

Monday, March 08, 2004

5:18:03 PM

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Original

नोंदणी 39 म.

Rejn. 39 M

पावती

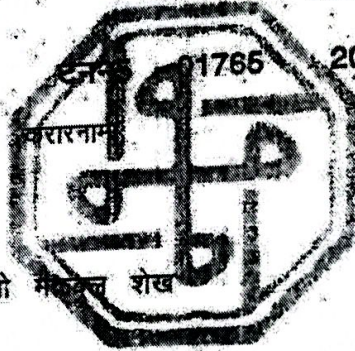
पावती क्र. : 1846

दिनांक 08/03/2004

गावाचे नाव वडवली

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: नूरबानो शेख

नोंदणी फी

8120.00

नक्कल (अ. 11(1)), पुढांकनाची नक्कल (अ. 11(2)),

1120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 19) -> एकत्रित फी (56)

एकूण रु.

9240.00

आपणास हा दस्त अंदाजे 5:29PM ह्या वेळेस मिळेल

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दुय्यम निबंधक हाष्टेकनिबंधक  
ठाणे 5

बाजार मुल्य: 554550 रु.

मोबदला: 811800 रु.

भरलेले मुद्रांक शुल्क: 27500 रु.

N-PAN 4

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 27; रक्कम: 8120 रु.; दिनांक: 08/03/2004

दस्त दिला

(वि. वि. प्रमाणिका-१) (Fin. R. Form No. 1)

46422

ORIGINAL COPY (NON-TRANSFERABLE)

RECEIPT FOR PAYMENT TO GOVERNMENT

स्थान/Place: Thane दिनांक/Date: 6/3/2004

Received from: Noor Bano M.A.

₹/Rs. 27500/- (रुपये) Rupees Twenty Seven Thousand Five Hundred

on account of: One

देखाता या लेखापाल  
Cashier or Accountant



Sub Registrar  
Thane - 2  
9-4E

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, This 06<sup>th</sup> day of March in the year Two Thousand Four

BETWEEN PAN NO AFBPB7764A "M/S. BAJAJ CONSTRUCTIONS" a proprietary concern of SHRI MANISH ASHOK BAJAJ having its office at 101, Shanti Kutir, Shivaji Road, Off. M.G. Road, Kandivali (W), Mumbai-400 067, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof include their heirs and legal representatives, executors, administrators and assigns) of the ONE PART.

AND

SHRISMT/MS NOORBANO MAQBOL SHEIKH PAN NO: AARPS36240 residing / having their office at 001, Rhythm Tower, C Road, Nargan, Boriveli (W), Mumbai - 400 068 hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or the meaning thereof include his/her/their heirs, executors and administrators) of the OTHER PART.



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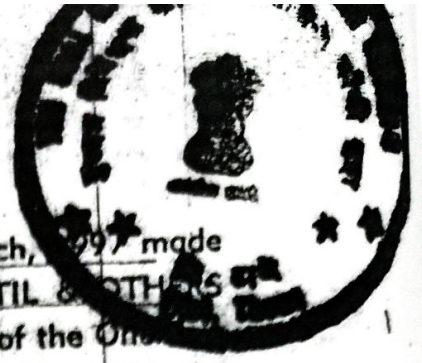
Handwritten signature and text: 27500/- Twenty Seven thousand five hundred only

Proper Officer  
Sub Registrar Thane



Sub-Registrar  
THANE - 2  
R.0027500/21021

45-227500/1



WHEREAS :

a) By an agreement of Sale dated 17th March, 1997 made between SHRI. GANGADHAR ATMARAM PATIL & OTHERS (hereinafter referred to as "The First Owners") of the One Part and PROMOTERS of the Other Part agreed to sell transfer and alienate the piece and parcel of land bearing Survey No. 46, admeasuring 1 Hectare-49, Acre-0), Pratis equivalent to 14,900 Sq. Mtrs. lying being and situated at Village Vadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane and more particularly described as Firstly in First Schedule hereunder written (hereinafter referred to as "The Said Property").

b) By and Agreement for sale dated 15th January, 1995 made between SHRI YESHWANT MORESHWAR MANWACHARYA (hereinafter referred to as "The Second Owner") of the One Part and PROMOTERS of the other part agreed to sell transfer and alienate the piece and parcel of land bearing Survey No.68. Hissa No. 13 part. admeasuring 0 Hectre-34 Are-0 Pratis equivalent to 3.400 Sq. Mtrs., lying being and situated at Village Vadavali. Taluka and district Thane within limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane and more particularly described as Firstly in First Schedule written (hereinafter referred to as "The Said Second Property").

c) By an Agreement for Sale dated 22nd April, 1994 and 30th September, 2000 made between SHRI. SIDDHUMIYA ISMAIL SHAIKH & OTHERS (hereinafter referred to as "The Third Owner") of the One Part and PROMOTERS of the other part agreed to sell transfer and alienate the piece and parcel of land bearing Survey No. 47. Hissa No.3, admeasuring 0 hectre-67 Acre-6 Pratis equivalent to 6760 Sq. Mtrs., lying being and situated at village Vadavali, Taluka and district Thane within limits of Thane Municipal Corporation and within the registration District and Sub-district of Thane and more particularly described as thirdly in the first Schedule hereunder written (hereinafter referred to as "The Said Third Property").

d) By an Agreement for Sale dated 1st November, 1994 made between SMT.RUKIYBAI ABDUL GAFOOR



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(hereinafter referred to as "The Fourth Owner") of the said Part and PROMOTERS of the other part agreed to sell, transfer and alienate the piece and parcel of land bearing Survey No. 57, Hissa No. 4, admeasuring 0 Hectare-22 Acre-5 Guntas equivalent to 2250 Sq.Mtrs., lying being and situated at Vadavali, Taluka and district Thane within limits of Thane Municipal Corporation and within the registration District and Sub-district of Thane and more particularly described as Fourthly in the First Schedule hereunder written (hereinafter referred to as "The Said Fourth Property").

**AND WHEREAS:**

1. By a Power of attorney dated 18-03-1997 executed by the Owners SHRI. GANGADHAR ATMARAM PATIL & OTHERS in favour of SHRI. HARIDAS THAKKAR, said owner have appointed Promoters as their Agent to develop the said land more particularly in the First Schedule written hereunder and to construct thereon building/ buildings in accordance with the said Agreement for sale and the plans approved by Thane Municipal Corporation.

2. By a Power of attorney dated 18-09-2000 executed by the Owner SHRI. YESHWANT MORESHWAR MANAWACHARYA in favour of SHRI. SAMEER HARIDAS THAKKAR, said owner have appointed Promoters as their Agent to develop the said land more particularly in the First Schedule written hereunder and to construct thereon building / buildings in accordance with the said Agreement for sale and the plans approved by Thane Municipal Corporation.

3. By a Power of attorney dated 30-09-2000 executed by the Owner SHRI. SIDDHUMIYAN ISMAIL SHAIKH & OTHERS in favour of SHRI. SAMMER HARIDAS THAKKAR, said owners have appointed Promoters as their Agent to develop the said land more particularly in the First Schedule written hereunder and to construct thereon building/ buildings in accordance with the said Agreement for sale and the plans approved by Thane Municipal Corporation.

4. By a Power of attorney dated 18-12-1995 executed by the Owner SMT. RUKIYABAI ABDUL GAFOOR VAREKAR in favour of SHRI. URMIL LAXMIDAS THAKKAR, said owners have appointed Promoters as their Agent to develop the said land.



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more particularly in the First Schedule written hereunder ends  
to construct thereon building / buildings in accordance with  
the said Agreement for sale and the plans approved by  
Municipal Corporation.



