

Certificate No.:- **543****THANE MUNICIPAL CORPORATION, THANE**
(Regulation No. 37)**Occupancy Certificate**

वापर परवाना : इमारत : तळ (पार्ट) + स्टिल्ट (पार्ट) + ४ मजले + ५ वा (पार्ट) मजला फक्त

V.P. No. S02/0057/09 TMC/TDD/0CC/0077/13 Date 10/05/2013

To,

आर्किटाईप कन्सल्टंट (इं) प्रा.लि.७०९, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (पश्चिम) - ४०० ६०९.श्री. सुविधीनाथ एंटर्प्रायझेस तर्फे भागीदार श्री. नवीन बोवा व इतर (मालक)

Sub - वापर परवाना : इमारत : तळ (पार्ट) + स्टिल्ट (पार्ट) + ४ मजले + ५ वा (पार्ट) मजला फक्त

Ref. V. P. No. वि.प्र.क्र. S02/0057/09Your Letter No. ४५ दिनांक ०२/०४/२०१३.

Sir,

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

वरील प्रमाणे situated at ठाणे Road / Street As Below Ward No. Sector No. २ S.No. / C.T.S No. / F.P.No. As Below Village नोपाडा under thesupervision of आर्किटाईप कन्सल्टंट (इं) प्रा.लि. Licensed Survey or/Engineer/Structural Engineer/Supervisor/Architect/Licence No. सी.ए./६९/१२२०५ may be occupied on the following conditions.

सी.स.क्र.१७६, टिकानं १२ (पैकी)

१) फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.

As set certified completion plan is returned herewith

Office No.

Office Stamp :



Date :

सावधान"सर्व्हायव्हाय बांधकाम न करणे वसेव
Copy to: जियव्हायव्हाय आवश्यक त्या

- 1) Collector, of Thane नगर वापर करणे, महाराष्ट्र
- 2) Dy. Municipal Commissioner ठाणे नगर १२
- 3) E. E. (Water Works) TMC ठाणे नगर
- 4) Assessor, Tax Dept. TMC ठाणे नगर
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully

कार्यकारी अभियंता,

नगर विकास विभाग
Municipal Corporation of
the city of Thane.



Friday, February 11, 2011
1:33:22 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1422

दिनांक 11/02/2011

गावाचे नाव पाचपाख्यडी
दस्तऐवजाचा अनुक्रमांक टनन5 - 01396 - 2011
दस्ता ऐवजाचा प्रकार कर राना

सादर करणाराचे नाव: संदीप अनंत कामेरकर तर्फे कु मु व स्वताकरीता शालिला संदीप कानेरकर

नोंदणी फी	:-	27130.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजयत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (54)	:-	1080.00
एकूण रु.		28210.00

आपणास हा दस्त अंदाजे 1:48PM ह्या वेळेस मिळेल

सुखम निवृत्ती मंडळ
सह दु.नि.ठाणे 5

बाजार नुल्य: 2712000 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 118250 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: दि कॉसमॉस बँक;
डीडी/धनाकर्ष क्रमांक: 721424; रकम: 27130 रु.; दिनांक: 10/02/2011

दस्त दिव



दस्तावेज क्रमांक व वर्ष: 1396/2011

Friday, February 11, 2011

1:34:21 PM

दुय्यम निबंधक: राह दु.नि.ठाणे 5

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 53 m.e.

गावाचे नाव : पांचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या गवतीत पट्टाकार आकारणा देतो कि पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 2,712,000.00
- (2) म-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 176, टिका नंबर 12/1/1/1- वर्णन: झोन 5/19 - सिटीएस नंबर 176, टिका नंबर 12 सार्वजनिक नंबर 501, 5था मजला, सोहम, नौपाडा, पांचपाखाडी ठाणे
- (3) क्षेत्रफळ (1) 48.73 चौ मी वाढीव
- (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) मे श्री सुविधीनाथ एटरप्रायझेस तर्फे भागीदार नयिन वेलजी बौवा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: नौपाडा ठाणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; 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) संदीप अनंत काभेरकर तर्फे कु मु व स्वताकरीता शालिता संदीप काभेरकर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सिध्दाचल फेज 8 ठाणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 11/02/2011
- (8) नोंदणीचा 11/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1396 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क ₹ 118200.00
- (11) बाजारभावाप्रमाणे नोंदणी ₹ 27130.00
- (12) शेर

