

दस्ताक्रमांक व वर्ष: 4244/2012

Wednesday, October 17, 2012

2:00:59 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

नोंदणी 63 म.

Regn. 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वडवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप परिमोचनपत्र (रिलीज) व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 1,124,130.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: फ्लॅट नं.302,तिसरा मजला,बी विंग,वास्तु बिल्डींग,जी बी रोड,कासारवडवली,ठाणे.
- (3) क्षेत्रफळ (1)53.53 चौ मी बिल्टअप.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मेहमुद मकबुल शेख - -; घर/फ्लॅट नं: 302, बी विंग,वास्तु बिल्डींग,कासारवडवली,जि.ठाणे गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: -.
(2) विनोद जनार्दन तांबे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भांडुप; तालुका: मुंबई; पिन: -; पॅन नम्बर: -.
(3) अशोक हंसाराम चौधरी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वर्तकनगर; तालुका: ठाणे प; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) मकबुल अहमद शेख - -; घर/फ्लॅट नं: 302, बी विंग,वास्तु बिल्डींग,कासारवडवली,जि.ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 17/10/2012
- (8) नोंदणीचा 17/10/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4244 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 56207.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 11250.00
- (12) शेरा

S -

सह दुय्यम निबंधक वर्ग २ ठाणे क्र ९

क्याल
MANGAL PAPER PRESS LIMITED, KARNAVATI
शेरी किंग बारी की तरफ से छ: होने तक वेब से
शेरी किंग बारी की तरफ से छ: होने तक वेब से
months from the date of issue

VASTU - 302
MAQBOOL A SHAIKH
to OSC



Wednesday, October 17, 2012

2:00:18 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4255

गावाचे नाव वडवली

दिनांक 17/10/2012

दस्तऐवजाचा अनुक्रमांक टनन9 - 04244 - 2012

दस्ता ऐवजाचा प्रकार परिमोचनपत्र (रिलीज)

सादर करणाराचे नाव: मकबूल अहमद शेख - -

नोंदणी फी :-

11250.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

:-

720.00

एकूण रु.

11970.00

आपणास हा दस्त अंदाजे 2:15PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-ठाणे 9

बाजार मुल्य: 1124130 रु. मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 56250 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॉपोरेशन बँक, ठाणे;

डीडी/धनाकर्ष क्रमांक: 344243; रक्कम: 11250 रु.; दिनांक: 10/10/2012

मुठ्ठा दस्तऐवज मिळाल्या

लिपीक, सह दुय्यम निबंधक ठाणे 9 एरोली

RELEASE DEED

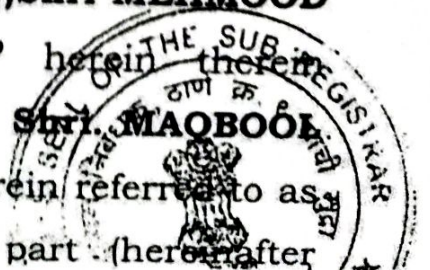
This Release Deed made and entered into at Thane on this 17th day of October in the Christian year Two Thousand Twelve (2012) BETWEEN **Shri. MEHMOOD MAQBOOL SHAIKH** an adult, Indian Inhabitant, residing at 302, Vastu Bldg, Krishna Green Land Park, Opp. Paswanath Engg. College, Kasarvadavali, Ghodbunder Road, Thane (W), 400 607. Hereinafter referred to as the "**RELEASOR**" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include his heir, executor, administrator and assigns) of the **ONE PART**;

AND

SHRI. MAQBOOL A. SHAIKH an adult, Indian Inhabitant, residing at 302, Vastu Bldg, Krishna Green Land Park, Opp. Paswanath Engg. College, Kasarvadavali, Ghodbunder Road, Thane (W), 400 607. Hereinafter referred to as the "**RELEASEE**" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include his heir, executor, administrator and assigns) of the **OTHER PART**;

WHEREAS

- A) By Agreement dt. 15-10-2008 made between **MR. VIRAJ SADANAND NHIVEKAR** therein referred to as the **TRANSFEROR** of the one part and 1) **Shri MEHMOOD MAQBOOL SHAIKH "RELEASOR"** herein referred to as the **TRANSFEREES** 2) **Shri. MAQBOOL A. SHAIKH "RELEASEE"** herein referred to as the **TRANSFEREES** of the other part (hereinafter



D) Being registered member of the said society, the Releasor herein have been jointly using and occupying on ownership basis a Flat bearing no 302 in "B" wing of building known as VASTU B -Wing Co.op. Housing Society Ltd. having area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs. And holding with Releasee jointly Share in the property of the said society (hereinafter referred to as **the Said Flat**) and more particularly described in the Schedule hereunder written.

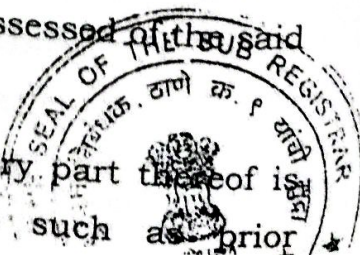
E) The Releasor abovenamed is interested to release all his lawful rights, title and interest in the Said Flat and his shares in the capital assets of the Said Society (hereinafter referred to as the **the Share in Said Flat**) to the Releasee due to love and affection towards father and he express his such desire which Releasee ready to accept. The parties hereto have agreed upon certain terms and conditions and the same reduced into writing in the form of these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PATRIES HERETO AS FOLLOWS

1. The "RELEASOR" do hereby declare, confirm and represent that:

a) He is member of the Said Society inter-alia joint owner and jointly seized and possessed of the said flat with 'RELEASEE'.

b) His Share in Said Flat and every part thereof is free from any encumbrances such as prior

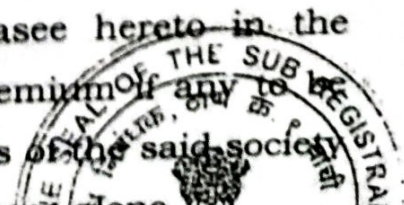
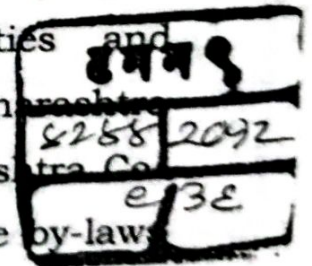


situate at Village Vadavali, Taluka and District Thane and within the limits of the Thane Municipal Corporation and shared shares in the capital assets of the Said Society.

4. The Releasor do hereby agree and undertake to inform the said society about the release of his Share in the Said Flat and further agree and undertake to complete all the legal formalities and procedure as described under the provisions of the Maharashtra Co-operative Societies Act, 1960 and rules made there under and bye-laws of the Said Society so as to have the Said Flat, and his share in the capital assets of the Said Society transferred to the name of Releasee hereto in the records of the Said Society.

5. The Releasor do hereby declare and confirm that upon execution of this agreement he shall hand over all the original copy of title documents viz; Agreement, Shares Certificates to the Releasee.

6. The Releasor and Releasee both do hereby agree to complete all the necessary formalities and procedures under the provisions of the Maharashtra Co-operative societies Act, 1960 and Maharashtra Co-operative societies Rules, 1961 and as per the bye-laws of the said society to get the said Flat and the share of the Releasor in the capital and property of the said society in the name of the Releasee hereto in the records of the said society. The premium or any to be paid for such transfer in the records of the said society shall be borne and paid by the Releasee alone.