**AND WHEREAS:**

1. By an order dated 2nd February, 1999 (hereinafter referred to the said First Order) U/s.8 (4) of the Urban land (ceiling and Regulation) Act. 1976 the Government has declared the said First land with the ceiling limits and exempted the same from the provision of the Urban Land Ceiling Act. subject to the condition stated in the First order.
2. By an order dated 12th January, 1999 (hereinafter referred to the said Second Order) U/s.8 (4) of the Urban land (ceiling and Regulation) Act. 1976 the Government has declared the said Second land with the ceiling limits and exempted the same from the provision of the Urban Land Ceiling Act. subject to the condition stated in the Second order.
3. By an order dated 9th May, 1999 (hereinafter referred to the said Third Order) U/s.8 (4) of the Urban land (ceiling and Regulation) Act. 1976 the Government has declared the said Third land with the ceiling limits and exempted the same from the provision of the Urban Land Ceiling Act. subject to the condition stated in the Third order.
4. By an order dated 20th October, 2000 (hereinafter referred to the said Fourth Order) U/s.8 (4) of the Urban land (ceiling and Regulation) Act. 1976 the Government has declared the said Fourth land with the ceiling limits and exempted the same from the provision of the Urban Land Ceiling Act. subject to the condition stated in the Fourth order.



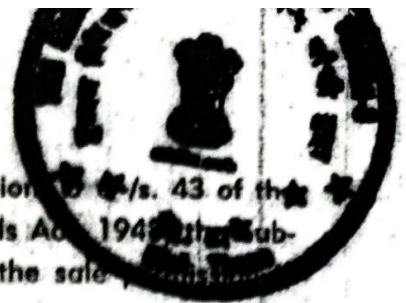
**AND WHEREAS :**

1. By its permission dated 10th April, 2000 (hereinafter referred to as the said First Permission) U & /s. 43 of the Bombay Tenancy and Agricultural Lands Act, 1948, the Sub-Divisional Officer Thane has granted the sale permission in respect of the said First Land.

2. By its permission dated 16th November, 2000 (hereinafter

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referred to as the said Second Permission No. 43 of the Bombay Tenancy and Agricultural Lands Act, 1948. The Sub-Divisional Officer Thane has granted the same in respect of the said Second Land.

**AND WHEREAS :**

1) By and under Development Agreement dated 4th October, 2001 the said M/s. Thakkar Land Development Corporation agreed to grant a development right to the extent of 50,000 sq. ft. FSI (Bldg. No. 13, 14 and 15) from the property which is more particularly described in the First Schedule hereunder written and executed a General Power of Attorney in favour of Manish A. Bajaj, proprietor of M/s. Bajaj Constructions the promoters herein in respect of the said property, hereinafter referred to as the "Said Land".

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2) By virtue of the above mentioned agreement, Power of Attorney and Permissions and NOC's granted by the various authorities the Promoters has submitted the plans for the development of the said land by constructing buildings consisting of Ground and 7 (Seven) upper floors, and Municipal Corporation under its V.P. No. 2000/ 129 Kasarvadavali on has sanctioned building plans in respect of the residential buildings on the said land and has issued to the Promoters an I.O.D. bearing No. CE/ 3015 dated 13/12/2002 in respect of the said building plan sanctioned as above and also issued commencement Certificate bearing No. 813 dated 10/2/03 in respect of the said building.

g) The Promoters have entered into a standard agreement with an Architect registered with the council of Architects and such Agreement is as per the agreement prescribed by the council of Architects, whereas the promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the said building. The Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the said construction work.



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h) Upon application made by the Promoters they have obtained various permissions and NOC's granted by the statutory authorities, the promoters alone have the sole and

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right to sell the Flats/Shops/Garages or any other premises in the said buildings known as "VASTU" to be constructed by the Promoters on the said land and to enter into Agreements with the Flat Purchaser/s of the Flat/Shop/Open Space and the sale price in respect thereof.

i) The Flat Purchaser/s demanded from the Promoters and the Promoters has given inspection to the Flat Purchaser/s of all the documents of title relating to the said land, the plans, designs and specifications prepared by the Promoters Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act. 1963 (hereinafter referred as MOFA) and the Rules made thereunder.

j) A copy of Certificate of Title issued by the Advocate of the Promoters, Copies of Property Card, Plans etc. or any other relevant revenue record showing the nature of the title of the Promoters to the said land on which the said Flat/Shop/Garages are constructed or are to be constructed and a copy of the plan approved by the concerned local Authority. Floor plan of the Flat/Shop agreed to be purchased by the Flat Purchser/s and the list of Amenities to be provided by the Promoters have been annexed hereto and marked as Annexure "A", "B", "C" and "D" respectively.

k) The promoters have obtained all the necessary permissions from the concerned departments for the development of the said property and also got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said building. However, the F.S.I. available for construction is likely to increase and the Promoters intend to use and shall be entitled to use the same as provided hereinafter and for that purpose the promoters shall be entitled to amend the plans from time to time of any building constructed or to be constructed on any part or portion of the said land in its present state or after amalgamation with other properties is the sole discretion of the Promoters.

l) While sanctioning the said plans for the said building the concerned local competent authorities and/or Government have laid down certain terms, conditions, stipulation and restrictions



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which are to be observed and performed by the Promoter while developing the said land and the said building, the observance and performance of which only the occupation and the completion certificate in respect of the building shall be granted by the concerned local authority.

m) The Flat Purchaser/s has/have applied to the Promoter for allotment of Flat / Shop / Garage / Open Car Parking Space / Terrace / Covered Car Parking No. 303 on the 3<sup>rd</sup> floor in the said building known as "VASTU" to be constructed on the said land more particularly described in the Schedule hereunder written (hereinafter referred to as "the said flat").

n) The Flat Purchaser/s has / have entered into this agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc. recited and referred above.

o) Under section 4 of the said Act the Promoters are required to execute a written agreement for sale of said Flat/Shop/Garage/Parking space to the Flat Purchaser/s being the fact of these presents and also to register said agreement under the Registration Act.

p) Relying on the said application, declaration and agreement contained in this agreement the promoter agrees to sell to the Flat Purchaser/s the said Flat at the price and on the terms and conditions hereinafter appearing.

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

1. Subject to the terms, conditions and provision contained in the hereinbefore recited Agreements, the Flat purchaser hereby agrees to purchase from the promoters and the Promoters hereby agrees to sell to the Purchaser/s in the said building known as "VASTU" a Flat/Shop/Garage/Open Car Parking/Open Space/Terrace/Covered Car Parking No. 303 on 3<sup>rd</sup> floor admeasuring 728 Sq. ft Built Up (which is inclusive of the area of balconies if any) i.e. 68.59 Sq. Mtrs. as shown in the floor plan thereof hereto annexed and marked Annexure



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" — " with amenities as described in Schedule Annexure

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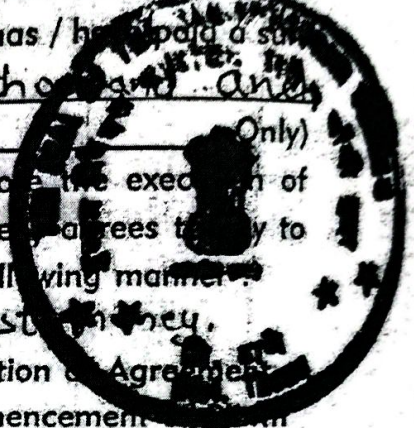
"for the aggregate price of Rs. 8,11,800/-  
(Rupees Eight lakhs eleven thousand eight hundred  
only)

including the proportionate price of the "common areas and facilities" appurtenant to the premises, the nature extent and description of the common/limited common area and facilities which are more particularly described in the Second Schedule hereunder written. The Flat Purchaser/s has / have paid a sum of Rs. 500/- (Rupees Five hundred Only) as earnest or deposit money on or before the execution of these present. The Flat Purchaser/s hereby agrees to pay to the promoters balance amount in the following manner:

- Rs. 81,180/- as earnest money.
- i) Rs. 81,180/- on execution of Agreement
- ii) Rs. 81,180/- on Commencement of Work
- iii) Rs. 40,590/- on completion of 1st Slab.
- iv) Rs. 40,590/- on completion of 2nd Slab.
- v) Rs. 40,590/- on completion of 3rd Slab.
- vi) Rs. 40,590/- on completion of 4th Slab.
- vii) Rs. 40,590/- on completion of 5th Slab.
- viii) Rs. 40,590/- on completion of 6th Slab.
- ix) Rs. 40,590/- on completion of 7th Slab.
- x) Rs. 40,590/- on completion of 8th Slab.
- xi) Rs. 40,590/- on completion of Brick Work.
- xii) Rs. 40,590/- on completion of Plaster Work.
- xiii) Rs. 40,590/- on completion of Flooring Work.
- xiv) Rs. 40,590/- on completion of Plumbing Work.
- xv) Rs. 40,590/- on completion of Doors & Windows.
- xvi) Rs. 40,590/- on Offering Possession.