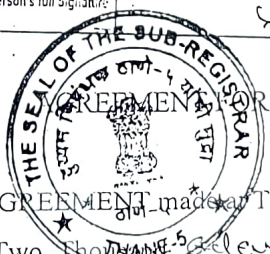


एमट मुद्रांक फ्रेंकिंग आल्ट्रा व्हायलेट लेम्प
खाली तपासले व एस.एम.एस./संबंधित
प्राधिकृत अधिकाऱ्याशी दुरुध्वनी करून
संपर्क साधून मेळ दरोबर आढळून आला

सह/दुय्यम निबंधक, ठाणे क्र.५
जिल्हा-ठाणे

27.12.2011 m.v.
1,18,250/- only
27,130/- At

दस्तावा प्रकार (Nature of Document)	Agreement for Sale
रजिस्टर करण्यायोग्य तपस्य (Registration Date)	Not Registrable
न्याय शुल्क क्र. (Fr.)	259061
मिळवणीचे विवरण (Property)	
शेवटचा रजम (Stamp Paid)	55 - KAMMENAR
दस्तावातील व्यक्ती (Name of the Party)	Mr. Suresh S. Wadhvani
हस्तांतरण (If through)	
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) (अक्षरीत शब्दांत)	One lakh Eighteen thousand Two Hundred Fifty only.
प्राधिकृत व्यक्तीचा पूर्ण स्वाक्षरी (Authorised Person's full Signature & Seal)	Sujay



ARTICLES OF AGREEMENT made at Thane this 11th day of Feb, 2011 in the Christian Year Two Thousand and Eleven BETWEEN MRS. SUVIDHINATH ENTERPRISES, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having office at Ganeshkrupa Building, Gokhale Road, Naupada, Thane (W) 400602, hereinafter referred to as 'the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean & include the partner or partners for the time being constituting the said firm M/s. Suvadhina Enterprises the survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the One Part AND MR. SUDEEP ANANT KAMREKAR ACE'

हस्ताक्षर
27/12/2011
S. S. WADHANI

FOR THE COSMOS CO-OP. BANK LTD.
The Cosmos Co-operative Bank LTD, Thane
Branch, Thane
D-S/STPW/C.R. 1004/05/200
4/1765-67
Authorised Signatory

भारत 59061
160807
R. 01182505
INDIA
STAMP DUTY MAINTENANCE
Special
FEB 10 2011

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46 & MRS SHALILA SANDEEP KAMERKAR AGE 38 of Thane, Indian Inhabitant, residing at Flat No. 503, Siddhachal Phase 8, Majiwade 1, Thane (W), hereinafter referred to as "the OWNER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her/their heirs executors, administrators and assigns) of the Other Part :

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS one Shri Krishnakumar Sadanand Agaskar (hereinafter referred to as 'the said Krishna') was the owner of the property being land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 619.6 sq. mtrs. together with then structures standing thereon situate at village Naupada, Taluka and District Thane and more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the said first property') and was owner in respect of 1/3rd undivided share, right, title and interest in the property being land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 70.2 sq. mtrs., together with structures standing thereon, situate at village Naupada, Taluka and District Thane and more particularly described in the Second Schedule hereunder written (hereinafter referred to as 'the said second property');

AND WHEREAS Smt. Suhasini Vasudev Potdar (hereinafter referred to as 'the said Suhasini') and 1) Shri Alhad R. Vaidya (hereinafter referred to as 'the said Alhad'), 2) Shri Sanjay R. Vaidya (hereinafter referred to as 'the said Sanjay'), 3) Smt. Shubhangi R. Vaidya (hereinafter referred to as 'the said Shubhangi') were also entitled to 1/3rd undivided share, right, title and interest each in the said second property;

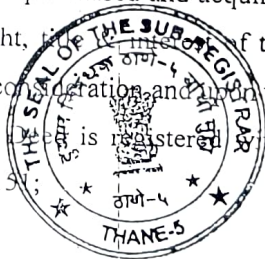
THE SEAL OF THE SUB-REGISTRAR
THANE
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AND WHEREAS by a Deed of Conveyance dated 31/03/1986 (hereinafter referred to as 'the said First Deed'), executed by and between the said Krishna therein referred to as the Vendor of the One Part and the SHRI CHAITANYA N. PAREKH AND SHRI VINAYAK K. SHAH, being Trustees of SHAH PAREKH FAMILY WELFARE TRUST, a Private Trust, having administrative office at Soham House, Hari Om Nagar, Mulund (East), Mumbai 400 081 (hereinafter referred to as "Shri Chaitanya & another") therein referred to as the Purchasers of the Other Part, the Vendor therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendor therein the said first property and the Vendor's 1/3rd undivided share, right, title & interest in the said second property at & for the consideration and upon the terms & conditions therein contained. The said First Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.2718/86;

