TO:**

ALL THAT piece or parcel of portion of land bearing Survey No. 77 Hissa No. 1 admeasuring about 529.37 sq. mtrs. situate lying and being at Village Ovale, Taluka & District Thane, in the Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane



SIGNED SEALED AND DELIVERED  
by the withinnamed 'Developers'  
M/s. DAMJI SHAMJI REALTY PVT. LTD.  
through its Partner/Authorized Person  
in the presence of

- 1) [Signature]
- 2) [Signature]

SIGNED SEALED AND DELIVERED  
by the withinnamed Purchaser/s  
Mr/Mrs/M/s. Beena Bipin Pitroda

- Bipin Laxmidas Pitroda  
in the presence of
- 1) [Signature]
  - 2) [Signature]

**RECEIPT**

RECEIVED of and from the withinnamed  
Purchaser/s, Mr./Mrs./M/s Beena Bipin  
Pitroda, Bipin Laxmidas  
Pitroda

RECEIVED of and from the withinnamed  
Purchaser/s a sum of Rs. 5,00,000/-  
(Rupees Five Lakh Only.)

in cash/cheque no. 310119  
dated 24/08/15 Drawn on Vijaya  
Bank

Bank Thane Branch being  
Amount of earnest money paid on or before  
execution hereof.

Witness:

- (1) [Signature]
- (2) [Signature]



For M/s. DAMJI SHAMJI REALTY  
PVT. LTD.

[Signature]  
Partner/ Authorized Signatory



Beena. B. Pitroda



**टनन-२**  
दस्त ११६०६२०९५  
[Signature]/93

WE SAY RECEIVED

For M/s. DAMJI SHAMJI REALTY  
PVT. LTD.

[Signature]  
Partner/ Authorized Signatory

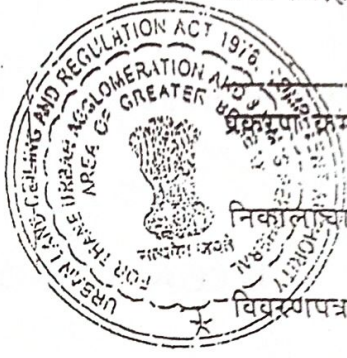
For DAMJI SHAMJI REALTY PVT. LTD.

[Signature]  
DIRECTOR



## Annexure - 1

अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे व बृहन्मुंबई नागरी संकुलना सभोवतालील ८ कि.मि.परिसर ठाणे यांचे न्यायालयात.



प्रकरण/सं. क्रमांक :- मुएलसी/टिप/टे.नं. ७/ओवळा/एसआर-३०९

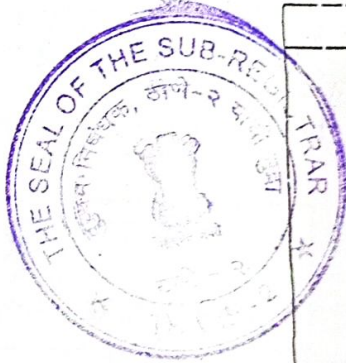
निकालाचा दिनांक :- २८/०९/२००६

विद्यरूपधर धारकाचे नांव व पत्ता :- श्री. हेंदर कृष्णा धंदरे  
रा. ओवळा ता. जि. ठाणे

नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम १९७६ चे कलम ८(१)  
खालील आदेश

ज्याअर्थी श्री. हेंदर कृष्णा धंदरे रा. ओवळा, ता. जि. ठाणे यांनी नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम १९७६ चे कलम ६ (१) खाली दिनांक २०/४/२००६ रोजी नीजे ओवळा व वडवली येथील खालील जमिनीबाबत विद्यरूपधर व कार्यालयात सादर केले आहे.