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PROVIDED FURTHER that the Flat Purchaser/s shall pay the last installment of the purchase price within seven days from the receipt of the intimation from the Promoters that the unit agreed to be purchased by him/her/them is ready for occupation and Flat Purchaser/s Failing to make payment, the promoters shall be at liberty to exercise their other rights as set out in this Agreement including a right to terminate these and sell the said unit to any other person.

PROVIDED FURTHER that the Flat Purchaser/s

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Agreement shall pay the deposits in respect of the Electricity & Water meter, maintenance, etc. as provided along with the payment of the last installment.

2. The percentage of the undivided interest of the Flat Purchaser/s in the common areas and facilities limited or otherwise pertaining to the Flat / Shop shall be in proportion of the area of the said Flat/Shop to the entire area of all the Flat/Shop in the said Building known as "VASTU".

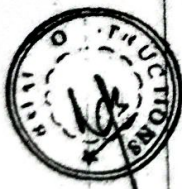
3. The Promoters hereby agree to observe, perform and comply with or caused to be observed, performed and complied with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said Plans or hereafter and shall, before handing over possession of the Flat/Shop to the Flat Purchaser/s, obtain from the concerned local authority occupation and / or completion certificates in respect of the said building.

4. The Flat Purchaser/s agrees to comply with all the terms and conditions of any order scheme, permission, objection etc., that may have been granted or sanctioned to and/or which may hereafter be granted or sanctioned or imposed by any authority statutory or otherwise including paying any charges, being expenses, making deposits, whether refundable or not.

5. The Flat Purchaser/s hereby grants his/her/their irrevocable power and consent to the Promoters and agrees.

(a) That until the conveyance or any other document vesting the title of the property in favour of co-operative society of the said building known as "VASTU" as may be permissible under law is executed the Promoters alone shall be entitled to all FSI whether available at present or in future including the balance FSI, the additional FSI available under D.C. Rules from time to time and/or by special concession, modification of present Rules and Regulations granting FSI, FSI available in lieu of the road widening, set back, reservation by way of Transfer of Development Right (TDR) or otherwise howsoever.

(b) That under no circumstances the Flat Purchaser/s and / or society or other common organisation will be entitled to any FSI or shall have any right to consume the same in any manner whatsoever.



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c) That the Promoter shall be entitled to develop the portion fully by constructing and/or making additions in respect of the said building and/or by constructing additional buildings / floors / structures so as to avail of the full FSI permissible at present or in future for the said portion including for staircase, lift, passage, by way of purchase of floating FSI, TDR., free FSI which may be available on the said land or acquired otherwise however and including putting up of any additional construction as mentioned above and Promoters selling the same and appropriating to themselves the entire sale proceeds thereof without the Flat Purchaser/s or other acquires of the Flat/Shop in such building or buildings and/or their common organisation having any claim thereto or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the promoters who shall be at liberty to use, deal with, dispose of, sell, transfer etc., the same in manner the promoters chooses. The Flat Purchaser/s agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above. The Promoters shall be entitled to consume such FSI by raising floor or floors on any structures including the said building known as "VASTU" and/or putting additional structures and/or by way of extension of any structure. The document vesting the title of the said portion/ land, building etc., and transfer of rights and benefits of the promoters as hereinafter mentioned shall be subject inter alia to the aforesaid reservation.

d) That the Promoters alone shall be entitled to sell any part or portion of the said building including the open terrace/s, walls or part of the said portion, basement, lift, parking space, covered or otherwise, the open space including for use as a bank, office, shops, nursing home, restaurant, hotel, garden, display of advertisements, hoardings, well water, etc. as the same may be permissible or ultimately may be permitted by the authorities concerned.



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- e) To admit without any objection those persons who are allotted flat/shop by the promoters as members of the proposed society and/or as members of the society in the proposed society and before all flat/shop including shop or extended annexed building are sold by the promoters.
- f) To execute, if any further or other writing, documents, consents etc., as required by the Promoters for carrying out the terms hereof and intentions of the parties hereto.
- g) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings forms, applications etc., at the costs and expenses of the Flat Purchaser/s which the promoters in his absolute discretion deem fit for putting into complete effect the provisions of this Agreement.
- h) The aforesaid consent and agreement shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said Flat/Shop is handed over to the Flat Purchaser/s and/or possession of the said building is handed over to the society of the Flat Purchaser/s of flat.

6. Without prejudice to the other rights and contentions of the promoters and without waiver of any of the rights and contentions of the promoters, the Flat Purchaser/s agrees to pay to the Promoters, interest at 24% per annum on all the amounts which become due and payable by the Flat Purchaser/s to the Promoters under the terms of this agreement from the date of the said amount is payable by the Flat Purchaser/s to the promoters.

7. On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser/s to the Promoters under this agreement including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings and/or on the Flat Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at his own option to terminate this agreement by giving 15 days notice PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Flat Purchaser/s installments of sale price of the Flat which may till then have been paid by the flat Purchaser/s to the Promoters but the Promoters shall not



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IN WITNESS WHEREOF the parties hereto have set their hands and seal to this writing the day and the year herein before written.



**THE SCHEDULE OF THE PROPERTY REFERRED**

**FIRSTLY :**

ALL THAT pieces or parcels of land or around lying being and situate at village Vadavali Taluka and District Thane bearing S. No. 46, H. No. Nil, admeasuring 14,900 sq. mtrs. or thereabout.

**SECONDLY :**

ALL THAT piece or parcels of land or ground lying being and situate at Village Vadavali Taluka and District Thane bearing S. No. 68 H. No. 13 (Part) admeasuring 3,400 sq. mtrs. or thereabout.

**THIRDLY :**

ALL THAT pieces or parcels of land or ground lying being and situate at Village Vadavali Taluka and District Thane bearing S. No. 47, H. No. 3 admeasuring 14,900 Sq. mtrs. or thereabout.

**Fourthly :**

ALL THAT pieces or parcels of land or ground lying being and situate at Village Vadavali Taluka and District Thane bearing S. No. 57, H. No. 4 admeasuring 2,680 Sq. mtrs. or thereabout.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

ALL THAT 50,000 ft. FSI including balcony area and staircase which is arising from the property described in the First Schedule hereinabove for Bldg. No. 13, 14 and 15 to be constructed on the said property.

**COMMON AREA AND FACILITIES**

Proportionate equal right to the immediate area abutting the main entrance door after the landing on the said floor of the said premises. With prorata right along with all purchaser/s of the said units in the building in which the said premises is situated (Applicable in case of flats only) on the said floor.



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SIGNED SEALED AND DELIVERED  
by the withinnamed "PROMOTERS"  
M/S. BAJAJ CONSTRUCTIONS  
Through it Proprietor Shri Manish Ashok Bojaj  
in the presence of \_\_\_\_\_

FOR M/S. BAJAJ CONSTRUCTIONS

*Manish Ashok Bojaj*  
PROPRIETOR / PROMOTERS

1) *[Signature]*

2) *[Signature]*

SIGNED SEALED AND DELIVERED by  
the withinnamed "PURCHASER/S"  
SHRI/SMT. M/S. Noorbano m.  
Sheikh

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in the presence of \_\_\_\_\_