AND WHEREAS by a Deed of Conveyance dated 14/01/1987 (hereinafter referred to as 'the said Second Deed') executed by and between the said Alhad, the said Sanjay and the said Shubhangi therein collectively referred to as the Vendors of the One Part and the said Shri Chaitanya & another therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendors therein the 1/3rd undivided share, right, title & interest of the Vendors therein in the said second property at & for the consideration and upon the terms & conditions therein contained. The said Second Deed is registered with the Sub-Registrar of Assurances at Thane under Sr.No.1159/87;



AND WHEREAS by Deed of Conveyance dated 05/02/1987 (hereinafter referred to as 'the said Third Deed') executed by and between the said Suhasini therein referred to as the Vendor of the One Part and the said Shri Chaitanya & another herein therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred and conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendors therein the 1/3rd undivided share, right, title & interest of the Vendors therein in the said second property at & for the consideration and upon the terms & conditions therein contained. The said

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Third Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.694;

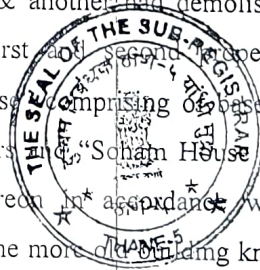
AND WHEREAS the said Krishna, the said Alhad, the said Sanjay, the said Shubhangi and the said Suhasini put the said Shri Chaitanya & another in possession of the said first and second property;

AND WHEREAS by virtue of the aforesaid First, Second and the Third Deeds, the said Shri Chaitanya & another became the absolute owners of the said first and second property;

AND WHEREAS thereafter, the said Shri Chaitanya & another had prepared and submitted plans for redevelopment of the said first and second property to the Thane Municipal Corporation (hereinafter referred to as 'the Corporation') and the Corporation had sanctioned the same vide V.P. No.10438 subject to the terms and conditions contained therein;

AND WHEREAS the said Shri Chaitanya & another had demolished the existing structures then standing on the said first and second property and constructed two buildings known as "Soham House" comprising of basement + ground floor + mezzanine floor + two upper floors and "Soham House Annex" comprising of ground plus 3 upper floors thereon in accordance with the sanctioned plans, Besides the said two buildings, one more building known as Sadanand Apartment comprising of ground + two upper floors was standing on the said first and second property; which was constructed in the year 1984 by the said Krishna the earlier owner of the property for which an Agreement was entered into in the year 1980;

AND WHEREAS the said first and second property together with the new buildings then standing thereon are more particularly described in the Third Schedule hereunder written (hereinafter referred to as 'the said property') and shown in red colour boundary line on the plan annexed hereto and marked as Annexure "A";



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AND WHEREAS the premises on the ground floor of 'Soham House Annex' had been occupied by four tenants (hereinafter referred to as 'the said tenants'), the premises on the first floor thereof had been retained and vacated by the said Shri Chaitanya & another and the premises on the second and third floors had been converted on ownership basis from tenancy rights and was occupied by Shri Raghunath A. Shetty;

AND WHEREAS the premises of Sadanand Apartment has been converted into ownership basis and was occupied by 6 owners. However, the conveyance of the said Sadanand Apartment has remained to be executed;

AND WHEREAS save and except the said tenants and Owners which are set out in Annexure "B" hereto, there are no other tenants or other occupiers in the said property;

AND WHEREAS by Deed of Conveyance dated 21/08/2009 (hereinafter referred to as "the said Fourth Deed"), executed by and between the said Chaitanya & another therein referred to as the Vendors of the One Part and Nandivardhan Construction Pvt. Ltd. (hereinafter referred to as 'the said Company') therein referred to as the Purchasers of the Other Part, the said property, transferred & conveyed to the Purchasers therein and the said Company purchased and acquired from the Vendor therein the said property with the liability of the said tenants and Owners at & for the consideration and upon the terms & conditions therein contained. The said Fourth Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.7503 on 21/08/2009;