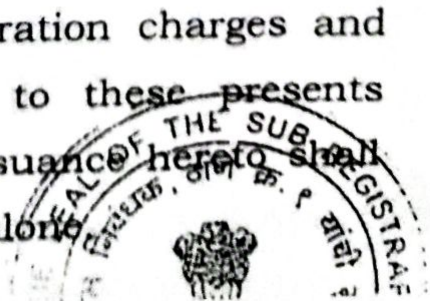
7. The Releasor do hereby agree and undertake to take all the necessary steps and extend his full unrestricted co-operation at all the times hereinafter as and when required for completing formalities and procedure as stated in clause 6 written hereinabove by personally being present wherever so required without any pre-conditions or demand or stipulation.

9. If any claims or demands are made by any person/s in respect of the release share in the said Flat and/or in respect of the share of the releasor in the capital and property of the said society or if there are any requisitions by any person/s in respect of release share in the said Flat or any part of the release The share in said Flat, the Releasor do hereby agree and undertake to satisfy or settle all such claims, demands or requisitions forthwith at his own cost and expenses and the Releasor do hereby further indemnify and keep indemnified harmless and defended the Releasee hereto forever in that behalf.

10. The Releasor does hereby declare and confirm that he has handed over the vacant, physical and peaceful possession of the Said Flat to the Releasee simultaneously with the execution and registration of this Agreement.

11. All the stamp duties, registration charges and incidental expenses with regard to these presents and/or any other presents in pursuance hereof shall be borne and paid by the Releasee alone

८८८८	
८२६६	२०९२
९०/९६	



THE SCHEDULE ABOVE REFERRED TO

A Share in Residential Flat bearing No.302, on Third Floor in the "B" wing of building known as VASTU, admeasuring area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs. Constructed on the piece and parcel of land bearing Survey no.46, 68/13, 47/3, 57/4 lying, being and situate at Village Vadavali, Taluka and District Thane and within the limits of the Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and date hereinabove mentioned.


SIGNED, SEALED & DELIVERED by)

The withinnamed "RELEASOR")

MEHMOOD M. SHAIKH)

In the presence of.....)

1.)

2.  Ashok H. Choudhary)

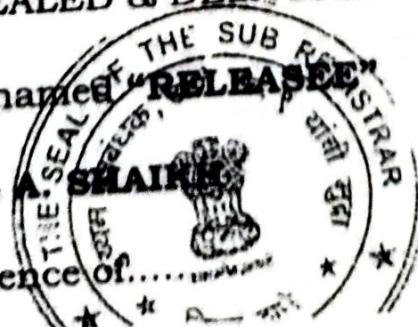


SIGNED, SEALED & DELIVERED by)

The withinnamed "RELEASOR")

MAQBOOL A. SHAIKH)

In the presence of.....)



THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP
Est. 1908

Customer Copy 548749

Branch THANE BRANCH 15/10/08
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	32600
Service Charges	Rs.	10
Total	Rs.	32610

Name & Address of Stamp duty paying party
Maghadu A. Shrivasth
303, vastu, Greenland
Tel. No. / Mobile No.: Park, vadavali
Purpose of Transaction Thane
in cash for Franking Documents
Rs. 32500

(For Bank's Use only)

Tran ID 7458

Franking Sr. No. 132067

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No.
BFN/188/STC/P/11/04

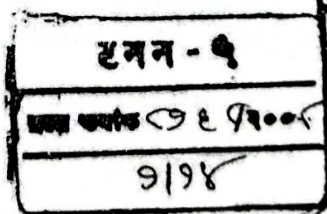
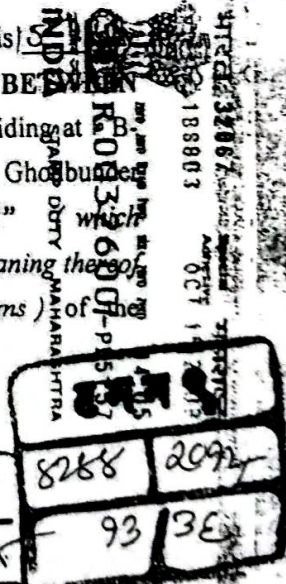
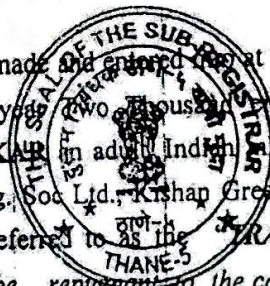
Authorised Signatory

Authorised Signatory

Branch, Thane
D.S/STP/C.R.1004/05/200
4/1765-67

AGREEMENT

THIS AGREEMENT made and entered into at Thane on this 15th of October in the Christian year two thousand eight (2008) BEYWEEN
VIRAJ SADANAND NHIVEKAR an adult Indian inhabitant, residing at B-302, Vastu Wing-B, Co-op. Hsg. Soc. Ltd., Krishap Greenland Park, Ghodbunder road, Thane (W), hereinafter referred to as the "TRANSFEROR" which expression shall unless it be repugnant to the context or meaning thereof to mean and include his heir, executor, administrator and assigns) of the ONE PART;



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32610

order, attachment and /or from any other encumbrances whatsoever;

- c) His title to the Share in Said Flat is absolutely clear and marketable and the same is free from any claims whatsoever from any third parties.
- d) No other person has any right, title, claim or interest whatsoever in respect of his Share in Said Flat or any part thereof.
- e) He has not taken or received any loans or advance from any Banks, Housing Finance Institutions or any other financial institutions against his Share in Said Flat.
- f) His Share in Said Flat is not given as primary, secondary or co-lateral security against any loans or advances.

2. On the basis of the aforesaid declarations, confirmations and representations the Releasee have agreed to accept release of The Share in Said Flat of the Releasor hereto.

3. The Releasor shall Release The Share in Said Flat on love & affection towards his father to the Releasee hereto and the Releasee shall accept Release of the Share in Said Flat on certain abovementioned conditions from the Releasor hereto. The Share in Said flat i.e. Releasor lawful rights, title and interest in the said Flat bearing No.302, on Third Floor in the wing of building known as VASTU admeasuring area



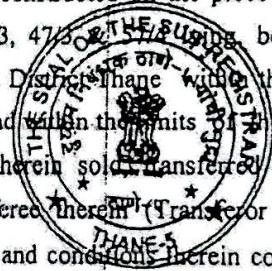
A N D 1) SHRI MAQBOOL A. SHAIKH 2) SHRI MEHMOOD M. SHAIKH both adults, Indian inhabitants, residing at - B-303, Vastu, Green Land Park, Opp. Parshwanath Engg. College, Kasaryadavli, Ghodbunder Road, Thane (West) 400607, hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include their heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS

A) By Agreement dtd. 20-02-2003 made between M/S. BAJAJ CONSTRUCTIONS therein referred to as the PROMOTORS of the One Part and VIRAJ SADANAND NHIVEKAR Transferor herein therein referred to as the TRANSFEREE of the Other Part (hereinafter referred to as the Said Agreement), the PROMOTORS therein sold, transferred, and conveyed the Flat bearing No. 302, on Third Floor in the "B" wing of building known as VASTU, admeasuring area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs. constructed on the piece and parcel of land bearing Survey No.46, 68/13, 47/30, being and situate at Village, Vadavali Taluka and District Thane within the registration Sub-District and District Thane and within the limits of the Thane Municipal Corporation. The Promotor therein sold, transferred and conveyed the abovesaid flat to the Transferee therein (Transferor herein) at or for consideration and upon terms and conditions therein contained. The Said Agreement is duly registered in the office of Sub-Registrar of Assurances, Thane under Sr. No. 1119/2003 on _____.

B) By the virtue of said Agreement the Transferor herein became the absolute owner of Flat bearing No. 302, on Third Floor in the B wing of building known as VASTU, admeasuring area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs.

C) The Purchasers of Flats of building known as VASTU made an application to the Dy. Registrar of Co-operative society, Thane for formation of Co-operative Housing Society. The Dy. Registrar of Co-operative society, Thane grant the application of Flat Purchasers



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S.