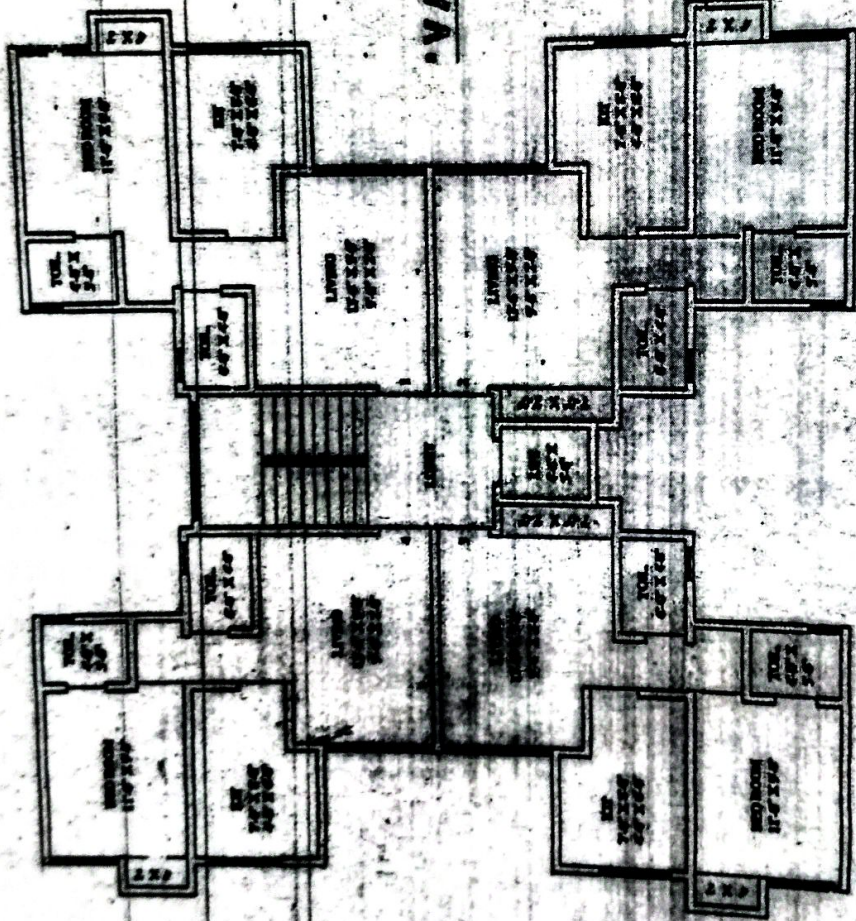
1) *[Signature]*

2) *[Signature]*

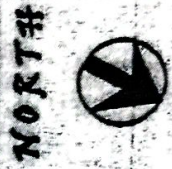
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**'VASTU' WING A**

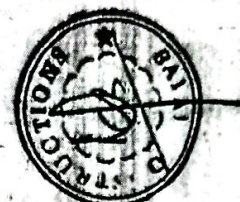


SHRI YADAVKAR & ASSOCIATES  
ARCHITECTS  
MR. DEEPAK SANSTAL  
PROJECT MANAGER  
SERA & ASSOCIATES  
PCC CONSULTANTS



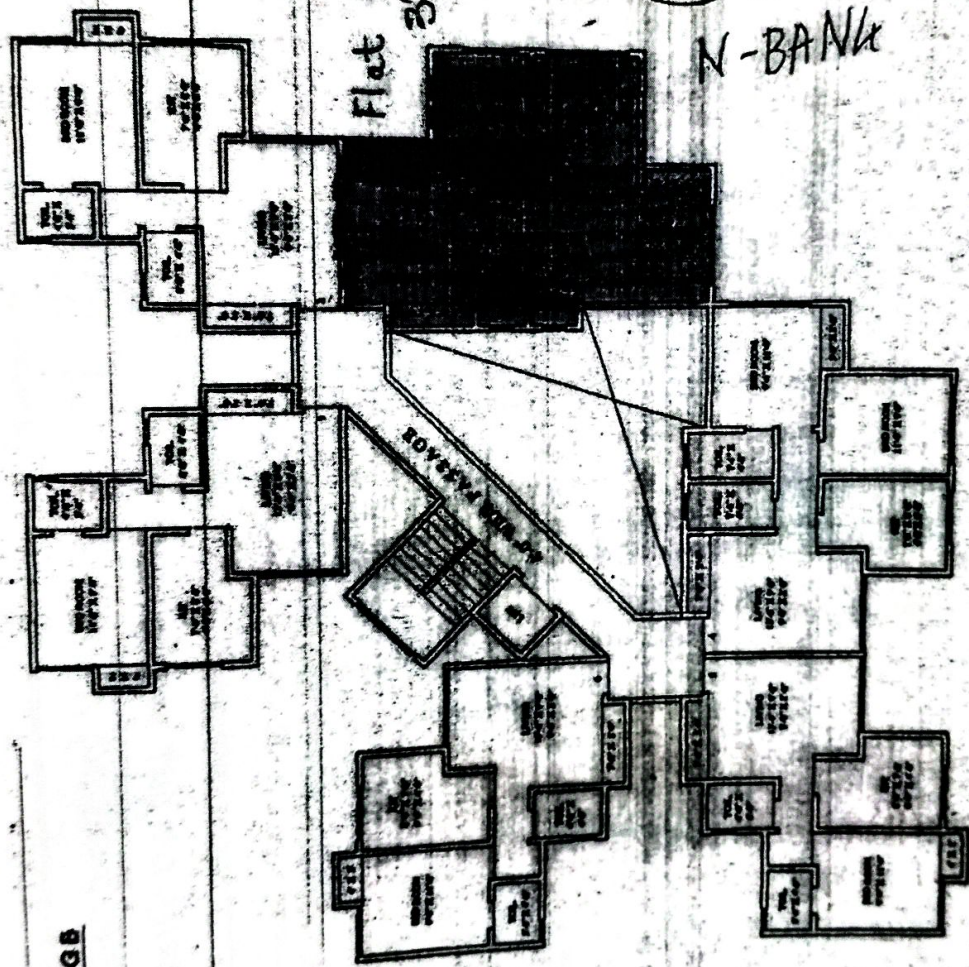
**PROPOSED INTERIOR LAYOUT FOR 'WING A'  
FOR RESIDENTIAL BUILDING AT THANE**

एनन-६  
१९९९/१०-०४  
१०-१२



Flat No. 303 on  
3rd floor

N-BANK



'VASTU' WINGS

PROPOSED TYPICAL FLOOR PLAN FOR 'WING B' FOR RESIDENTIAL BUILDING  
AT THANE

SURVEY OF INDIA  
DIRECTOR GENERAL  
BANGALORE

NORTH

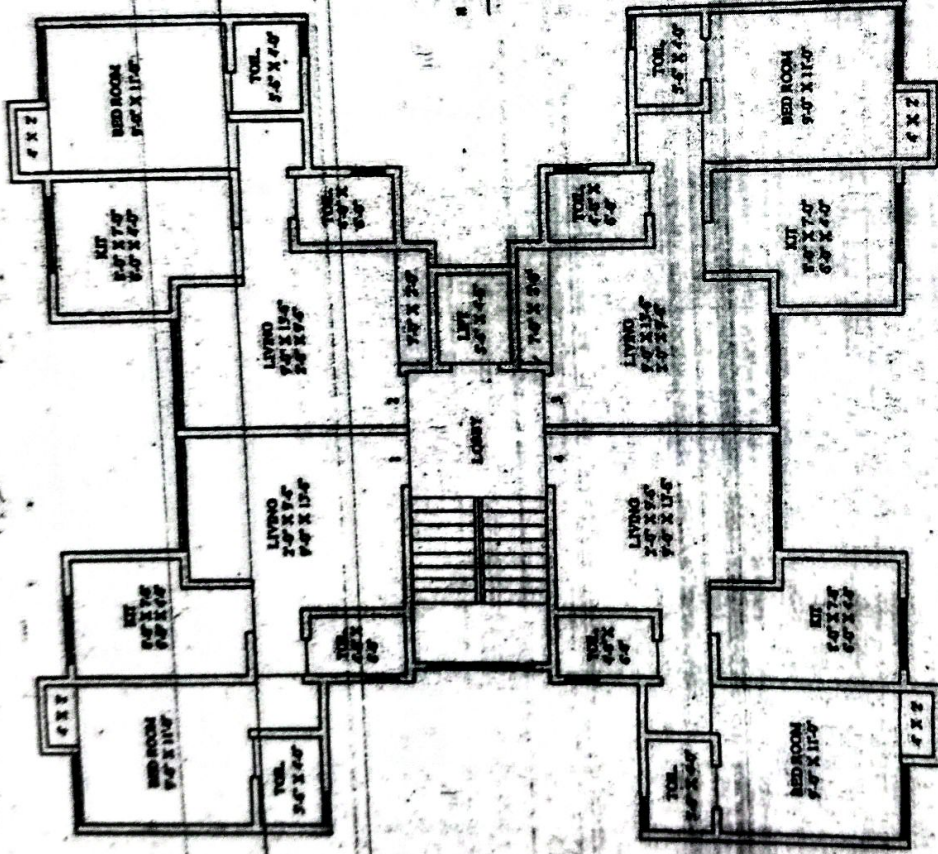


35-52  
8-5-100/100-2  
वसु-9





**'VASTU' WING C**

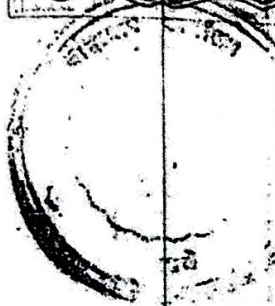


**GUPTA VADA VIKAR & ASSOCIATES**  
ARCHITECTS  
**MS. DHIRUTI SANKRAL**  
CONSULTING ARCHITECT  
**SURA & ASSOCIATES**  
I.C.C. CONSULTANTS