AND WHEREAS by virtue of the aforesaid Fourth Deed the said Company became the absolute owners of and inter alia seized & possessed of &/or otherwise well and sufficiently entitled to the said property;

THE SEAL OF THE SUB-REGISTRAR 33B, RAJAWADI STATION, THANE (EAST) ठाणे-५ PLANE-5	
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AND WHEREAS the said Company negotiated with the said tenants and Owners and made them surrender their occupancy rights as well as handover the

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vacant physical possession of their respective tenements in favour of the said Company and entered into separate Agreement with them in respect thereof. A list of all agreements is annexed hereto and marked as Annexure 'C';

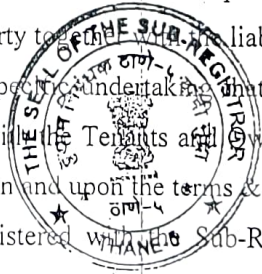
AND WHEREAS subsequent to the execution of the said Fourth Deed, it came to the knowledge of the said Company that the portion admeasuring 61.03 sq. mtrs. out of the said property is affected by road. The said Krishna had accepted compensation in lieu of the portion admeasuring 47.38 sq. mtrs. and against the balance area of 13.65 sq. mtrs. (hereinafter referred to as 'the said affected portion'), neither the previous Owners/Vendors nor the said Company had accepted any consideration or benefit from the Corporation.

AND WHEREAS by Deed of Conveyance dated 05/03/2010 (hereinafter referred to as "the said Fifth Deed"), executed by and between the said Company therein referred to as the Vendors of the One Part and the Promoters herein therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendor therein the said property together with all the liability of the said tenants and Owners as well as with the specific undertaking that they shall comply with the terms and conditions agreed with the Tenants and Owners in the above cited agreements at & for the consideration and upon the terms & conditions therein contained. The said Fifth Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.2249.

AND WHEREAS by virtue of the aforesaid Fifth Deed, the Promoters have become the absolute owners of and interalia seized & possessed of &/or otherwise well and sufficiently entitled to the said property;

AND WHEREAS by and under Agreement dated 25/02/2010 (hereinafter referred to as 'the said TDR Agreement') made and entered into between M/s. Ravechi Real Estate therein referred to as the Transferors of the one part and the Promoters herein therein referred to as the Transferees of the other part, the





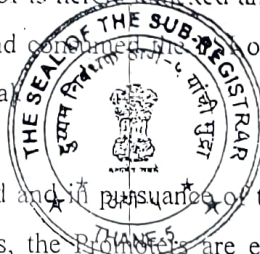
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Transferors therein, sold and transferred to the Transferees therein and the Transferees therein purchased and acquired from the Transferors therein, all their respective right, title, interest and claim whatsoever in respect of FSI in the form of Transferable Development Rights i.e. TDR to the extent of 240 sq. mtrs. under the Development Rights Certificate bearing Folio No. TDR/2/Const.Amenity (Reservation) and Certificate No.003 in respect of the property being land measuring 3786.13 sq. mtrs. [which was reserved for the purpose of Housing for Dishoused and Transit and which has been acquired by the Corporation along with building thereon for the aforesaid purpose, under the sanctioned development plan for Thane at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.1954/2010;

AND WHEREAS the Promoters submitted revised plans in respect of the said property to the Corporation for its approval and the same has been sanctioned by the Corporation vide IOD bearing V.P. No.S02/0057/09/TMC/TDD/0320/10 dated 19/11/2010 in respect of Building comprising of Ground (Part) + Stilt (Part) 4 floors + 5th (Part) upper Floors. A copy whereof is hereto annexed and marked as Annexure 'D'. The Promoters have utilised and consumed the DRC of the said DRC No.003 while obtaining the aforesaid approval.