Building known as VASTU and issued registration certificate vide no. TNA/(TNA)/HSG/TC/ 19554 dtd. 2008. As per the order of Dy. Registrar of Co-operative Society, Thane, a society under name and style of VASTU B -Wing Co-op. Housing Society Ltd. came to be formed. (hereinafter referred to as the Said Society).

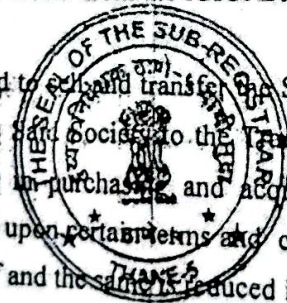
- D) Being registered member of the said society, the Transferor herein have been using and occupying on ownership basis a Flat bearing no 302 in "B" wing of building known as VASTU B -Wing Co-op. Housing Society Ltd. having area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs. and holding Share in the property of the said society (hereinafter referred to as the Said Flat) and more particularly described in the Schedule hereunder written.
- E) The Transferor has represented that till the date of execution of these presents he has not received share certificate from the said society.
- F) The Transferor has availed the housing loan from ICICI Bank Ltd. which he has repaid to the abovesaid bank and obtained NO LIEN CERTIFICATE dtd 04-09-2008 from the ICICI Bank Ltd.
- G) The Transferor is interested to sell and transfer the Said Flat and his shares in the capital assets of the Said Society to the Transferees hereto and the Transferees are interested in purchasing and acquiring the same. The parties hereto have agreed upon certain terms and conditions and the price consideration in that behalf and the same is reduced into writing in the form of these presents.

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

- The Transferor do hereby declare, confirm and represent that :
 - he is member of the Said Society inter-alia absolute owner and fully seized and possessed of the said flat.

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[Handwritten signature]



8288	94/86
8288	
94/86	

8288
94/86



- b) The Said Flat and every part thereof is free from any encumbrances such as prior agreement to sell, mortgage, lease, lien, leave & Licence, charge, gift, possession, trust, court order, attachment lispendence etc. and/or from any other encumbrances whatsoever;
- c) his title to the said Flat and to his shares in the capital and property of the Said Society is absolutely clear and marketable and the same is free from any claims whatsoever from any third parties;
- d) No other person has any right, title, claim or interest whatsoever in respect of the Said Flat or any part thereof and/or his shares in the capital and property of the Said Society.
- e) he has not taken or received any loans or advance from any Banks, Housing Finance Institutions or any other financial institutions against the Said Flat and/or the Said Shares;
- f) The said Flat and/or his shares in the capital and property of the said Flat is not given as primary, secondary or co-lateral security against any loans or advances.
- g) The Transferor has paid all the outgoings in respect of the Said Flat to the Said Society including maintenance charges, water bills, electricity bills, proportionate municipal taxes, municipal cesses till the date of possession of the Said Flat.



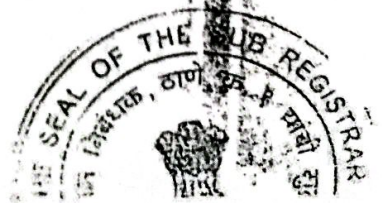
2. The Transferor doth hereby agree and undertake if there are any arrears of taxes, rates, cesses, outgoings, maintenance, water bills and electricity bills etc. in respect of the Said Flat till the date of possession shall be borne and paid by Transferor only.
3. On the basis of the aforesaid declarations, confirmations and representations the Transferees have agreed to purchase the Said Flat and the share in the capital and property of the Said Society of the Transferor hereto.

Handwritten notes in a box: 8198, 9E/3E

Handwritten notes in a box: 8198, 9E/3E

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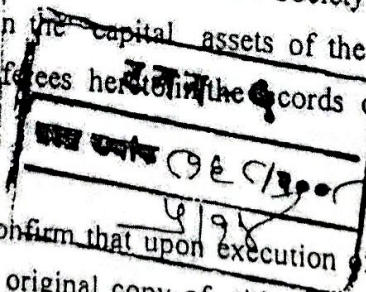
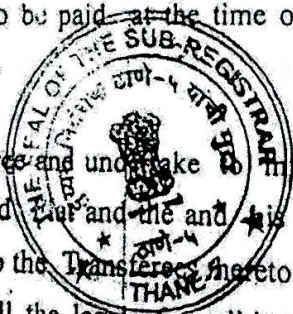
4. The Transferor shall sell, and transfer to the Transferees hereto and the Transferees shall purchase and acquire from the Transferor the Said Flat i.e. Flat bearing No. 302, on Third Floor in the "B" wing of building known as VASTU, admeasuring area 576 sq. ft. built-up, equivalent to 58.53 sq. mtrs. constructed on the piece of land bearing Survey No.46, 68/13, 47/3 & 57/4 lying, being and situate at Village, Vadavali Taluka and District Thane within the registration Sub-District and District Thane and within the limits of the Thane Municipal Corporation, and the shares in the capital and property of the Said society of the Transferor hereto for the price consideration of Rs. 10,00,000/- (Rupees Ten Lacs only) to be paid by the Transferees to the Transferor in the following manner :

a) Rs. 5,00,000/- (Rupees Five Lacs only) being the part payment has already been paid by the Transferees to the Transferor the receipt whereof the Transferor has issued and acknowledged.

b) Rs. 5,00,000/- (Rupees Five Lacs only) being the full and final payment to be paid at the time of registration of this agreement.

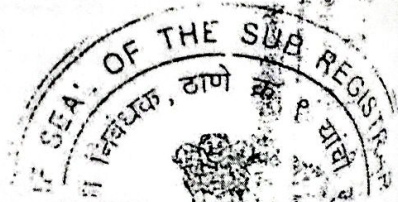
5. The Transferor do hereby agree and undertake to inform the said society about the transfer of the Said Flat and the and his shares in the capital assets of the Said society to the Transferees hereto and he further agree and undertake to complete all the legal formalities and procedure as described under the provisions of the Maharashtra Co-Operative Societies Act, 1960 and rules made thereunder and bye-laws of the Said Society so as to have the Said Flat, and his share in the capital assets of the Said Society transferred to the name of Transferees hereto in the records of the Said Society.

6. The Transferor do hereby declare and confirm that upon execution of this agreement he shall hand over all the original copy of title documents viz; Agreement, Shares Certificate to the Transferees .

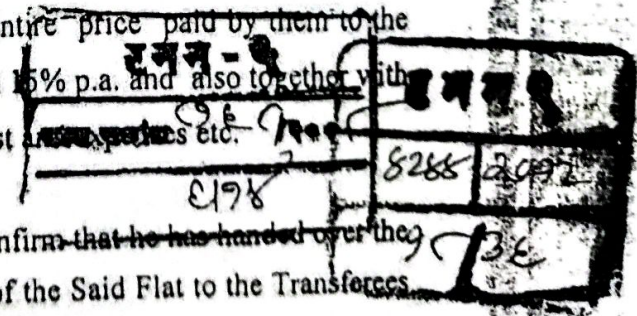
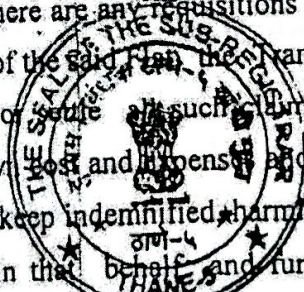


S- *[Signature]*
[Signature]

[Signature]