**PROPOSED INTERIOR LAYOUT FOR 'WING C'**  
**FOR RESIDENTIAL BUILDING AT THANE**

34-32  
1002 (13076) 10 1248  
9-122



*Handwritten signature*  
[Illegible text]

विद्यमान स्थान : गिवा गनरक स्ट्रीट  
! भवानी मार्केट, कोर्टनाका, ठाने,  
अनुमति नं. 540/...  
नाव. M/S. BAJAJ CONSTRUCTIONS  
हस्ते...  
दिनांक 01 FEB 2003

*Handwritten mark*

01 FEB 2003  
(दिनांक ठक्कर)  
(सा.नं. २३/२००२)

**GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SHRI. MANISH ASHOK BAJAJ, An adult, Occupation Business, Proprietor of M/S. BAJAJ CONSTRUCTIONS, having address at Vastu Building, Vadevali, Ghodbunder Road, Thane (West), do hereby SEND GREETINGS.

WHEREAS I am the Proprietor of M/S. BAJAJ CONSTRUCTIONS, and in the course of business are required to execute various documents including Agreement for sale of Flats/Shop/Office and Deed of Confirmation, Cancellation Deed, Rectification Deed and other agreement/s of already executed documents signed by me, individually.

*Handwritten signature*

टनन-९  
...2/-  
बस क्रमांक 9664/2003  
80-4E



AND WHEREAS I am desirous of appoints <sup>SHRI. VINAYAK & MISS. HANSHA V. YOTA</sup> SHRI. VINAYAK & MISS. HANSHA V. YOTA, Both Indian Inhabitants, having address at Shop No. 5, Geeta Xerox Centre, Bhandari Market, Near Collector Office, Court Naka, Thane (West) - 400 601, as my true and lawful attorney for the purpose of registration of such documents.

NOW KNOW I by these presents, that I, SHRI. MANISH ASHOK BAJAJ Proprietor of M/S. BAJAJ CONSTRUCTIONS, do hereby appoints, nominates, and constitutes the to <sup>SHRI. VINAYAK & MISS. HANSHA V. YOTA</sup> SHRI. VINAYAK & SHRI. NIKHIL S. THAKKAR as my true and lawful attorneys to do the following acts, deeds and things.

1. To appear before the Sub-Registrar of Assurances, Thane concerned in respect of any documents, here to before executed by me or to be executed by me, and for me and on my behalf of me to admit execution of such documents executed by me.
2. For me and on my behalf to present for registration of any documents here to before execute by me or to be executed by me as Proprietor of M/S. BAJAJ CONSTRUCTIONS.
3. To do all acts, deeds and things for me and on my behalf to cause to attendance of my executing parties to any documents before the Sub-Registrar of Assurances, Thane, to make any application or submissions in writing for the purpose of effectively registering any documents as my said attorneys may deem fit and proper.

AND I myself agree to ratify and confirm all and whatsoever my said Attorneys shall purpose to do or cause to be done by virtue of these presents.



Handwritten signature or initials in the bottom left corner.

टनन-९  
...3/-

SCHEDULE OF THE PROPERTY



ALL THAT piece and parcel of land bearing Survey No. Nil Hissa No. Nil admeasuring about 14,900 sq. meters, Survey No. 68, Hissa No. 13 Part, admeasuring about 3,400 sq. meters, Survey No. 47, Hissa No. 3, admeasuring about 14,900 sq. meters and Survey No. 57, Hissa No. 4, admeasuring about 2,680 sq. meters situate, lying and being at revenue village of VADAVALI at Ghodbunder Road, Thane (West), Taluka & District Thane within the limits of the Thane Municipal Corporation, Registration Sub-District and District of Thane, and building known as VASTU.



THE SUB-REGISTRAR

SIGNATURES OF ATTORNEY HO

① *[Signature]* ② *[Signature]*

(SHRI. VINAYAK PANCHAL) & (SHRI. NIKHIL S. THAKRAR)

①

② Miss. Harsha V. Vora

SEAL OF THE

③

IN WITNESS WHEREOF I, SHRI. MANISH ASHOK BAJAJ

Proprietor of M/S. BAJAJ CONSTRUCTIONS has put my hands on this

7<sup>th</sup> day of February, 2003 at Thane.

*[Handwritten signature]*

SIGNED, SEALED AND DELIVERED by )  
 The withinnamed -EXECUTANT- )  
 SHRI. MANISH ASHOK BAJAJ Proprietor )  
 of M/S. BAJAJ CONSTRUCTIONS )  
 In the presence of ..... )



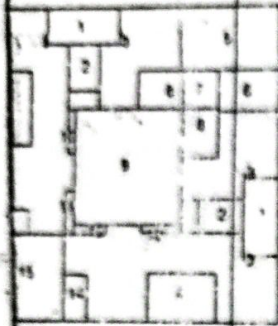
*[Handwritten signature]*

1. *[Signature]*
2. *[Signature]*

दनन-९

बस्त क्रमांक १७६५/००४

४६-५६



AREA DIAGRAM FOR TYPICAL 1ST TO 7TH FLOOR

BUILT UP AREA CALCULATIONS FOR TYPICAL 1ST TO 7TH FLOOR. (IN SQFTS.)

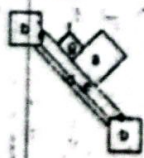
- AREA OF BLOCK 'W'
- 21 X 79.25
- 1695.625 SQFTS
- 18.50 X 26.50 = 0370.50
- 08.50 X 16.50 = 0280.50
- 01.00 X 02.00 = 0012.00
- 12.00 X 16.50 = 0444.00
- 26.75 X 16.50 = 0441.38
- 16.50 X 10.25 = 0169.13
- 06.50 X 09.50 = 0090.25
- 12.25 X 09.50 = 0232.75
- 25.25 X 29.25 = 0738.56
- 11.00 X 02.00 = 0044.00
- 02.50 X 11.25 = 0028.13
- 08.75 X 02.75 = 0021.88
- 09.50 X 02.50 = 0023.75
- 11.50 X 08.25 = 0143.75
- 21.50 X 21.50 = 0462.25
- TOTAL = 3010.83

- BAU AREA
- 056 - 3616.83
- 73 SQFTS
- STAIRCASE
- 73 - 401.75
- 49 SQFTS
- 67 SQFTS

BALCONY AREA STATEMENT.