AND WHEREAS in the premises aforesaid and in pursuance of the above cited Agreements, Power of Attorney and orders, the Promoters are entitled to develop the said property by constructing building thereon in accordance with the plans sanctioned by the Corporation (hereinafter referred to as 'the said building') and have also sole and exclusive right to sell the flats and premises in the building to be/being constructed on the said property except those flats reserved for original tenants and owners to be allotted;

AND WHEREAS the Promoters are developing the said property under the name of "SOHAM" by constructing building comprising of Ground (Part) + Stilt (Part) + 4 Floor + 5th (Part) Upper Floors in accordance with the plans sanctioned by the Corporation;



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AND WHEREAS the Promoters have entered into a standard agreement with Archetype Consultants (I) Pvt Ltd, Architects & Interior Designers and the said agreement is as per the format prescribed by the Council of Architect. The Promoters have also appointed RCC specialist and Structural Engineer for preparation of the structural designs and drawings of the said building on the Promoters accepting the professional supervision of the Architect and the Structural Engineers till the completion of the said building. The structural designs prepared by the said Tech Line Consulting Engineers is earthquake proof and a copy of the certificate in respect thereof is hereto annexed and marked as Annexure 'E'.

AND WHEREAS the Promoters have demolished the existing buildings standing on the said property and shall construct new building thereon in accordance with the plans sanctioned in respect thereof.

AND WHEREAS while sanctioning the said plans, the Concerned Local Authority, and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only the Completion and Occupation Certificate/s in respect of the premises to be constructed in the said property shall be granted by the Concerned Local Authority;



AND WHEREAS a copy of the Certificate of Title by the Advocate of the Promoters, Property Card Extract showing the nature of the title of the Promoters to the said property and copies of the floor plans and specifications of the Flat/shop/ office agreed to be allotted by the Promoter to the Owner has been annexed hereto & marked as Annexure 'E'. The documents of title of the said property and Promoters' right of development;

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AND WHEREAS the legal Owner had been occupying premises bearing No.2 admeasuring 355sq. ft. carpet area on Ground floor of the building then known as Sadanand Apartment (hereinafter referred to as "the said old premises") paying monthly maintenance charges of Rs.200/-;

AND WHEREAS by an Agreement dated 28/10/2009 made and executed by and between the said Company therein referred to as the Owners of the one part and the Owner herein therein referred to as the Purchaser of the other part, the Company agreed to allot and provide to the Owner residential premises equivalent to that of the said old premises of 355 sq. ft. carpet area and 82 sq. ft. additional carpet area totally admeasuring 437 sq. ft. carpet area (including balcony & Passage) on 5th floor in the said building to be constructed on the said property at free of cost and on ownership basis in lieu of and stead of the said old premises of the Owner being already handed over vacant and peaceful possession thereof as well as surrendering the ownership rights in respect thereof in favour of the Promoters herein (by virtue of the said Fifth Deed) upon the terms and conditions therein mentioned (hereinafter referred to as 'the said Agreement') which is shown in the red colour makred in plan annexed hereto.

AND WHEREAS the Owner has demanded from the Promoters and the Promoters have given inspection to the Owner of all the documents relating to the said property, including plans and specifications prepared by their Architect and approved by the Corporation and also of all such other documents as are specified and mentioned herein and under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder (hereinafter called 'the MOF Act').

AND WHEREAS the Promoters will give to the Owner copies of the aforesaid documents, in case the Owner raises any finance for the premises in the new building to be constructed by the Promoters, from any financial institution, banks, etc. and required by the said financial institutions, banks, etc.



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AND WHEREAS the Promoters have agreed to provided Xerox copies of the documents, plans and specifications of the said property to the Owner as per Sec.3 of the MOF Act at the site and permitted the Owner to take inspection thereof.

AND WHEREAS being satisfied with the inspection of aforesaid documents including said sanctioned plans and as per the said Agreement, the Promoters have agreed to allot and provide to the Owner a residential premises equivalent to that of the said old premises of 355 sq. ft. carpet area and 82sq. ft. additional carpet area totally admeasuring 437 sq. ft. carpet area, bearing No,501 on 5TH floor of the Building known as 'SOHAM' to be/being constructed on the said property (hereinafter referred to as 'the said premises') at free of cost and on ownership basis. The copy of the plan of the said premises is hereto annexed and marked as Annexure 'H'.

AND WHEREAS relying upon the said application and declaration, the Promoters have agreed to allot and provide to the Owner the said premises on the terms and conditions hereinafter appearing.