### जमिनीचे वर्णन



गावाचे नांव	स.नं./हि.नं.	क्षेत्र चौ.नि.
ओवळा	८६/३क	१२००.००
	९२/३	७९०.००
	९३/१६	३००.००
	९३/१३	५००.००
	७७/३२	१५००.००
	७७/४५	२००.००
	७७/२०अ	१४६०.००
	९२/२	८१०.००
	२४/३अ	१२१०.००
	२१/२अ	११००.००
ओवळा	८७/१६ ४६	४५०.००
	८७/१३	८३०.००
	८७/१अ	११२०.००
	८७/१अ	४२६०.००
	८७/२	१२७०.००
	८७/४अ	९५०.००
	८७/४ब	४५०.००

ट न न - २

दस्तावेज क्रमांक ६०४/२०१५

५०/१३३



	८६/४३	२२८०.००
	८६/१४ २ ३अ	३९००.००
वडवली	५२/१	१८५०.००
	१२८/१	४०००.००
	९३/१४	८००.००
	७८/१६	४५३०.००
	एकूण	३५७६०.००



ज्याअर्थी प्रकरणी भोजणी व जाननीसह भूपट्टा नकाशासह अहवाल सादर करणेसाठी सहाय्यक नगररचनाकार यांचेकडे सादरहू अंचिका पाठाविण्यांत आली असता सहा. नगररचनाकार ठाणे यांनी आलीलासताभो भूपट्टा निहाय जाननीपत्रक खालीलप्रमाणे सादर केले आहे.