- BALCONY AREA PERMISSIBLE
- = 10% OF 2840.73
- = 284.07 SQFTS
- BALCONY AREA PROPOSED
- A) 4 X 09.25 X 04.50 = 166.50
- B) 2 X 09.50 X 04.00 = 076.00
- C) 06.50 X 02.50 = 023.75
- TOTAL = 266.25

- EXCESS BALCONY AREA
- = 266.25 - 284.07
- = 0.18 SQFT
- = 0.02 SQMT



AREA DIAGRAM OF STAIRCASE FOR TYPICAL 1ST TO 7TH FLOOR

- STAIRCASE AREA STATEMENT FOR TYPICAL 1ST TO 7TH FLOOR
- a) 11.50 X 09.25 = 106.38
  - b) 2 X 08.50 X 08.50 = 144.50
  - c) 2 X 05.00 X 06.00 = 060.00
  - d) 2 X 02.25 X 02.25 = 023.75
  - e) 2 X 02.25 X 02.25 = 023.75
  - f) 05.00 X 06.00 = 030.00
  - TOTAL = 400.18

BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA	EXCESS BALCONY AREA		
GROUND	123.33			
1 ST FLR.	284.62	0.07		6
2 ND FLR.	284.62	0.02		6
3 RD FLR.	284.62	0.02		6
4 TH FLR.	284.62	0.02		6
5 TH FLR.	284.62	0.02		6
6 TH FLR.	284.62	0.02		6
7 TH FLR.	284.62	0.02		6
TOTAL	2115.57	0.14		44

टनन-९  
 ५९-५६



भारत सरकार, वित्त विभाग, दिल्ली-110001

नमुना नं. को. वि. ६  
[ मूल्य १.१२ लाख ]

प्रधानमंत्री : ००३० मुद्रांक व नोटों की

या प्रिक्वॉकी-कॉन्ट्रोलिंग : अर्थशास्त्राध्यक्ष, भारत सरकार, दिल्ली  
या प्रिक्वॉकी-कॉन्ट्रोलिंग : भारतीय रिजर्व बैंक, दिल्ली

31

A. Shaikh Vastu, Bany Mabool

विवरण: नमूने पर आधारित आती आहे त्या व्यक्तीचे विवरण खालील प्रमाणे

कालावधीचे धारदार

विशेषाधिकार अधिकारिच्या कोणाच्या धारदार

लढ्याने वर्गीकरण

विभाग : नोटों व मुद्रांक विभाग

प्रधानमंत्री : ००३० मुद्रांक व नोटों की

उपप्रधानमंत्री : ०१ नोटों की

नोटोंची किंमत : १०० रुपये किंवा नोटोंचाटो की सर्वसाधारण बसुली

रक्कम नोटों की RS. 8,120

अर्जा केलेली रक्कम रुपये 8,120

(अंदाजी) रुपये Eight thousand

One hundred towards अर्जा करण्याची रक्कम रुपये

दिनांक 6

०	०	३	०	०	१	१	५	२	०	०
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नमूने मिळालेले  
रक्कम (अंदाजी)  
रुपये : 8120  
प्रधानमंत्री (मुद्रांक) आणि उपप्रधानमंत्री (नोटों) यांच्या अंतर्गत अर्जाची रक्कम भरण्यात आली आहे.

अर्जाद्वारे प्राप्त झालेल्या रक्कमची खात्री करून घ्यावी.  
\* अर्जाद्वारे प्राप्त झालेल्या रक्कमची खात्री करून घ्यावी.  
दिनांक: 28

दलन-९  
१०/१२/०९  
११/१३

टनन5

दस्त क्र 1765/2004

७७१५६

## दस्त गोषवारा भाग-1

08/03/2004

दुय्यम निबंधका

5:17:43 pm

ठाणे 5

दस्त क्रमांक : 1765/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा त

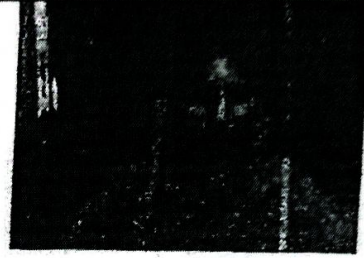
1 नाव: नूरबानो मकबुल शेख  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: रिषम टॉवर  
ईमारत नं: -  
पेठ/वसाहत: बोरीवली  
शहर/गाव: मुंबई  
तालुका: -  
पिन: -

लिहून घेणार

वय 40

सही

N-BAN 4



2 नाव: मे बजाज कन्स्ट्रुचे शीप्रा मनिष अशोक बजाज तर्फे  
ज मु निखिल - ठक्कर  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: कोर्टनाका  
शहर/गाव: ठाणे  
तालुका: -  
पिन: -

लिहून घेणार

वय 22

सही





**BAJAJ**  
**CONSTRUCTIONS**  
*Builders & Developers*

✓ 16

101, Shanti Kutir, Shivaji Road,  
 Off. M. G. Road, Kandivall (W),  
 Mumbai - 400 067.  
 Tel.: 2801 0200 / 2805 0626

Receipt No. 164

Date: 9-03-04

Received with thanks from Mr./Ms. Noorbano magbool Sheikh

the sum of Rupees five thousand and one only

by  Cash /  Cheque /  D.D No. Cash Date 6-03-04  
in agreement

Drawn on \_\_\_\_\_ towards Part / Full / Balance payment of

Flat / Shop No. B-303 in our Project 'VASTU' At Thane

For BAJAJ CONSTRUCTIONS

**Rs. 5001/-**

Subject of realisation of Cheque.



Authorised Proprietor



**BAJAJ**  
**CONSTRUCTIONS**  
*Builders & Developers*

✓ 15

51958

101, Shanti Kutir, Shivaji Road,  
 Off. M. G. Road, Kandivall (W),  
 Mumbai - 400 067.  
 Tel.: 2801 0200 / 2805 0626

Receipt No. 165

Date: 9-03-04

Received with thanks from Mr./Ms. Noorbano magbool Sheikh

the sum of Rupees Eighty six thousand and eight hundred

only by  Cash /  Cheque /  D.D No. 878675 Date 7-03-04

Drawn on Syndicate bank towards Part / Full / Balance payment of

Flat / Shop No. B-303 in our Project 'VASTU' At Thane

For BAJAJ CONSTRUCTIONS

**Rs. 86,800/-**

Subject of realisation of Cheque.



Authorised Proprietor



9244  
जा.क.टिएनए/ (टिएनए)/एचएसजी/(टिसी)/  
१९५५४/सन०८

कार्यालय

उपनिबंधक सहकारी संस्था, ठाणे शहर, ठाणे  
वर्धावत मॅन्शन, २ रा मजला, शिवाजी पथ,  
ठाणे(प.) दिनांक :- १०/०७/२००८.

## ज्ञापन

उपनिबंधक सहकारी संस्था, ठाणे शहर, ठाणे यांनी मंजूर केलेल्या

वास्तु 'बी' को-ऑपरेटिव्ह हौसिंग सोसायटी.लि.,

सर्वे नं. ४६, हिस्सा नं. ४९,  
कासार वडवली, घोडबंदर रोड, ठाणे(प). ता.जि.ठाणे.

या संस्थेच्या मंजूर उपविधीची प्रत नोंदणी प्रमाणपत्र व इतर कागदपत्र संस्थेच्यावतीने संस्थेचे मुख्यप्रवर्तक यांना देण्यात येत आहे. महाराष्ट्र सहकारी संस्थांचा नियम १९६१ चा नियम ५९ नुसार संस्था नोंदणी नंतरची पहिली सभा संस्थेची नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलवावी व सदरहू पहिल्या सर्वसाधारण सभेस या कार्यालयाचे श्री. ए. एच. पाटील, सहकारी अधिकारी (श्रेणी-२) हे उपनिबंधक सहकारी संस्था ठाणे शहर ठाणे यांच्या वतीने हजर राहतील.



(राजेंद्र वी.के.)  
उपनिबंधक

सहकारी संस्था, ठाणे शहर, ठाणे

प्रत सन्नेह रजाना

- १) श्री. एस. पी. अॅथोनी - मुख्यप्रवर्तक,  
वास्तु 'बी' को-ऑपरेटिव्ह हौसिंग सोसायटी.लि., घोडबंदर रोड, कासार वडवली, ठाणे(प). ता.जि.ठाणे.
- २) वेअरमन/व्यवस्थापक, ठाणे जिल्हा सहकारी गृहनिर्माण संस्थांचा संच मर्या. ठाणे
- ३) श्री. ए. एच. पाटील, सहकारी अधिकारी (श्रेणी-२), ठाणे शहर.

२/- त्यांनी सदर संस्थेच्या पहिल्या सर्वसाधारण सभेस हजर राहून अथवा संस्थेकडून सभेचे इतिवृत्त आणून कार्यालयात सदर करण्याची त्यांची जबाबदारी आहे. त्याचप्रमाणे संस्थेची पहिली/सर्वसाधारण सभा नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलवावी जाईल याकडे लक्ष घ्यावे.

४) मा. जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे.

(राजेंद्र वी.के.)