AND WHEREAS under Sec.4 of the MOF Act, the Promoters are required to execute a written agreement for allotment of the aforesaid premises to the Owner being in fact these presents and also to register the said Agreement under the provisions of Registration Act, 1908;

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

1. The Promoters shall construct a building on the said property comprising of Ground (Part) plus Stilt (Part) plus Four plus Five (part) upper floors in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Promoters may deem fit and the Owner hereby consents to the same. The Promoters shall be entitled to make any variations, alterations or amendments in the said plans or specifications of the



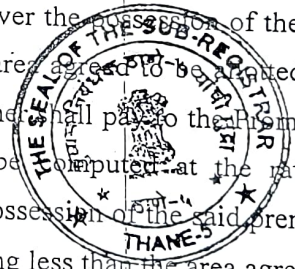
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	Five (part) upper floors

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extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'I' & 'J' hereto respectively. However, if the Owner desires to have any additional facilities or extra special amenities, the Promoters may provide the same to the Owner at extra costs as may be required and stipulated by the Promoters. Moreover, the Owner agrees that the Promoters have the right to change the fixtures fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoters. In such circumstances the Promoters shall substitute the fixtures, fittings and amenities without any approval of the Owner in advance in as much similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Promoters to offer at the earliest the possession of the said premises and/or for any other reason whatsoever.

5. It is specifically agreed by and between the parties hereto that in case the carpet area, being measured at the time of handing over the possession of the said premises to the Owner, being more than the carpet area agreed to be allotted and provided to the Owner as per these presents, the Owner shall pay to the Promoters the consideration of such excess carpet area to be computed at the rate of Rs.10,000/- per sq. ft. (Carpet) on or before taking possession of the said premises and alternatively, in case of the actual carpet area being less than the area agreed to be allotted and provided to the Owner, the Promoters shall pay to the Owner the consideration of such deficit carpet area to be computed at the rate of Rs.10,000/- per sq. ft. (Carpet) on or before handing over possession of the said premises to the Owner.



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6. The Owner hereby agrees that they shall, at their own/endeavour to acquire suitable temporary accommodation till the completion of development of the said property and acquiring possession of the new permanent accommodation in the new building to be constructed on the said property and the Promoters agree and have paid a sum of Rs.70,000/- towards refundable security deposit and a sum of Rs.7,000/- as monthly compensation/rent thereof (the receipt whereof the Owner

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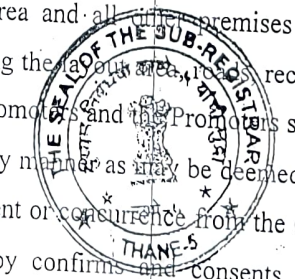
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doth hereby admits and acknowledges) in the form of six months advance cheques at regular interval of six months till the Owner gets a written intimation from the Promoters that the new permanent accommodation i.e. the said premises is ready for use and occupation.

However, it is specifically agreed by and between the parties hereto that the Owner shall, at their own cost and expenses, shift in the first instance from the existing said tenement to the temporary alternate accommodation and thereafter from the temporary alternate accommodation to the permanent alternate accommodation in the new building.

The Owner also agrees to refund the aforementioned security deposit amount of Rs.70,000/- to the Promoters at the time of taking possession of the permanent alternate accommodation i.e. the said premises.

7. It is expressly agreed that right of the Owner under this Agreement is restricted only to the premises agreed to be allotted and provided by the Promoters and right of all the prospective Purchasers of premises in the said Building shall be restricted to the land married to the plinth area and all other premises and/or portion or portions of the said property including the lawns, recreation ground, etc., shall be the sole property of the Promoters and the Promoters shall be entitled to deal with and develop the same in any manner as may be deemed fit by them without any reference or recourse or consent or concurrence from the Owner in any manner whatsoever. The Owner hereby confirms and consents to the irrevocable right of the Promoters to develop the said property in the manner deemed fit by them without any further or other consent or concurrence from the Owner and other Purchasers in future.



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8. It is expressly agreed that the Owner shall be entitled to the common areas and facilities and amenities alongwith the said premises.