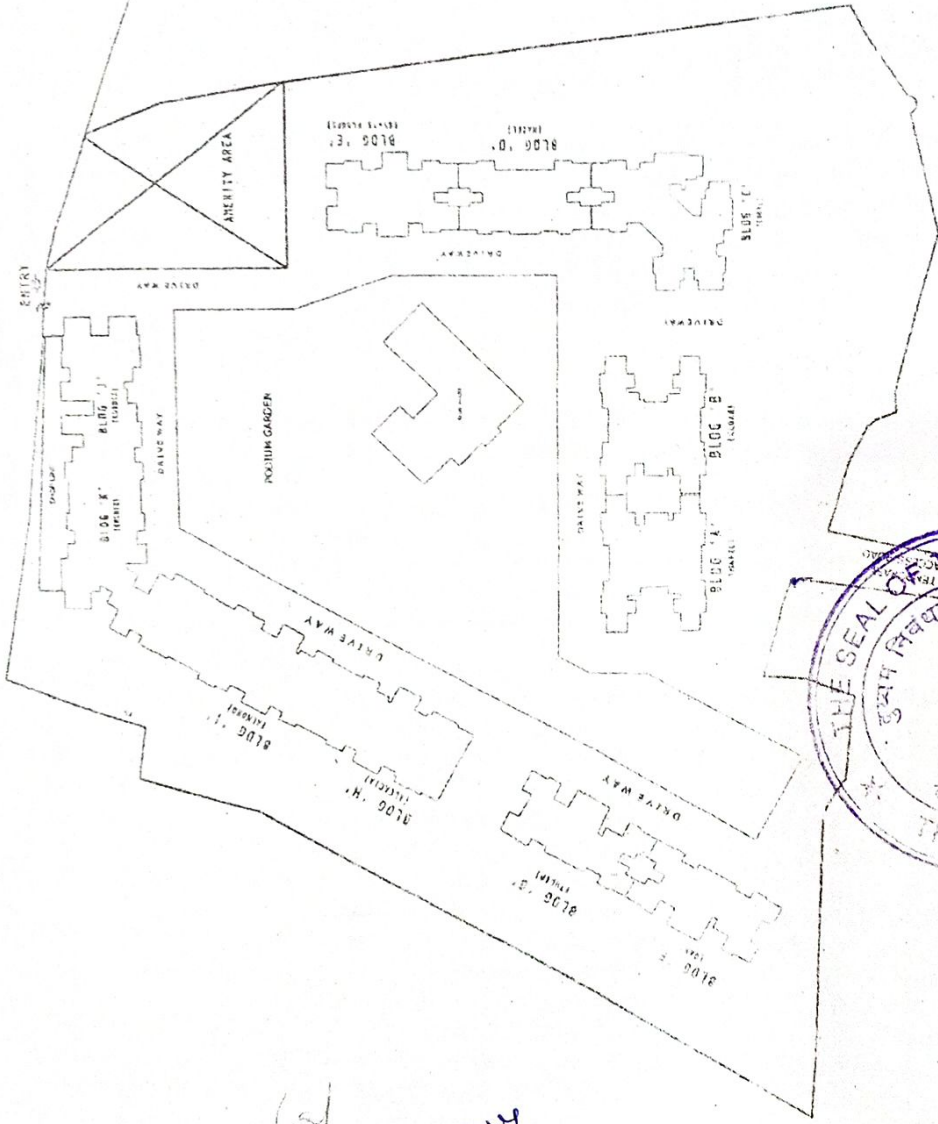
भूपट्टा

गावाचे नांव	स.नं/हि.नं	एकूण क्षेत्र	भूपट्टा	रहि.	रस्ता	रस्ता	बांधकाम		निव्वळ मोकळे क्षेत्र
							योग आरक्षण	अयोग्य आरक्षण	
१	२	३	४	५	६	७	८	९	१०
ओपळा	८६/३६	१२००.००	रही	१२००.००	--	--	--	--	१२००.००
वडवली	९२/३	७९०.००	हरीत	--	७९०.००	--	३९.५५	७५०.५०	७५०.५०
	९२/१६	३००.००	हरीत	--	--	--	१५.००	२८५.००	२८५.००
	९२/१२	५००.००	हरीत	--	--	--	२५.००	४७५.००	४७५.००
	७७/३२	१५००.००	हरीत+ रस्ता	--	९४८.००	५५२.००	४७.५०	१०००.५०	४७.४०
	७७/४५	२००.००	हरीत	--	२००.००	--	१०.००	१९०.००	१०.००
	७७/२०अ	१४६०.००	रही	१४६०.००	--	--	--	--	१४६०.००
	९२/२	८१०.००	हरीत	--	८१०.००	--	४०.५०	७६९.५०	४०.५०
	२४/२अ	१२१०.००	रहीपास	१२१०.००	--	--	--	--	१२१०.००
	२१/२अ	११००.००	रहीपास	११००.००	--	--	--	--	११००.००
ओपळा	७७/१३ ४३	४५०.००	रहीपास	४५०.००	--	--	--	--	४५०.००
	८७/१३	८२०.००	रही रस्तापास	७१८.००	--	--	११२.००	--	८२०.००
	८७/१३अ	११२०.००	रही रस्तापास	१०२४.००	--	--	९६.००	--	११२०.००
	८७/१अ	४२६०.००	रही	४२६०.००	--	--	--	--	४२६०.००
	८७/२	१२७०.००	रही	१२७०.००	--	--	--	--	१२७०.००
	८७/४अ	९५०.००	रही	९५०.००	--	--	--	--	९५०.००
	८७/४ब	४५०.००	रही	४५०.००	--	--	--	--	४५०.००
	८७/४३	२२८०.००	रही	२२८०.००	--	--	--	--	२२८०.००
	८६/१अ २ ३	३९००.००	रही	३९००.००	--	--	--	--	३९००.००
वडवली	५२/१	१८५०.००	रही	१८५०.००	--	--	--	--	१८५०.००
	१२८/१	४०००.००	परिवारिक मॉड	--	--	--	४०००.००	--	४०००.००
	९२/१४	८००.००	हरीत	--	८००.००	--	४०.००	७६०.००	४०.००
	७८/१६	४५३०.००	रही + रस्ता रही	५२८.००	२२८२.००	१७२०.००	११४.१०	२१६७.९०	६४२.१०
		३५७६०.००		२२६५०.००	५८३०.००	२२७२.००	४५३९.५०	६२९८.५०	२७१८९.५०

