

Customer Copy Deposit No:	SI No: <b>0391</b> Date: <b>30/8/08</b>
Pay to / Acc No: 1257200010008	Adv bank A/C Stamp (if)
Type of Document	
Type of Stamp	Special Adhesive
Franking Value	Rs. <b>49900/-</b>
Service Charges	Rs. <b>10/-</b>
Total	Rs. <b>49910/-</b>
Name and address of stamp duty paying party <b>S/O. TOSH. 17. POWD.</b>	
DC No	
Franking Sl. No	
Authorized by	
Please Sign the declaration printed behind	



For IDBI BANK LTD.

*Handwritten signature*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made and entered into and executed at Kharegaon, Taluka & Dist. Thane, on this 31<sup>st</sup> day of AUGUST, 2008 BETWEEN M/S. SHUBHAM CONSTRUCTION COMPANY, through its Partner SHRI. RAVINDRA KASHINATH PATIL, Age : 41 years, having office address at – Patil Niwas, Pakhadi, Kharegaon, Kalwa, Thane, hereinafter called and referred to as “THE BUILDER” (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include, his heirs, executors, administrators, successors, survivors, and last survivor of the firm, assigns) of the

**ONE PART;**

Stamp Duty: 90343 / 2008  
2/3E

SIGNATURE

*Handwritten signatures*

Industrial Development Bank of India Ltd  
Anmol House, Chantoli Road, Andh 602  
Opp. Chantoli Market, Thane-400 602

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173007  
R. 00493001-FBI 367  
AUG 30 2010  
14:13

उपर जिल्हाधिकारी व सहाय्य प्राधिकारी ठाणे नागरी संकुलन ठाणे व वृहन्मुंबई नागरी संकुलना सभासदालील ८ कि मि परिसर ठाणे यांचे न्यायालयाल



पुणे नगरपालिका  
सिंहगलाचे दिनांक

पुणे नगरपालिका/दि.नं. २/खारी/एस आर.६३

२८/११/२००५

सहाय्यक प्राधिकारी यांचे माध्यम व पत्रा

श्री. नाथा सिताराम पाटील  
रा. खारीगांव, ता. जि. ठाणे

नागरी जांभिन (कमाल घाणगा व विनियमन) अधिनियम १९७६ चे कलम ८(४) अर्देश

ज्याअर्थी श्री. नाथा सिताराम पाटील रा. खारीगांव, ता. जि. ठाणे यांनी आपल्या धारण क्षेत्रातील खालील प्रमाणेच्या जमिनीचे नागरी जांभिन कमाल घाणगा कलम ६ (१) अन्वये विवरणपत्र दिनांक १७.६.२००४ रोजी दाखल केले आहे. विवरणपत्राला समुद्र केलेल्या जमिनीचा सर्वांश खालील प्रमाणे आहे.

जमिनीचे वर्णन

गाव	संख्या	स.नं./दि.नं.	क्षेत्र चौ.मि.
खारी	ठाणे	गट नं. ११	१२०.००
		५८	५५९०.००
		६३/२८	२००.००
		एकूण	५९१०.००

२/- ज्याअर्थी सदर प्रकरणी मोजणी व चौकशीसाठी परिरक्षण भूमापक यांचेकडे पाठविण्यात आले होते व तदनंतर प्रकरण सहाय्यक नगर रचनाकार यांचेकडे भूपट्टा दर्शवून छाननीपत्रक तयार करणेसाठी पाठविले होते. त्यानुसार सहाय्यक नगर रचनाकार, ठाणे नागरी संकुलन ठाणे यांनी प्रस्तुत प्रकरणी कार्यालयीन प्रश्नावलीच्या अनुषंगाने मोजणी, चौकशी व छाननी होऊन भूपट्ट्यासह अहवाल दिनांक ५.२.२००५ रोजी प्राप्त झालेला आहे.

त्यांनी सादर केलेला अहवालानुसार जमिनीचे

दर्शविण्यात आला आहे.

ट न न - २  
भूपट्टा पत्राचे प्रमाण  
दरम ५०३५५ / २०१०  
२४ / ३६

छाननीपत्रक

अ. क्र.	गाव	स.नं./दि.नं./गट नं.	एकूण क्षेत्र	भूपट्टा संख्या	बांधकाम घेण्याचे क्षेत्र चौ.मि.	एकूण प्रमाणात	मोठ्या क्षेत्र
१	२				०	८	९
१	खारी	११	१२०.००	११	०	१०९२.००	४४९८.००
		५८	५५९०.००				
		६३/२८	२००.००		५१२.००		३००.००
		एकूण	५९१०.००		५१२.००	१०९२.००	४८९८.००