9. The Owner shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it is meant and for no other purpose whatsoever.

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10. The Promoters have informed to the Owner that:

a) The Promoters intend to develop the said property to be known as "SOHAM";

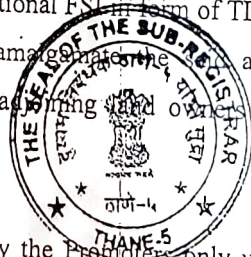
b) As the said property is being developed as one property, it will not be possible to sub-divide the said property, as such the Owner shall not be entitled to ask for sub-division of the said property;

c) The Promoters are entitled to obtain from the Corporation and utilize the FSI in the form of TDR in respect of the said affected portion for construction of premises/building upon the said property as per the sanctioned plan from time to time and/or compensation in lieu thereof;

d) the Promoters are negotiating to purchase and/or acquire development rights in respect of the adjoining property as well as additional FSI in form of TDR. The Promoters shall at their option be entitled to amalgamate the adjoining property and/or grant the right of way to such adjoining land owners or their assignees.

e) The Conveyance/Lease shall be executed by the Promoters only upon the completion of the said building and complete development of the said property and the Owner shall not insist upon the conveyance/lease prior to the completion of the entire development of the said property;

f) The Promoters are entitled to utilise any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules or under any Law, by constructing additional premises on the ground floor or additional floors on the building constructed by them or by constructing one or more separate building/s on the said property. The Promoters shall be entitled to use/consume the aforesaid additional F.S.I. till the registration of the Society or any form of organisation and execution of Conveyance in its favour;



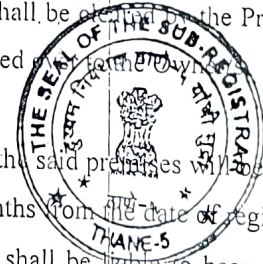
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Aforesaid conditions are of the essence of the contract and only upon the Owner agreeing to the said conditions, the Promoters have agreed to allot and provide the said premises to the Owner.

11. The Promoters will sell all the remaining premises excluding the premises to be allotted to the existing Owners and Tenants, intended to be constructed on the said property with a view ultimately that the Purchasers of all the premises in the said Building shall be admitted to the Co-operative Housing Society of all such prospective Purchasers of premises in the said building (hereinafter referred to as "the said Society").

12. The Owner/s hereby grants his/her/their/its express consent to the Promoters to create a mortgage of the said property in favour of Bank or Financial Institutions. This consent shall be deemed to have been given under the provisions of Section 9 of the Maharashtra Ownership Flat Act, 1963. This consent is given on the express understanding that the mortgages shall be obtained by the Promoters at their own expenses before the premises are handed over to the Owner.

13. It is expressly agreed that the possession of the said premises will be handed over by the Promoters to the Owner within 18 months from the date of registration of the Agreement. Failing which, the Promoters shall be liable to bear and pay penalty of Rs.15,000/- (Rupees Fifteen Thousand only) per month to the Owner from the next following month shall be paid by the Promoters in case the Promoters fail to hand over the said premises to the Owner within the stipulated period of 18 months mentioned above till the handing over of the said premises by the Promoters to the Owner.



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However the penalty of Rs.15000/- (Rupees Fifteen Thousand only) is not applicable for such delay if caused due to unforeseen reasons. Delay in work such as natural calamities, riots, etc..

14. The Owner shall take possession of the said premises within one month from the date of notice/letter duly served on the Owner by registered post to the Owner.

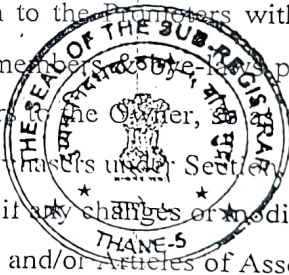
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intimating that the said premises is ready for use and occupation enclosing therewith the copy of Occupation Certificate of the said building, obtained from the concerned authority.

15. While accepting the possession of the said premises from the Promoters, the Owner shall get themselves satisfied about the quality of work, amenities etc., and thereafter upon the Owner taking possession of the said premises, shall have no claim against the Promoters as regards the quality of the Building material used for construction of the premises or the nature of the construction provided in the said premises.

16. The Owner alongwith other purchasers of the premises in the said building shall join in forming and registering the Society or a Limited Company as may be decided by the Promoters and for that purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member and approving the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within ONE MONTH from the day of calling meeting of the members and bye-laws passed by them of the same being forwarded by the Promoters to the Registrar to enable the Promoters to register the organisation of the Purchasers under Section 10 of the said Act. No objection shall be taken by the Owner if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. In the event of the Society or the Limited Company being formed and registered before the sale or disposal by the Promoters of all the premises in the said Building, the power and authority of the Society so formed of the premises purchasers shall be subject to the overall authority and control of the Promoters in respect of all of the matters concerning the said Building, the construction and completion thereof and all amenities appertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold premises and the disposal thereof.