ट न न - २  
 वस्त क्रमिक ६४ / २०१५  
 ५७ / १३८



40.00 M. W. ROAD



LAYOUT PLAN



*Handwritten signature:*  
 Beenu. B. Pitroda  
 Bipin L. Pitroda

टनन-२	
वस्ता	११६४६ / २०१५
ए	१३





THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

Blg. No. 1, 2, 3, 4 - Site: 1<sup>st</sup> Floor To 15<sup>th</sup> Floors,

Blg. No. 5 & 6 - Ground + 1<sup>st</sup> Floor

Temporary Structure - Ground Floor Only

V.P. NO. 200722 TMC/TDD COU Date: 26/3/09

To: Shri/Smt. Archetype Consultants (I) Pvt. Ltd (Architect)

Shri. Hender K. Chinn Chaudhary

Shri. Vinayak K. Mulendani & Others (Owners)

Damji Shamji Rality Pvt. Ltd. through Director Mr. Pranjay Shinde (POA)

With reference to your application No. 39710 dated 29/12/09 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. As Above in village Chivale Sector No. VI Situated at Road / Street N.S. No. 86/1A, 2+3A, 26/3C, 87/1A, 87/1B, 87/1T, 87/2, 87/1C, 87/1E, 87/1F, 87/4C, 87/4B, 87/1Z, 87/1D, 87/3, 87/4A 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 on 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.

- 5) जोंत्यापूर्वी सोकळ्या जागेचा कर भरणे आवश्यक
- 6) जागवर गोडोती फलक लावून तो अंतिम चापर परवाना मिळेपर्यंत कायम ठेवणे आवश्यक
- 7) जोंत्याचा चापर परवान्यापूर्वी आर.सी.सी. गाचे आय.एस. कोड नुसार स्टिबिलीटी प्रमाणपत्र सादर करणे आवश्यक
- 8) जोंता प्रमाणपत्रापूर्वी भूखंडाचे वलदीपन सी.आय.एल.आर. नुसार कुंपणाभित्त बांधणे आवश्यक
- 9) जोंत्यापूर्वी 3:0:0:0 नी.ओ.पी. रस्त्यावरून 12:0:0 मी. रुंदीचा अंथोस रोड बांधणे आवश्यक
- 10) जोंत्यापूर्वी सुविधा भूखंडाजालीन क्षेत्र जाग्याचे नावे करणे त्याप्रमाणे ठामपत्राचे नावे 0/12 उतारा दाखल करणे आवश्यक



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, 1966.

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_

टनन-२  
 Your faithfully  
 दस्त क्र. ६४६२०१५  
 003/932

Municipal Corporation of the city of, Thane.



Annexure - 8

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

665

सुधारीत PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. १, २, ३, ४- स्टील्ट + १ ते १४ मजले, इमारत क्र. ५- स्टील्ट + ३ + ४ था पार्ट मजला

इमारत क्र. ६ व ७ :- स्टील्ट(पार्ट) + तळ(पार्ट) + दोन मजले

इमारत क्र. ८ व ९ : तळ + एक मजला इमारत क्र. १० :- तात्पुरत्या स्वरूपाचे बांधकाम - तळ मजला

V.P. No. २००७/२२ TMC/TDD ३०८ Date १०/०८/०८

To, Shri / Smt. आर्कीटाईप कन्सलटंट्स (इं) प्रा. लि. (वा. वि.) (Architect)

Shri / Smt. श्री. हेंदर कृष्णा धंदरे, श्री विनायक काळराम मुकादम व इतर (Owner)

दामजी शामजी रिअॅल्टीज प्रा. लि. तर्फे भागिदार श्री. प्रणय शहा (कुलमुखत्यारपत्रधारक)

Sir, \_\_\_\_\_

With reference to your application No. ५७६०२ dated १८/०३/०८ For.

development Permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे in village ओवळे Sector No. VI Ward No.