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)

Occupancy Certificate

इमारत क्रं. १, २, ३, ६-जे, १३ व १४

951

V. P. No. २०००/१२९ TMC/TDD ०४ Date ७/१२/०५

To. मे. गुप्ते वटावकर अॅन्ड असेासिस्टन्स(वा.वि),  
पाहला मजला, गिरीनार अपार्टमेंट्स,  
एदलजो रोड, चरई, ठाणे(प)-२,  
कीरिता- श्री. गंगाधर जे. पाटील व इतर(मालक)  
मे. श्री. एस. एच. ठक्कर व यु. एल. ठक्कर (कुलमुख्तयारपत्रधारक)

Sub : इमारत क्रं. १, २, ३, ६-जे, १३ व १४ या इमारतीकीरिता  
वापरपरधानी प्रमाणपत्र देणबाबत  
मौजे-कासारवडवली, ठाणे(सेक्टर क्रं. ६)

Ref. : V. P. No. २०००/१२९.

Your Letter No. २२२१० दि. ९/९/२००५  
२६५२४ दि. १०/१०/२००५

Sir, The part/full development work/attraction /recreation or alteration etc/ of building/ part of buildings  
No. १, २, ३ ६-जे, १३ व १४ situated at कासारवडवली Road/Street घोडबंदर रोड,  
Ward No. -- Sector No. ६ S. No./E. or S. No. /F. or No. ४६, ४७/३,  
५७/४, ६८/१३(पार्ट)  
Village/TPS No. कासारवडवली under the supervision of मे. गुप्ते वटावकर अॅन्ड असेासिस्टन्स  
Surveyor/Engineer/Surveyor/Engineer/Superior/ Architect/Licence No. मो.प्र ८०/५६६५  
may be occupied on the following Conditions.

अटी:- १) ठाणे महानगरपालिकेकडून पकत पिण्याताठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल.

२) वॉटर टारव्हॅलिंग व सौर ऊर्जा बाबत दिलेले अंडरटेकींग आपणांतर बंधनकारक राहिले.

३) पुढील कोणत्याही परवानगी/पुढी पर्यावरण विषयक दायला सादर करणे आवश्यक असेल  
४) पुढील अडे वापर परवान्यापुढी उर्वरित आर.जी. विकतीत करणे आवश्यक असेल

५) पाणी पुरवठा करण विभागाकडील दायल्यातील अटी आपणांतर बंधनकारक राहिले

A set of certified completion plan is returned herewith

O.C. FOR BLDG. NO. 14.

BLDG NO. - 14.

933914  
14



STATEMENT (IN SQUARES)	
BLDG NO. 14	
	TENEMENTS
	3
	6
	6
	6
	6
	6
	6
	44

Occupation is hereby granted  
Subject to Conditions mentioned  
in this Office Letter

No. TMC/TD-DP/TPS/ 04 V.P. No. 2000/129  
Dated 7/12/05

*[Signature]*  
Deputy Engineer  
(T.D.)

*[Signature]*  
Executive Engineer  
(T.D.)

Thane Municipal Corporation  
Thane.

**सावधान**

मजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

**सत्यप्रत**

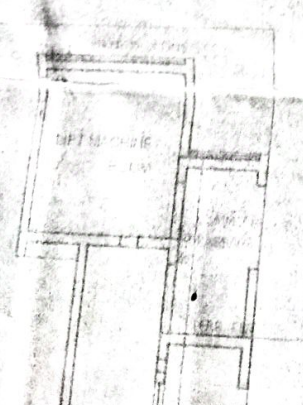
*[Signature]*  
कार्यकारी अभियंता  
शहर विकास विभाग  
थाने महानगरपालिका ठाणे

PROFORMA - II

CONTENT OF SHEET

- FORMS
- FLOOR PLANS
- AREA CALCULATIONS

PLAND / OR DATE OF RECEIPT OF PLANS

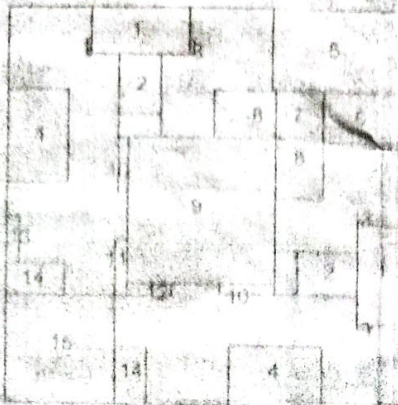




TYPICAL FLOOR PLAN  
BLDG NO. 14



GROUND FLOOR PLAN  
BLDG NO. 14



AREA DIAGRAM FOR TYPICAL 1ST TO 7TH FLOOR

BUILT UP AREA CALCULATIONS FOR TYPICAL 1ST TO 7TH FLOOR (IN SQFTS.)

AREA OF BLOCK A  
 = 79.25' X 78.25'  
 = 6200.56 SQFTS.

LESS

- 1) 2' X 18.50' X 09.50' = 037.050
- 2) 2' X 08.50' X 16.50' = 0280.50
- 3) 4' X 01.00' X 03.00' = 0012.00
- 4) 2' X 12.00' X 18.50' = 0444.00
- 5) 26.75' X 16.50' = 0441.38
- 6) 16.50' X 10.25' = 0168.13
- 7) 09.50' X 09.50' = 0090.25
- 8) 2' X 12.25' X 09.50' = 0232.75
- 9) 19.25' X 26.25' = 0505.56
- 10) 2' X 11.00' X 02.00' = 0044.00
- 11) 02.50' X 11.25' = 0028.13
- 12) 06.75' X 02.75' = 0021.85
- 13) 09.50' X 02.50' = 0023.75
- 14) 2' X 11.50' X 06.25' = 0143.75
- 15) 21.50' X 21.50' = 0462.25

TOTAL = 3419.83

TOTAL BAL AREA  
 = 6260.56 - 3619.83  
 = 2640.73 SQFTS.

ADD (STAIRCASE)  
 = 2640.73 + 401.76  
 = 3042.49 SQFTS.  
 = 0254.62 SQMTS.

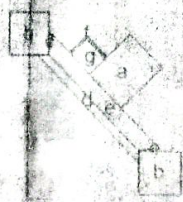
BALCONY AREA STATEMENT  
 BALCONY AREA PERMISSIBLE  
 = 1% OF 2660.73  
 = 26.607 SQFTS.

BALCONY AREA PROPOSED

- A) 2' X 00.95' X 04.50' = 166.50
- B) 2' X 09.50' X 04.00' = 076.00
- C) 09.50' X 02.50' = 023.75

TOTAL = 266.25

EXCESS BALCONY AREA  
 = 266.25 - 266.07  
 = 0.18 SQFT  
 = 0.02 SQMT



AREA DIAGRAM OF STAIRCASE FOR TYPICAL 1ST TO 7TH FLOOR  
 STAIRCASE AREA STATEMENT FOR TYPICAL 1ST TO 7TH FLOOR

- a) 11.50' X 09.25' = 106.38
- b) 2' X 08.50' X 08.50' = 144.50
- c) 2' X 03' X 04.06' X 08.50' = 002.80
- d) (29.82 + 20.52) X 1.66 / 2 = 016.79
- e) (26.52 + 31.16) X 3.33 / 2 = 055.04
- f) 05.00' X 09.00' = 045.00

TOTAL = 426.51

LESS  
 1) 11.50' X 04.50' = 51.75

TOTAL STAIRCASE AREA  
 = 426.51 - 51.75  
 = 374.76 SQFTS.  
 = 037.34 SQMTS.