7. The Transferor and Transferees both do hereby agree to complete all the necessary formalities and procedures under the provisions of the Maharashtra Co-operative societies Act, 1960 and Maharashtra Co-operative societies Rules, 1961 and as per the by-laws of the said society to get the said Flat and the share of the Transferor in the capital and property of the said society in the name of the Transferees hereto in the records of the said society. The premium if any to be paid for such transfer in the records of the said society shall be borne and paid by the Transferee alone.
8. The Transferor do hereby agree and undertake to take all the necessary steps and extend his full unrestricted co-operation at all the times hereinafter as and when required for completing formalities and procedure as stated in clause 7 written hereinabove by personally being present wherever so required without any pre-conditions or demand or stipulation.
9. If any claims or demands are made by any person/s in respect of the said Flat and/or in respect of the share of the Transferor in the capital and property of the said society or if there are any requisitions by any person/s in respect of said Flat or any part of the said Flat, the Transferor do hereby agree and undertake to satisfy or settle all such claims, demands or requisitions forthwith at his own cost and expenses and the Transferor do hereby further indemnify and keep indemnified, harmless and defended the Transferees hereto forever in that behalf and further agree and undertake to make good any loss if caused to the Transferees hereto on account thereof and upon failure on the part of the Transferor hereto in this behalf in any manner whatsoever, the Transferees shall be entitled to recover from the Transferor hereto the entire price paid by them to the Transferor hereto together with interest @ 15% p.a. and also together with exemplary damages/ compensation and cost and expenses etc.
10. The Transferor does hereby declare and confirm that he has handed over the vacant, physical and peaceful possession of the Said Flat to the Transferees simultaneously with the execution and registration of this Agreement.



S-



11. All the stamp duties, registration charges and incidental expenses with regard to these presents and/or any other presents in pursuance hereto shall be borne and paid by the Transferees alone.

THE SCHEDULE ABOVE REFERRED TO

A Residential Flat bearing No. 302, on Third Floor in the "B" wing of building known as VASTU, admeasuring area 576 sq. ft. built-up, equivalent to 53.53 sq. mtrs. constructed on the piece of land bearing Survey No.46, 68/13, 47/3 & 57/4 lying, being and situate at Village, Vadavali Taluka and District Thane within the registration Sub-District and District Thane and within the limits of the Thane Municipal Corporation

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and date hereinabove mentioned.



SIGNED, SEALED & DELIVERED by
The withinnamed "TRANSFEROR"
VIRAJ SADANAND NHIVEKAR

in the presence of

1. 

2. 


SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEREES "

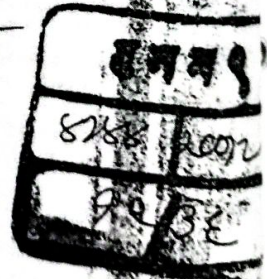
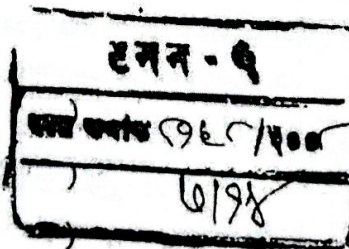
- 1) SHRI MAQBOOL A. SHAIKH
- 2) SHRI MEHMOOD M. SHAIKH


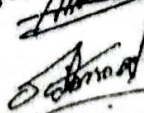
in the presence of

1. 

2. 

)
)
) 
)



)
) 
) 



THANE MUNICIPAL CORPORATION, THANE. 1185

(Regulation No. 3 B/24)

SANCTION OF DEVELOPMENT - PERMISSION/COMMENCEMENT CERTIFICATE

बरेवानगी
Date: 19/7/2007

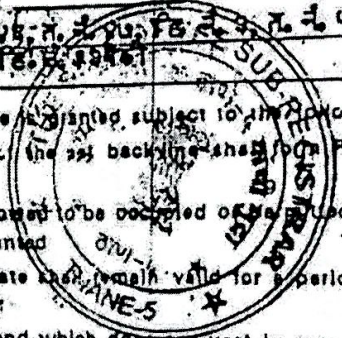
V. P. No. 2000/1998

(Architect)
(Owner)

To, Shri/Smt. श्री. गुणेश व्हावर आणि उता,
Shri/Smt. श्री. गंगाधर उ. पाटील व इतर

Sir, श्री. रघु. रघु. ठकर व श्री. यु. स्म. ठकर [कुलमुवत्पा रथारक]

With reference to your application No. 39C dated 30.4.2000 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. वरीलपुसणे
in Village डडवाडी S. No. / Ward No. 5 situated
at Road/Street पोहबंदराड H. No./T. No. वि. नं. 49, डि. नं. 4, त. नं. 5C



- the development permission / the commencement certificate is granted subject to the following conditions.
- 1) The land vacated in consequence of the enforcement of the ~~22~~ backline shall form part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or 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] पुढीलप्रमाणे संपन्नता मधील विकासकाचे अनेक विविध ठा. म. रा. च्या तांत्रिक कार्यकाय विभागाच्या वेळी वळत घेऊन त्यानुसार विकासकाचे शहर बरेवानगीची वन करावे.
 6] याची अंमलबजावणी अंमलबजावणी करून घ्यावी या बरेवानगीच्या रद्द तसेच याची व यापुढे या क्षेत्रातील अंमलबजावणी यासाठी घेण्यात यावी.
 7] शहर बरेवानगीची पोहबंदरा रस्तावरील उर्वरित जागेवर आर. जी. विक्रित करावी.
 8] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा उर्वरित ठेवण्यात यावी.
 9] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 10] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 11] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 12] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 13] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 14] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.
 15] शहर बरेवानगीच्या विभागाच्या रस्तावरील उर्वरित जागा विक्रित करणे आवश्यक आहे.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE REGULATION AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

७९४
 2007/2008
 2007



82
20/38

Office No. _____
Office Stamp _____
Date _____

TRUE COPY
शहर बरेवानगीची वन करावे
THE SEAL OF THE SUB REGISTRAR THANE

१४] मुंबईच्या नगरपालिकाबाबत वाद निराकरण करण्यात आलेली प्रमाणपत्राची प्रत सादर करणे.

१५] मुंबई नगरपालिकाबाबत वाद निराकरण करण्यात आलेली प्रमाणपत्राची प्रत सादर करणे.

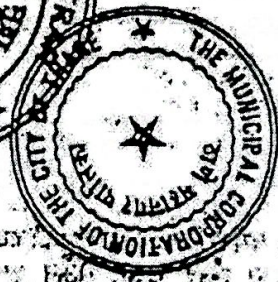
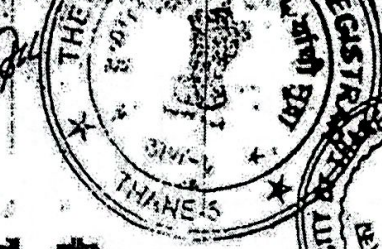
१६] बंधनकारक वाढवित्य रस्त्याबाबत उक्ता प्रमाणपत्र देण्यात येऊ नये.

१७] दि. १८.१.२००२ रोजीचे रस्त्याबाबत ड्रेन व उभारणीचे प्रमाणपत्र देण्यात येऊ नये.

१८] रस्त्याबाबत ड्रेन बाबतचा नकाशात नोंदवलेले नोंदवलेले दाखला बाबत प्रमाणपत्र देण्यात येऊ नये.

आपला,

मुंबई नगरपालिका, मुंबई



सावधान

प्रमाणपत्र नकाशाबाबत वादकारक व सर्वेक्षण करणे
 नकाशा नियंत्रण नियमावलीनुसार वाचकांचे लक्षात घ्यावे
 नकाशाबाबत वादकारक व सर्वेक्षण करणे नकाशाबाबत
 नकाशाबाबत वादकारक व सर्वेक्षण करणे नकाशाबाबत
 नकाशाबाबत वादकारक व सर्वेक्षण करणे नकाशाबाबत

१९/०१/१९

19/01/19

TRUE COPY

CHITRE VARNAYAN & ASSOCIATES ARCHITECTS

Copy To,

- 1) Dy. Municipal Commissioner— Zone
- 2) E. E. (Enochment)
- 3) Competent Authority (U. L. C.)
for sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record
Land is affected by Road widening/reservation.