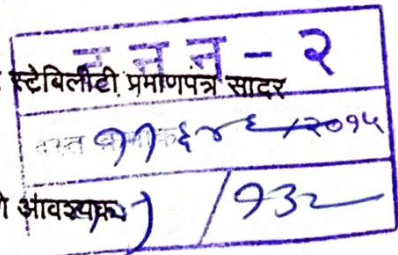
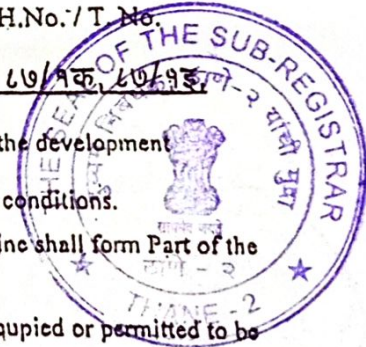
\_\_\_\_\_ situated at Road/ Street ४०.० मी. डी.पी.रस्ता C.T.S. No./H.No./T. No.

न.स.नं.८६/१अ + २ + ३अ, ८६/३क, ८७/१अ, ८७/१ब, ८७/१ह, ८७/२, ८७/१क, ८७/१ड

८७/१फ, ८७/४क, ८७/४ब, ८७/१झ, ८७/१ड + ४ड, ८७/३, ८७/४अ the development

permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences 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) काम सुरु करणेपूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- ६) काम सुरु करणेपूर्वी जागेवर माहिती फलक लावणे व अंतिम वापर परवाना मिळेपर्यंत कायम ठेवणे आवश्यक.
- ७) जोता व वापर परवान्यापूर्वी आर.सी.सी. तज्ञांचे आय.एस. कोड नुसार स्टेबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ८) जोत्यापूर्वी भुखंडाचे हद्दीवर टी.आय.एल.आर. नुसार कुंपणभित्त बांधणे आवश्यक.



(कृ.मा.प.)



कुलमुखत्यार पत्राचे घोषणापत्र

मी श्री/श्रीमती/सौ दिलीप जी पामड या  
द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - २ यांचे कार्यालयात  
३२/१०/११ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
जाणून श्री/श्रीमती/सौ श्री प्रभाकर व इतर यांनी  
दिनांक ६/१२/१२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे  
मी सादर दस्त नोंदणीस सादर केल्या आहे / निष्पादीत करून कबूलीजबाब  
शिल्ल्या आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द  
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
मरण झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र  
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून,  
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे  
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्केस  
मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : ठाणे

दिनांक : २९/११/१५



सही



कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DAMJI SHAMJI REALTY PRIVATE  
LIMITED

08/12/1981

Permanent Account Number

AAACL62381



टनन-२  
दस्त १२/१३  
१२/१३

Bipin P. Pitroda

05102007



दस्त क्रमांक : टनन2/11646/2015

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छाप
1	नाव: बीना बिपीन पित्रोडा पत्ता: 1/403, -, सूर्या एन्क्लेव, तुलसिधाम जवळ, जी बी रोड ठाणे, कः ईटाळसार ंआण्पाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: ATHPP9563H	लिहून घेणार वय :-42 स्वाक्षरी:- Beenu B. Pitroda		
2	नाव: बिपीन लक्ष्मीदास पित्रोडा पत्ता: प्लॉट नं: 1/403, माळा नं: -, इमारतीचे नाव: सूर्या एन्क्लेव, ब्लॉक नं: तुलसिधाम जवळ, रोड नं: जी बी रोड ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: ACYPP6845N	लिहून घेणार वय :-54 स्वाक्षरी:- Bipin L. Pitroda		
3	नाव: मे दामजी शामजी रीअल्टी प्रा ली चे डायरेक्टर वसंतलाल डी शाह यांचे तर्फे कु मु प्रणय शाह तर्फे कु मु दिलीप जी पालकर पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मेघदूत, ब्लॉक नं: वल्लभ बाग लेन, रोड नं: घाटकोपर मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AAACL6238L	लिहून घेणार वय :-40 स्वाक्षरी:- D. K. Patil		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ: 29 / 09 / 2015 12 : 33 : 06 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा छाप
1	नाव:- - नरेंद्र गणात्रा वय:52 पत्ता: जी बी रोड ठाणे पिन कोड: 400607		
2	नाव: शैलेश पित्रोडा - - वय: 46 पत्ता: खारेगाव ठाणे पिन कोड: 400605		