BUILT UP AREA	
FLOOR	BUILT UP AREA
GROUND	127.75
1 <sup>ST</sup> FLOOR	284.02
2 <sup>ND</sup> FLOOR	284.02
3 <sup>RD</sup> FLOOR	284.02
4 <sup>TH</sup> FLOOR	284.02
5 <sup>TH</sup> FLOOR	284.02
6 <sup>TH</sup> FLOOR	284.02
7 <sup>TH</sup> FLOOR	284.02
TOTAL	2115.57

90770 SQFTS  
= 03734 SQMTRS



AREA DIAGRAM FOR GROUND FLOOR

BUILT UP AREA CALCULATIONS FOR GROUND FLOOR (IN SQFT)

AREA OF BLOCK A  
= 79.25 x 72.25  
= 4280.83 SQFTS

LESS

- 1) 30.50 x 79.25 = 2417.13
- 2) 41.75 x 30.50 = 1273.38
- 3) 2 x 09.50 x 07.50 = 142.50
- 4) 2 x 07.00 x 08.00 = 112.00
- 5) 26.75 x 16.50 = 441.38
- 6) 2 x 16.50 x 10.25 = 676.50
- 7) 2 x 09.50 x 09.50 = 180.25
- 8) 22.75 x 22.75 = 515.56

TOTAL = 3363.56

TOTAL BU AREA  
= 3363.56 SQFTS

AUD. STAIRCASE  
= 850.88 + 475.01  
= 1325.89 SQFTS

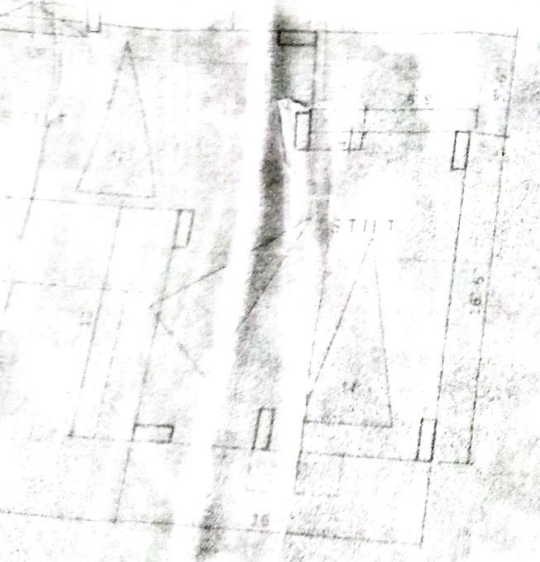
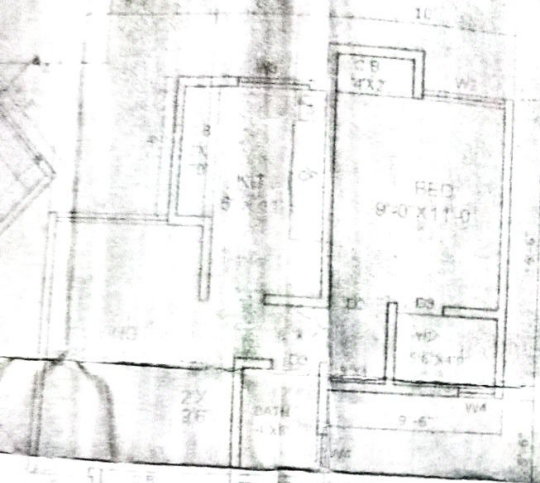
= 4689.45 SQMTRS

AREA DIAGRAM OF STAIRCASE FOR GROUND FLOOR

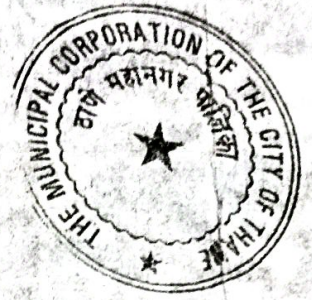
STAIRCASE AREA STATEMENT FOR GROUND FLOOR

- a) 11.50 x 09.25 = 106.38
- b) 2 x 09.00 x 08.50 = 153.00
- c) 2 x 0.50 x 04.05 = 4.05
- d) 29.82 + 24.52 x 1.66/2 = 145.79
- e) 25.52 + 31.16 x 1.31/2 = 106.98
- f) 05.00 x 07.10 = 35.50

TOTAL = 435.70 SQFTS  
= 404.43 SQMTRS



SECTION A-A



# BUILT UP AREA STATEMENT

(IN SQ. FT'S.)

BLDG NO. 14

FLOOR	BLDG NO. 14		
	BUILT UP AREA	EXCESS BAL. AREA	TENEMENTS
GROUND	123.23		2
1 <sup>ST</sup> FLR	284.62	0.02	6
2 <sup>ND</sup> FLR	284.62	0.02	6
3 <sup>RD</sup> FLR	284.62	0.02	6
4 <sup>TH</sup> FLR	284.62	0.02	6
5 <sup>TH</sup> FLR	284.62	0.02	6
6 <sup>TH</sup> FLR	284.62	0.02	6
7 <sup>TH</sup> FLR	284.62	0.02	6
TOTAL	2115.57	0.14	44



PLAN OF STAIRCASE  
10 FLOOR  
AREA STATEMENT  
10 FLOOR  
50' x 09' 25" = 106' 34"  
09' x 08' 50" = 153' 02"  
04' 00"  
52' x 165' / 2 = 443' 75"  
11' x 12' 2" = 138' 24"  
11' x 12' 2" = 138' 24"  
TOTAL AREA = 1943.43 SQ FT  
TOTAL AREA = 1943.43 SQ FT



SECTION A-A

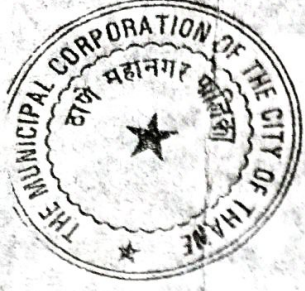
SECTION B-B

O.C. For BLDG. No. 14.

BLDG NO. - 14.

933914

14



Occupation is hereby granted  
Subject to Conditions mentioned  
in this Office Letter

No. TMC/TD-DP/TPS/ 04 V.P No. 2000/129

Dated 7/12/05

Deputy Engineer  
(T.D.D.)

Executive Engineer  
(T.D.D.)

Thane Municipal Corporation  
Thane.

**साधन**

मजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

**सत्यप्रत**

कार्यकारी अधिकारी  
शहर विकास विभाग  
ठाणे महानगरपालिका ठाणे

CEILING  
FLOOR PLANS  
AREA CALCULATIONS

DATE OF RECEIPT OF PLANS


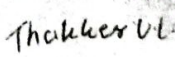
STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

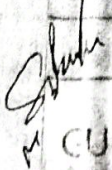
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDINGS ON LAND BEARING  
S. NOS. 46, 47/3, 57/4, 68/13(P);  
VILLAGE VADAVLI,  
TALUKA & DISTRICT - THANE.

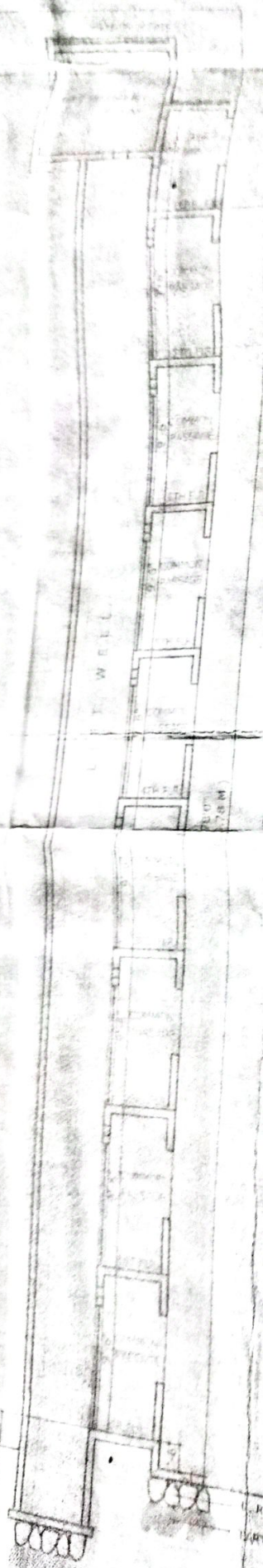
NAME OF THE OWNER

- (1) SHREE. S. H. THAKKER 
- (2) SHREE. U. L. THAKKER 
- (C/A TO  
SHREE G. A. PATIL & OTHERS)

JOB NO.	DWG. NO.	SCALE	DRAWN BY	CHECKED BY
		1/8" = 1'		



CUPTÉ VADHAVKAR & ASSOCIATES  
ARCHITECTS  
CIRINAR APT. 1ST FLR.,  
EDALJI ROAD, CHARAI, THANE (W)-400601.  
TEL. NO. 5345014



SECTION B-B