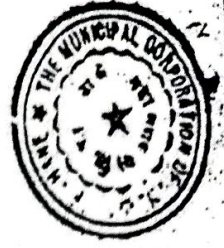


22/36

2012

22/36

TMC/T.D.-DIP/TPS
 Town Development Officer, Asst. Director of Town Planning
 Thane Municipal Corporation of
 The City of Thane.



२२३७३१११
 'सर्वोत्तम' शब्दाचा अर्थ सर्वोत्तम किंवा सर्वोत्कृष्ट असा होतो. त्याचप्रमाणे 'सर्वोत्तम' शब्दाचा अर्थ सर्वोत्कृष्ट किंवा सर्वोत्तम असा होतो. त्याचप्रमाणे 'सर्वोत्तम' शब्दाचा अर्थ सर्वोत्कृष्ट किंवा सर्वोत्तम असा होतो.

1. EXCESS BAL. AREA TAKEN IN F.S.I. (AS PER B III BELOW)	2.49
2. BUILT UP AREA PROPOSED (11+12+13)	22845.45
B BALCONY AREA STATEMENT	
1. PERMISSIBLE BAL. AREA PER FLOOR	AS SHOWN
2. PROPOSED BAL. AREA PER FLOOR	
3. EXCESS BAL. PER FLOOR	
4. TOTAL EXCESS BAL. AREA FOR ALL FLOORS	
C TENEMENT STATEMENT	
1. PROPOSED AREA (ITEM A-12 ABOVE)	22841.96
2. LESS DEDUCTION OF NON RESIDENTIAL AREA (TYPE C 501.54, TYPE D 210.81)	712.95
3. AVAILABLE FOR TENEMENTS (i-ii)	22130.61
4. TENEMENTS PERMISSIBLE	553
5. DENSITY OF TENEMENTS/ HECTARE)	250
6. TENEMENTS PROPOSED	470
7. TOTAL TENEMENTS ON PLOT	470
D PARKING STATEMENT	
1. PARKING REQUIRED BY REGULATIONS FOR CAR, SCOOTER / MOTOR CYCLE, OUTSIDERS (visitors) RESIDENTIAL 153 + COMPL. 9 + 10% VISITORS	179
2. COVERED GARAGES PERMISSIBLE	
3. COVERED GARAGES PROPOSED	
4. CAR, SCOOTER / MOTOR CYCLE, OUTSIDERS (visitors)	
5. TOTAL PARKING PROVIDED	190

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP PANE-5

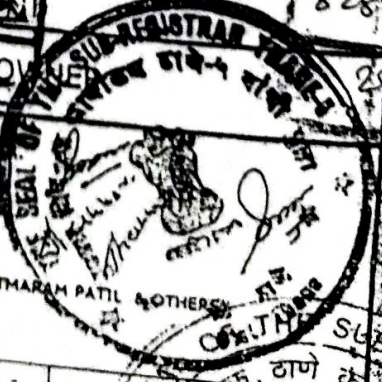
SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDINGS ON LAND BEARING S.NO. 46, 47/3, 57/4, 68/13P, VILLAGE PANDOLI, TALUKA & DISTRICT- THANE

NAME OF THE OWNER

- (1) SHREE S. H. THAKKAR
- (2) SHREE U. L. THAKKAR (C.A. TO SHREE GANGARAM ATHARAM PATIL & OTHERS)



टनन-५

16/10/2008

दुय्यम निबंधकः

12:03:21 pm

सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5







दस्त क्र 8168/2008

93/98

दस्त क्रमांक : 8168/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1	नाव: मकबुल ए शेख पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेट/वसाहत: शहर/गाव: बी-303, वास्तु ग्रीन लॅण्ड पार्क, वडवली, ठाणे तालुका: पिन: पॅन नम्बर:	लिहून घेणार वय सही S-		
2	नाव: मेहनुब एम शेख पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेट/वसाहत: शहर/गाव: सदर तालुका: पिन: पॅन नम्बर:	लिहून घेणार वय सही S		
3	नाव: विराज सदानंद न्हिवेकर पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेट/वसाहत: शहर/गाव: बी-302, वास्तु को ऑप सोसा, जी बी रोड, ठाणे तालुका: पिन: पॅन नम्बर:	लिहून घेणार वय सही S		



दस्ता

825X 2008

दुय्यम निबंधक: सह दु.नि.ठाणे 5

दस्तक्रमांक व वर्ष: 8168/2008

नोंदणी 63 न

Thursday, October 16, 2008

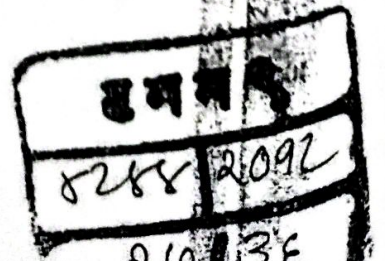
सूची क्र. दोन INDEX NO. II

Page 63 m.g.

12:43:45 PM

गावाचे नाव : वडवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,000,000.00
बा.भा. रु. 991,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: स न 46.88/13, 47/3, 57/4, सदनिका क्र 302, 3 रा मजला, बी विंग, वास्तु को ऑप ही सोसा लि. वडवली,ठाणे
- (3) क्षेत्रफळ (1) 53 53 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विराज सदागद निंबेकर, घर/फ्लॉट नं: -, गल्ली/रस्ता: -, इमारतीचे नाव: -, इमारत नं: पेठ/वसाहत: -, शहर/गाव: बी-302, वास्तु को ऑप सोसा, जी बी रोड, ठाणे; तालुका: -; पिन नंबर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) मकबुल ए. शेख - घर/फ्लॉट नं: -, गल्ली/रस्ता: -, इमारतीचे नाव: -, इमारत नं: पेठ/वसाहत: -, शहर/गाव: बी-303, वास्तु ग्रीन लॅण्ड पार्क, वडवली, ठाणे; तालुका: -; पिन नंबर: -
(2) मेहसुद एम शेख - घर/फ्लॉट नं: -, गल्ली/रस्ता: -, इमारतीचे नाव: -, इमारत नं: पेठ/वसाहत: -, शहर/गाव: सदर, तालुका: -, पिन: -, पिन नंबर: -
- (7) दिनांक करून दिल्याचा 15/10/2008
- (8) नोंदणीचा 16/10/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 8168 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 32600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 10000.00
- (12) शेर



C

VASTU B. CO-OP. HSB - SOC - LTD.
(Regn No. : TNA/(TNA)/HSB/(TC)/19554/2008. DT. 10.07.2008)
SURVEY NO. 45, H.NO. 49, KASARVADAWALI, BHODGUNDER ROAD, THANE (W)

Bill No. : **236** FOR **SEPTEMBER-2012** Date : **01.09.2012**
Name : **MAQBOOL A.SHAIKH** Flat : **302**

Particulars	Amount
1. REPAIR & MAINTAINANCE FUND	180.00
2. SINKING FUND	50.00
3. BUILDING INSURANCE	18.00
4. WATER CHARGES	160.00
5. COMMON SERVICE CHARGES	500.00
6. PARKING CHARGES	40.00
7. MAJOR REPAIR FUND	500.00

SUB TOTAL 1,450.00
 + ARREARS 0.00
 + Interest @ 21% p.a. 0.00
 - CR. BALANCE 0.00
 NET TOTAL 1,450.00

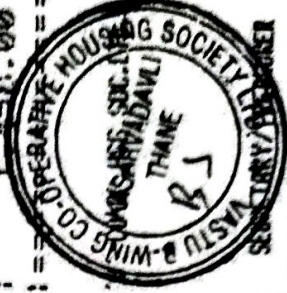
Area : 516 Sq. Ft.