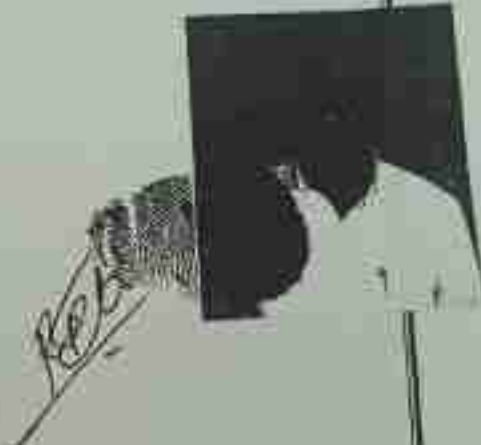


SCHEDULE OF THE PREMISES TO BE PURCHASED  
BY THE PURCHASER/S

ALL THAT Flat No. 701 on the 7<sup>th</sup> Floor, Building  
No. A-2, area admeasuring 735 Sq.Ft. Built-up in the  
building known as "SHUBHAM RESIDENCY" situated on the land  
described in the Schedule written hereinabove.

IN WITNESS WHEREOF the parties hereinabove have signed this  
Agreement on the day and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED )  
by the withinnamed "BUILDER" )  
M/S. SHUBHAM CONSTRUCTION COMPANY )  
through its Partner )  
SHRI. RAVINDRA KASHINATH PATIL )  
in the presence of..... )



1. V. N. Patil
2. Delore

SIGNED, SEALED & DELIVERED )  
by the withinnamed PURCHASER/S )  
MR/MRS. Santosh . R. Powar )  
in the presence of..... )



1. V. N. Patil
2. Delore



टनन - २  
वस्तु क्रमांक १०३५९ / ११-१०  
१५ / ३६

SIGNATURE

the said building shall be admitted to the said organisation.

31. This Agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) the Rules made thereunder.



**SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE OR PARCEL OF LAND bearing Gut No.58, admeasuring area 30 Gunthe out of 56 Gunthe and 6R lying, being and situate at Village Kharegaon, Kalwa, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation, Registration and Sub-Registration District of Thane and bounded as follows :-

- On or towards East : Mumbai Nasik Highway
- On or towards West : Gut No.59
- On or towards South : Arnit Garden Bar & Restaurant / Gopinath Patil
- On or towards North : Gut No.61

SIGNATURE

*[Handwritten signature]*

*[Handwritten signature]*

२५५-२	
एन ५८३५५/२०१०	३६
१६	१५

... owned by Mr. N. P. Bhatia  
... confirms that the above would not be  
... permission from you.

AND

MR. SANTOSH MANOHAR PAWAR, Age 41 years,  
Occupation - \_\_\_\_\_, Presently Residing at MONHOB  
SMRUTI Bld, Power Galli, NEOL HILLS Road  
KHAREGAON ROAD, IRON  
hereinafter called and referred to as "PURCHASER" (which  
expression shall unless it be repugnant to the context or meaning  
thereof shall mean and include his/her/their heirs, executors,  
administrators and assigns) of the **SECOND PART**:

WHEREAS (1) SHRINATHA SITARAM PATIL, (2)  
SMT.VATSALA NATHA PATIL, (3) MR.CHANDRAKANT  
NATHA PATIL, (4) MRS. VANITA MANOHAR PATIL, (5)  
SHRI.SANTOSH NATHA PATIL, (6) MRS.JAYWANTI R.  
PATIL, (7) SHRI.GURUNATH NATHA PATIL AND (8)  
JAYPAL TANDEL who is the legal heir of KUM.DIPTI JAYPAL  
TANDEL and SANKET JAYPAL TANDEL, hereinafter called as  
"ORIGINAL OWNER" was owned absolutely seized and possessed  
of and/or well and sufficiently entitled to the plot of land bearing Gut  
No.58, admeasuring area 56 Gunthe and 6R lying, being and situate  
at Village Kharegaon, Kalwa, Tal. & Dist. Thane, within the limits of  
Thane Municipal Corporation, more particularly described in the  
Schedule "A" written hereunder ;

AND WHEREAS on 02.01.2007 by a Development  
Agreement which is executed and registered before the  
Thane under their Document No.TNN-5-13/2007  
between the original owner and the Builder herein, the original owner  
has agreed to give for development of only 30 Gunthe out of 56  
Gunthe and 6R of the said property to the Builder and the Builder  
herein has agreed to acquire for development the said property for the  
consideration and upon the terms and conditions contained therein;



THANE  
90343  
3 / 36

SIGNATURE

**QUESTION**

1. The following are the components of a business plan:

- Executive Summary
- Business Description
- Market Analysis
- Financial Projections



2. The purpose of a business plan is to:

- Define the business's goals and objectives
- Identify the market and competition
- Outline the financial requirements and projections
- Provide a roadmap for the business's future

3. The following are the benefits of a business plan:



4. The following are the steps to develop a business plan:

- 1. Conduct market research
- 2. Define the business's goals and objectives
- 3. Identify the market and competition
- 4. Outline the financial requirements and projections
- 5. Provide a roadmap for the business's future

*[Handwritten signature]*

CONTENT OF SHEET

PLOT AREA DIAG. & CALC. , R.G. AREA DIAG. & CALC.