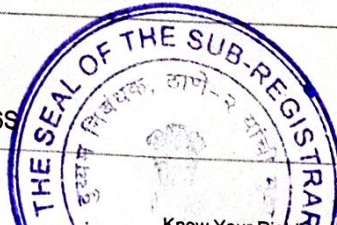
शिकका क्र.4 ची वेळ: 29 / 09 / 2015 12 : 33 : 45 PM

शिकका क्र.5 ची वेळ: 29 / 09 / 2015 12 : 34 : 02 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

## EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003846881201516S	0002366252201516



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

पुस्तक क्रमांक 92  
996000 क्रमांकसह. दुय्यम निबंधक,  
तारीख: 22 माहे: 09प्रमाणित करणेत येते की या दस्त  
एकूण 332 पाने अ

निबंधक ठाणे





29/09/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2  
दस्त क्रमांक : 11646/2015  
नोंदणी :  
Regn:63m

गावाचे नाव : 1) ओवळे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7237500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3478034
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1002, माळा नं: 10 वा, इमारती नाव: सेडार बिल्डिंग,महावीर कल्पवृक्ष कॉम्प्लेक्स, ब्लॉक नं: ओवळे, रोड : ठाणे, इतर माहि क्षेत्र 57.13 चौ मी कार्पेट + 1 पोडीयम पिट पत्राल कार पार्किंग( ( Survey Number : 86/1A+2+3A 86/3C 87/1A 1B 1H 2 86/3B 87/4D व इतर. ; ) इतर दृष्टः
(5) क्षेत्रफळ	1) 57.13 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे दामजी शामजी रीअल्टी प्रा ली चे डायरेक्टर वसंतलाल डी शाह यांचे तर्फे व प्रणय शाह तर्फे कु मु दिलीप जी पालकर वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे मेघदूत, ब्लॉक नं: वल्लभ बाग लेन, रोड नं: घाटकोपर मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400077 पॅन नं:-AAACL6238L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बीना बिपीन पित्रोडा वय:-42; पत्ता:-1/403, -, सूर्या एन्क्लेव, तुलसिधाम ब्रच बी रोड ठाणे, कःईटाळसार ंआणपाडा , MAHARASHTRA, THANE, Non-Govern पिन कोड:-400607 पॅन नं:-ATHPP9563H 2): नाव:-बिपीन लक्ष्मीदास पित्रोडा वय:-54; पत्ता:-प्लॉट नं: 1/403, माळा नं: -, इमारती नाव: सूर्या एन्क्लेव, ब्लॉक नं: तुलसिधाम जवळ, रोड नं: जी वी रोड ठाणे, महाराष्ट्र, ठाणे. कोड:-400607 पॅन नं:-ACYPP6845N
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/09/2015
(10)दस्त नोंदणी केल्याचा दिनांक	29/09/2015
(11)अनुक्रमांक,खंड व पृष्ठ	11646/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	434300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment are annexed to it.

सह दुय्यम निबंधक, ठाणे क्र.2

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Damji Shamji Realty Pvt. Ltd. ...Developers

M/s./Shri/Smt/Ms. Seena Bipin Pitroda, Bipin  
Laxmidas Pitroda

...Purchaser

## Agreement for Sale

of Flat No. 1002 in Building Cedar on 10<sup>th</sup> Floor in

### MAHAVIR KALPAVRUKSHA

Near Parshvanath Engineering College, Near Kasarvadavali Police Station & HyperCity,  
Ghodbunder Road, Ovala Village, Thane (West).



Legal Advisor  
M/s. Purnanand & Co.