Rupees One Thousand Four Hundred Fifty Eight Only.

- NOTE: 1. PLEASE PAY THE BILL AMOUNT BY 25TH OF EVERY MONTH.
 2. PLEASE WRITE THE FLAT NO. AND BILL NO BEHIND THE CHEQUE.
 3. INTEREST @ 21 % PA WILL BE CHARGED FOR DELAYED PAYMENTS.



Handwritten numbers in a box:
 27/3E
 2025/2092
 8779



For VASTU

E. & O. E.

17/10/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

2:00:34 pm

सह दु.नि.का-ठाणे 9

दस्त क्र 4244/2012

34/3E

दस्त क्रमांक : 4244/2012

दस्ताचा प्रकार : परिमोचनपत्र (रिलीज)

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठर

1 नाव: मकबुल अहमद शेख - -
पत्ता: घर/फ्लॅट नं: 302, बी विंग, वास्तु
बिल्डींग, कासारवडवली, जि. ठाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय 60

सही



2 नाव: मेहमूद मकबुल शेख - -
पत्ता: घर/फ्लॅट नं: 302, बी विंग, वास्तु
बिल्डींग, कासारवडवली, जि. ठाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय 42

सही



3 नाव: विनोद जनार्दन तांबे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: भांडुप
तालुका: मुंबई
पिन: -
पॅन नम्बर: -

मान्यता देणार

वय 37

सही



4 नाव: अशोक हंसाराम चौधरी - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: वर्तकनगर
तालुका: ठाणे प
पिन: -
पॅन नम्बर: -

मान्यता देणार

वय 26

सही



9244
जा.क.टि.एन.ए/ (टि.एन.ए)/एच.एस.जी./ (टि.सी)/
१९५५४/सन०८

का र्पा ल य

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

जापन

उपनिबंधक सहकारी संस्था, ठाणे शहर, ठाणे यांनी मंजूर केलेल्या

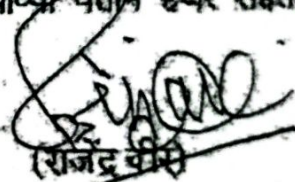
वास्तु 'बी' को-ऑपरेटिव्ह हौसिंग सोसायटी.लि.,

सर्वे नं. १६, हिस्सा नं. १९,

कासार वडवली, घोडबंदर रोड, ठाणे(प). ता.जि.ठाणे.

या संस्थेच्या मंजूर उभविधीची 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 आंत
बोलवावी व सदर 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 कीरी)

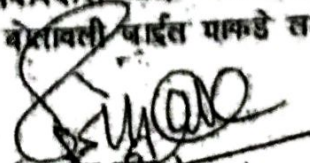
उपनिबंधक

सहकारी संस्था, ठाणे शहर, ठाणे.

प्रत सन्नेह रवाना

- १) श्री. एम. 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 संघ 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 अगून कार्यालयात सदर करण्याची त्यांची जबाबदारी आहे त्याचप्रमाणे संस्थेची
पहिली/सर्वसाधारण सभा नोंदणी झाल्यापासून तीन महिन्यांचे आंत बोलवावी व सदर पहिल्या पाकडे तसा घावे.
४) मा. जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे.



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 ७/११/०५

To. मे. गुप्ते वटापकर अॅन्ड असोसिएट्स (वा. वि),
वाहेला मजला, गिरीनार अपार्टमेंट्स,
एदलजी रोड, चरई, ठाणे (प)-२,
फ्रीस्टा-श्री नगंधर जे. वाटील प इतर (मालक)
मे. श्री. एस. एच. ठक्कर व यु. एल. ठक्कर (कुलमुख्तयारपत्रधारक)

Sub: इमारत क्रं. १, २, ३, ६-जे, १३ व १४ वा इमारतीकरीता
वापरपरवाना प्रमाणपत्र देण्याबाबत
मौजे-कासारवडवली, ठाणे (सेक्टर क्रं. ६)

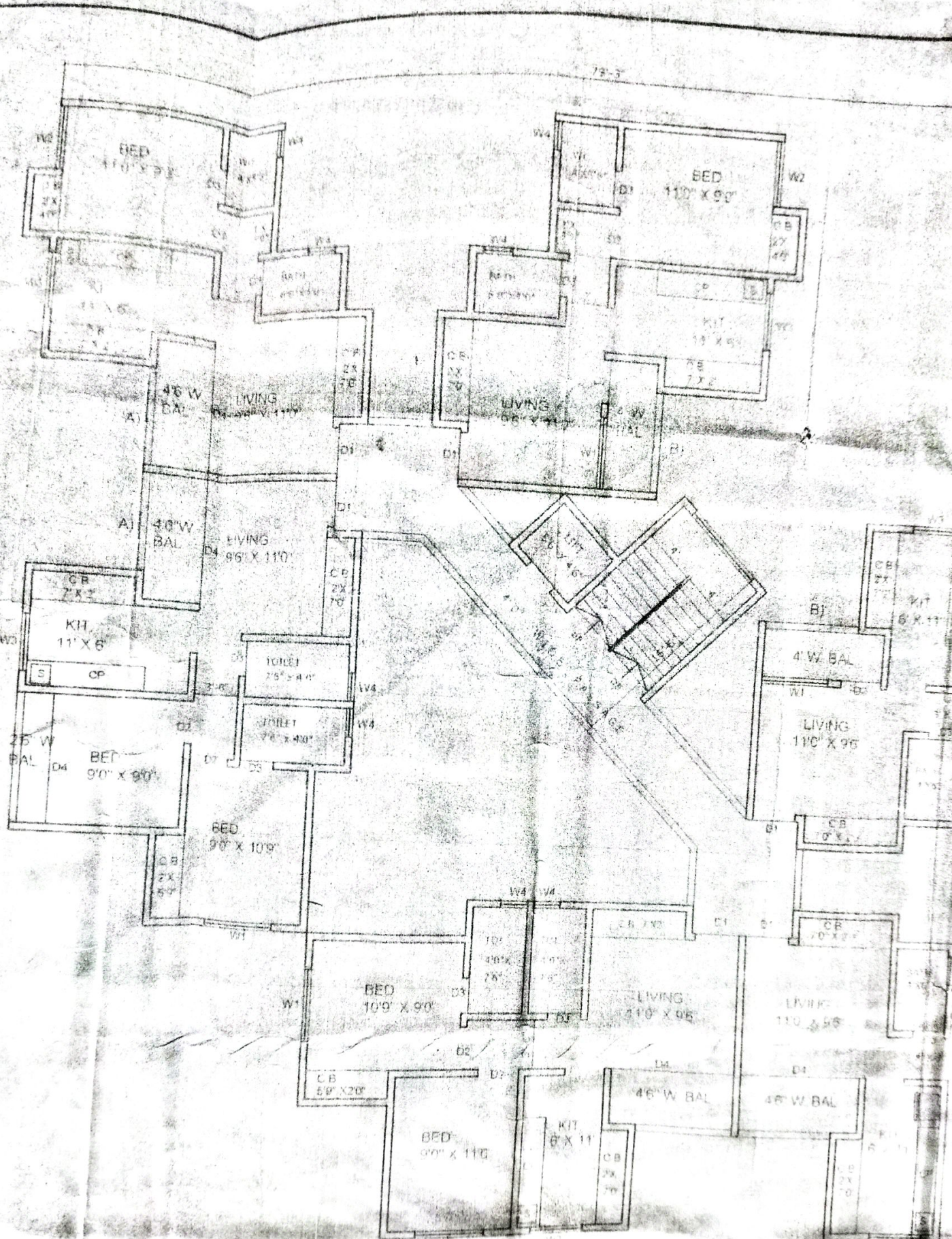
Ref: V. P. No. २०००/१२९
Your Letter No. २२२१० दि. १०/११/२००५
२६५२४ दि. १०/१०/२००५

Sir,
The part/full development work/extension/alteration of building part of building
No. १, २, ३ ६-जे, १३ व १४ situated at कासारवडवली Road/Street घोडबंदर रोड,
Ward No. -- Sector No. ६ S. No./C.R. No./F.R. No. ३६, ४५/३,
५३/४, ६८/१३ (वाट)
Village/TPS No. कासारवडवली under the supervision of मे. गुप्ते वटापकर अॅन्ड असोसिएट्स
Surveyor/Engineer/Structural Engineer/Supervisor/Architect/Licence No. मो. ए. ८०/५६६३

may be occupied on the following Conditions.