STAMP OF APPROVAL OF PLAN.

Plans are approved Subject to conditions  
Prescribed in Permit No. VP... 200V/38  
TMC/TO-D.P./TPS... 383... Dated:- 22/2/07



16/9/07  
Deputy Engineer  
(T.D.)

Executive Engineer  
(T.D.)

Thane Municipal Corporation of  
The City of Thane.

सावधान

सर्वोच्च न्यायालयानुसार बांधकाम न करणे हीच  
दिव्याल निवडणूक नियमावलीनुसार वास्तविकता का  
बांधकामाचा न घेता बांधकाम बांधून घेण्याबाबत  
बांधकाम व बांधकामाच्या अडिनिवडणूके तक्रार  
सुद्धाच कळवण्यात येऊन आहे. त्यासाठी बांधकाम  
करणे न घेणे हीच बांधकामाबाबतची बांधकामाबाबतची

SUB PLOT-A SUB PLOT-B  
(AREA IN SQ. MT.) (AREA IN SQ. MT.) (AREA IN SQ. MT.)

A) AREA STATEMENT

BEARING G. No. 58, AT VILLAGE KHARI, THANE &  
PROPOSED BUILDING ON SUB PLOT " B "

NAME OF POWER OF ATTORNEY HOLDERS

M/s. SHUBHAM CONSTRUCTION COMPANY

SHRI. RAVINDRA KASHINATH PATIL  
SHRI. RASHMI RAVINDRA PATIL

नाम सिताराम पाटील

नाम सिताराम पाटील 33/3E

R.R. Patil  
ट न न - २  
दस्तावेज क्र. 3034/2090  
33/3E

JOB No.

DRAWING No.

SCALE 1:100

DATE 12/02/07

DRAWN BY SANJAY

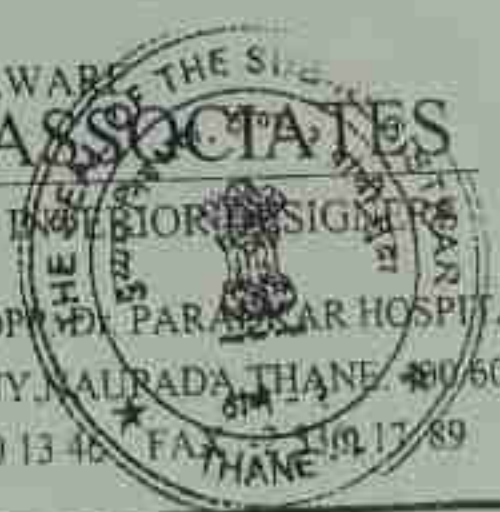
CHECKED BY JOSHI



JOSHI  
JD & ASSOCIATES

ARCHITECT • INTERIOR DESIGNERS

101, SUKHAKARTA, OPP. DR. PARABHAR HOSPITAL,  
BHASKAR COLONY, NAURADA THANE. 400 602  
PHONE :- 2 540 13 46 FAX :- 2 540 13 89  
THANE



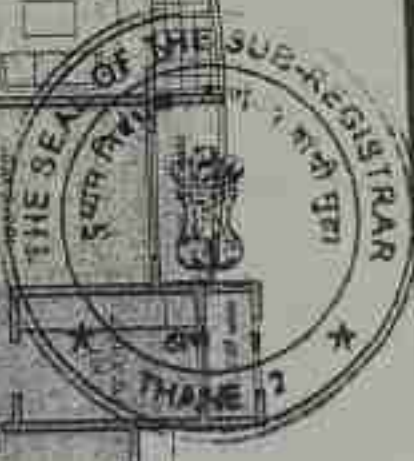
RAVINDRA PATIL



**WING - A1**

**WING - A2**

**SEVENTH FLOOR PLAN**



३  
 ३२/३६  
 १०३५३  
 २०२०

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 Road, Mulun  
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महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२७५७०/सन २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की

शुभम रेझिडेन्सी को-ऑप हौसिंग सोसायटी लि,  
गट नं. ५८, अभित हॉटेलच्या मागे, व्हिलेज खारगेगाव, कळवा  
ठाणे (प) ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९(१) अन्वये नोंदणी  
क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२७५७०/सन २०१५ दि. ६०/०७/२०१५ नोंदवण्यात  
आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१  
मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपावर्गीकरण  
"सहकारी सहभागिदारी गृहनिर्माण संस्था" असे आहे.



*(Signature)*  
(प्रिताप पाटील)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

स्थळ :- ठाणे

दिनांक :- ०६/०७/२०१५