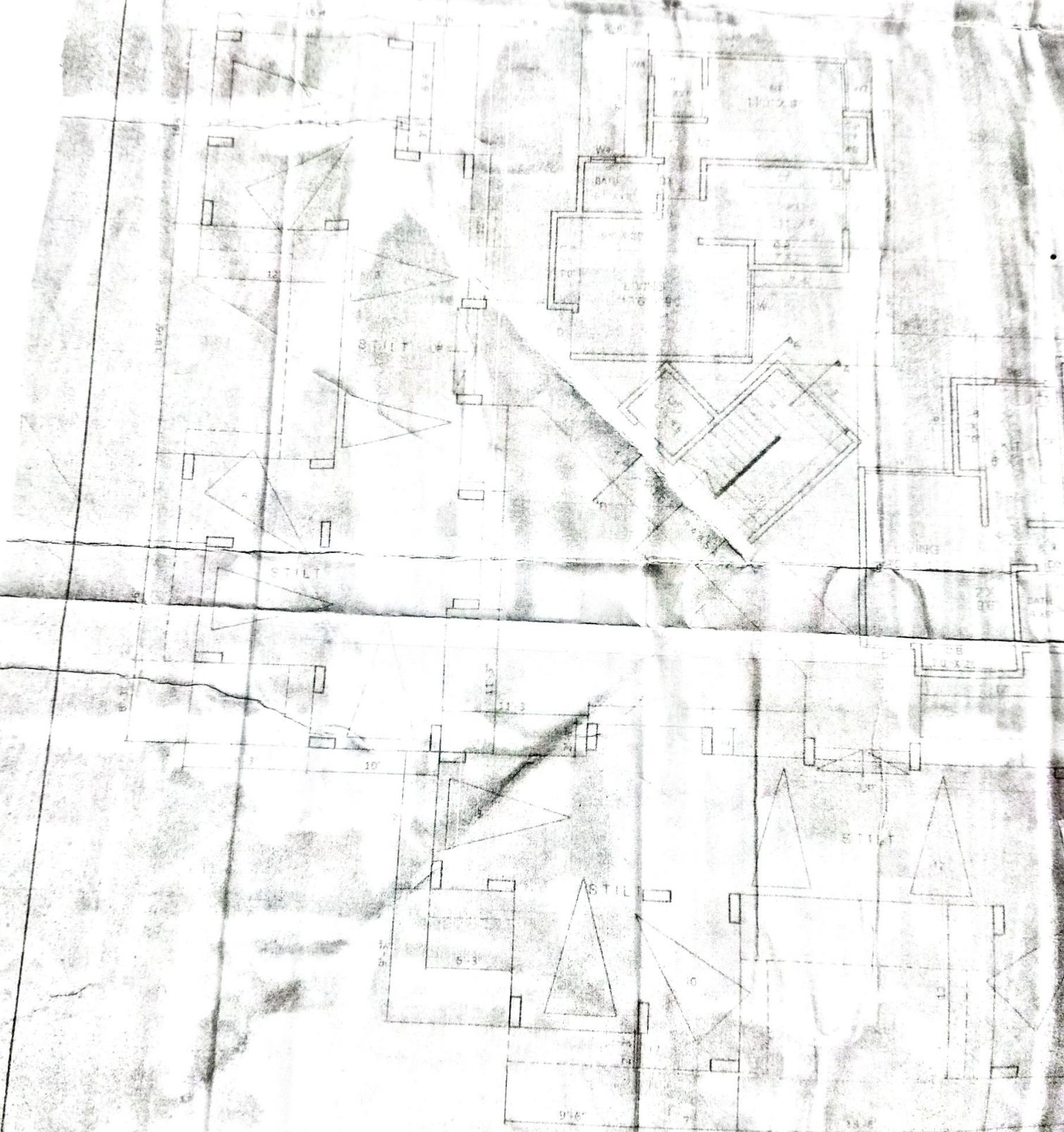
- १) ठाणे महानगरपालिकेकडून परत मिळवताठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल.
- २) वॉटर हारव्हस्टिंग व तौर रजा बाबत दिलेले अडरटेकोम आपणांवर बंधनकारक राहिले.
- ३) पुढील कोणत्याही परवानगीपूर्वी पर्यावरण विषयक दाखला हादर करणे आवश्यक असेल.
- ४) पुढील क्षेत्रे वापर परवानगापूर्वी रदरौत आर.जी. विक्रीत करणे आवश्यक असेल.
- ५) पाणी पुरवठा करण विभागाकडून दाखलवतील अशी आपणांवर बंधनकारक राहिले.

A set of certified completion plan is returned herewith

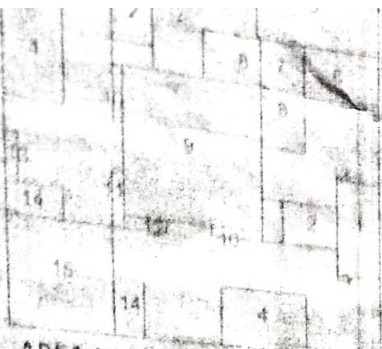


TYPICAL FLOOR PLAN
BLDG NO. 14

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'
 $= 79.25 \times 78.25$
 $= 6280.36 \text{ SQFTS.}$

LESS

- 1) $2 \times 38.50 \times 9.50 = 03.050$
- 2) $2 \times 08.50 \times 10.00 = 01.700$
- 3) $4 \times 04.00 \times 03.00 = 00.1200$
- 4) $2 \times 12.00 \times 18.50 = 044.100$
- 5) $26.75 \times 16.50 = 044.139$
- 6) $16.50 \times 10.25 = 0169.13$
- 7) $09.50 \times 09.50 = 0090.25$
- 8) $2 \times 12.25 \times 09.50 = 023.75$
- 9) $2 \times 25 \times 29.25 = 085.361$
- 10) $2 \times 11.00 \times 02.00 = 004.000$
- 11) $02.50 \times 11.25 = 0028.13$
- 12) $08.75 \times 02.75 = 0024.33$
- 13) $09.50 \times 02.50 = 0023.75$
- 14) $2 \times 11.50 \times 06.25 = 0143.75$
- 15) $21.50 \times 21.50 = 0463.25$

TOTAL = 36188.3

TOTAL BALCONY AREA
 $= 6260.56 - 36188.3$
 $= 2660.73 \text{ SQFTS.}$

ADD STAIRCASE
 $= 2860.73 + 401.76$
 $= 3062.49 \text{ SQFTS.}$
 $= 0.8462 \text{ SQMTS.}$

BALCONY AREA STATEMENT

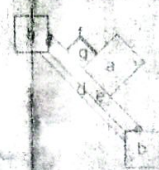
BALCONY AREA PERMISSIBLE
 $= 1\% \text{ OF } 2660.73$
 $= 26.607 \text{ SQFTS.}$

BALCONY AREA PROPOSED

- A) $2 \times 09.25 \times 04.50 = 166.50$
- B) $2 \times 09.50 \times 04.00 = 076.00$
- C) $09.50 \times 02.50 = 023.75$

TOTAL = 266.25

EXCESS BALCONY AREA
 $= 266.25 - 266.07$
 $= 0.18 \text{ SQFT}$
 $= 0.02 \text{ SQMT}$



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

STAIRCASE AREA STATEMENT FOR TYPICAL 1ST TO 7TH FLOOR

- a) $11.50 \times 09.25 = 106.38$
- b) $7.2 \times 08.50 \times 8.50 = 144.50$
- c) $2 \times 0.5 \times 04.06 \times 00.99 = 002.00$
- d) $29.82 \times 2.52 \times 1.66 \times 2 = 16.79$
- e) $026.52 + 31.11 + 33.32 = 90.95$
- f) $7.05 \times 00.00 = 0.00$

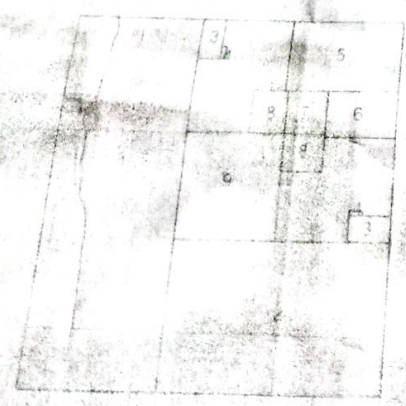
TOTAL = 426.51

LESS

- 3) $2 \times 06.50 \times 04.50 = 21.75$

TOTAL STAIRCASE AREA
 $= 426.51 - 21.75$
 $= 404.76 \text{ SQFTS.}$
 $= 0.3734 \text{ SQMTS.}$

BUILT UP AREA STATEMENT			
FLOOR	BLDG NO. 1		
	BUILT UP AREA	EXCESS BALCONY AREA	
GROUND	127.73		
1 ST FLR	284.62	0.02	
2 ND FLR	284.62	0.02	
3 RD FLR	284.62	0.02	
4 TH FLR	284.62	0.02	
5 TH FLR	284.62	0.02	
6 TH FLR	284.62	0.02	
7 TH FLR	284.62	0.02	
TOTAL	2115.52	0.14	



AREA DIAGRAM FOR GROUND FLOOR



TOTAL STAIRCASE AREA
 = 428.51 SQM
 = 4617.6 SQFTS
 = 037.34 SQMTS



AREA DIAGRAM FOR GROUND FLOOR

BUILT UP AREA CALCULATIONS FOR GROUND FLOOR (IN SQFTS)

AREA OF BLOCK A
 16.79.25 x 79.25
 = 1328.50 SQFTS

LESS

1) 11.30.50 x 79.25 = 2417.43
 2) 11.40.76 x 30.50 = 1438.88
 3) 2 x 09.50 x 07.00 = 133.00
 4) 2 x 11.00 x 15.00 = 660.00
 5) 11.26.75 x 16.50 = 641.36
 6) 2 x 16.50 x 10.25 = 676.25
 7) 11.09.50 x 09.50 = 690.25
 8) 2 x 09.25 x 09.50 = 350.62
 9) 2 x 11.00 x 11.00 = 242.00

TOTAL BU AREA
 = 1328.50 SQFTS
 = 890.98 SQM

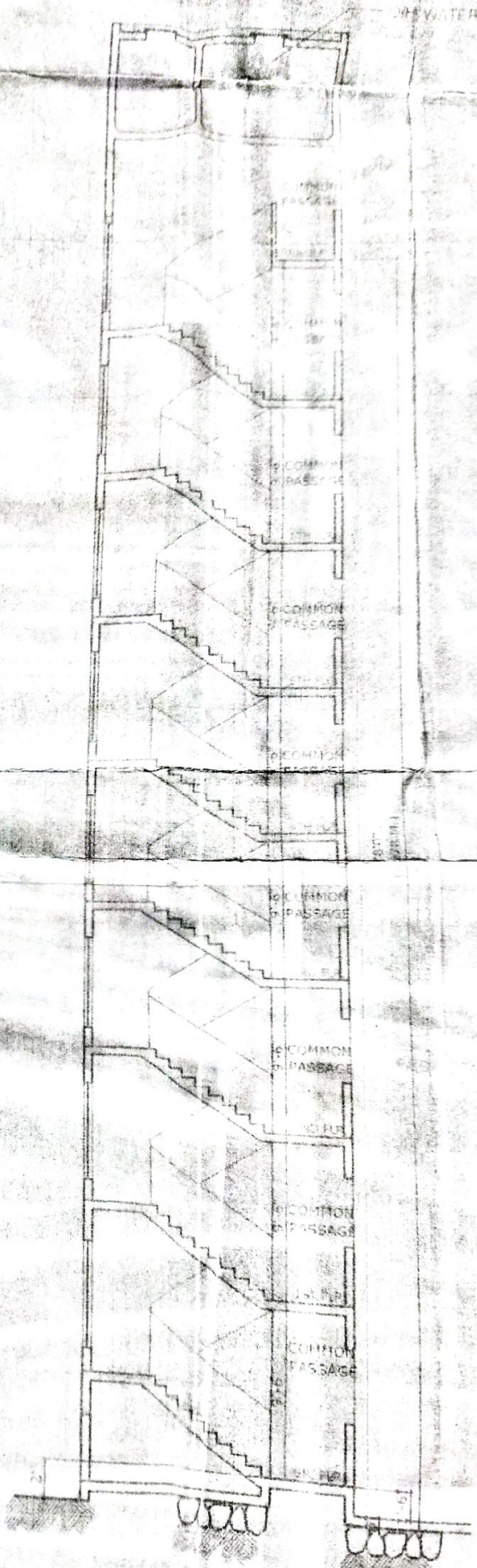
ADD STAIRCASE
 = 890.98 + 428.51
 = 1325.99 SQFTS
 = 1423.23 SQM

AREA DIAGRAM OF STAIRCASE FOR GROUND FLOOR

STAIRCASE AREA STATEMENT FOR GROUND FLOOR

a) 11.50 x 09.25 = 106.38
 b) 2 x 09.09 x 08.50 = 153.00
 c) 2 x 05.04 x 05.00 = 50.40
 d) 29.82 x 20.50 x 1.00 = 1211.61
 e) 26.52 x 31.16 x 1.20 = 1000.04
 f) 05.00 x 05.10 = 25.50

TOTAL = 437.92 SQM
 = 4684.43 SQFTS



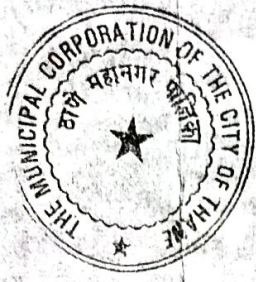
SECTION A-A

O.C. For Bldg. No. 14.

BLDG NO. - 14.

9339

14



ENT	
SQ.MTS.	
14	
TENEMENTS	
2	
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. 2000/29

Dated 7/12/05

Deputy Engineer
(T.D.D.)

Executive Engineer
(T.D.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 42 अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त 3 वर्षे कैद व रु. 40000/- दंड होऊ शकतो.

सत्यप्रत

कार्यवाही अधिकारी
शहर विकास विभाग
ठाणे महानगरपालिका ठाणे

PROFORMA - II

CONTENT OF SHEET

- FLOOR PLANS
- AREA CALCULATIONS

STAMP OR DATE OF RECEIPT OF PLANS

CONTENT OF SHEET

FLOOR PLANS
AREA CALCULATIONS

STAMP OF 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. *[Signature]*
- (2) SHREE. U. L. THAKKER. *[Signature]*
- (3) SA TO
SHREE G. A. PATIL & OTHERS)

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

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

SECTION B B