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17. The Owner shall pay/deposit with the Promoters, subject to clause No.33 mentioned hereinbelow, on or before taking the possession of the said premises the following amounts:-

- a. Rs.501/- for the Entrance Fee as well as Share Application Money
- c. Rs.3000/- for expenses for formation of the Society/Limited Company.

18. Notwithstanding anything to the contrary contained in this Agreement, the Owner hereby agrees to contribute to pay their proportionate share for the provisional monthly contribution towards the costs, charges, expenses, Municipal Taxes and outgoings in respect of the said premises being agreed to be allotted hereunder. Such share is to be determined by the Promoters having regard to the area of each premises. The Owner will not be entitled to ask for adjustment of the deposit amounts mentioned herein against the expenses, Municipal taxes and outgoings.

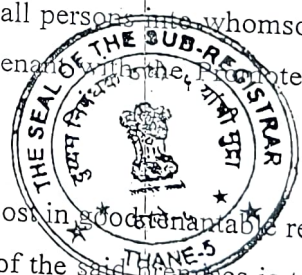
19. Commencing one month after the information in writing is given by the Promoters to the Owner that the said premises is ready for use and Occupation, the Owner shall be liable to bear and pay their proportionate share (i.e. in proportion to the floor area of the said premises i.e. @Rs.4/- per sq. ft.) (in respect of the said property and Building) namely local taxes, betterment charges, or such other levies by the Concerned Local Authority, Collector and/or Government, water charges, insurance, common lights, salaries of clerks Watchmen etc., and other expenses necessary and incidental to the management and maintenance of the said property and the said Building and also the common areas, amenities and facilities in the said property and the said Building (formation of society is should be completed within 12 months by the Promoters from the date of obtaining Occupation Certificate from the Corporation in respect of the said building and convey the title of the said property to the Society). Until the Society/Limited Company is formed and the said property and the said Building transferred to it,



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the Owner shall pay to the Promoters such proportionate share for provisional monthly contribution outgoings as may be determined above. The amount so paid by the Owner to the Promoters shall not carry any interest. The Promoters shall be entitled to utilise such amounts for the aforesaid purpose and balance amount, if any, shall remain with the Promoters until a lease/Conveyance is executed in favour of the Society as aforesaid subject to the provisions of section 6 of the said Act. On such lease/Conveyance being executed, the aforesaid amounts (less deductions provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company as the case may be. The Owner undertakes to pay such proportionate share for provisional monthly contribution of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Promoters shall to pay proportionate share for provisional monthly contribution regularly towards the outgoings determined above also of the premises which are not sold and disposed off by the Promoters.

20. The Owner with intention to bring in and bind all persons into whomsoever hands the said premises may come, doth hereby covenant with the Promoters as follows:-



a) To maintain the said premises at Owner's own cost in good and tenable repair and condition from the date on which the possession of the said premises is taken and shall not do or suffered to be done anything in or to the said Building or the staircase or any passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the said Building or the said premises itself or any part thereof.

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b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of goods which are objectionable by the concerned local or other authority and shall not carry or cause to be carried heavy package to the upper floors which may damage or be likely to damage the stair-cases, common passages or any other structure of the said Building including

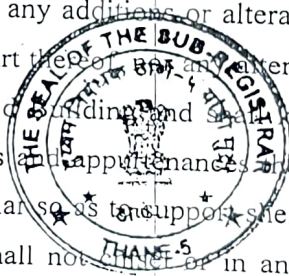
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entrances of the Building and in case any damage is caused to the Building or any other premises or any part thereof on account of negligence or default of the Owner in this behalf, the Owner shall be liable for the consequences of the breach.

c) To carry out at their own costs all internal repairs to the said premises and maintain the said premises in the condition, state and order in which it was delivered by the Promoters to the Owner and shall not do or suffer to be done anything in or to the said Building or the said premises which constitutes a breach or default under the rules and regulations and bye-laws of the concerned local authority or other public body AND in the event of the Owner committing any act in contravention of the above provisions, the Owner shall be responsible and liable for the consequence thereof to the concerned local authority and/or any other public authority.

d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said premises or any part thereof and shall keep the elevation and outside colour scheme of the said Building and shall keep the portions, sewers, drains, pipes in the said premises in good repair and condition and in particular shall support and protect the other parts of the said Building and shall not in any other manner damage the columns, beams walls, slabs, flooring, RCC parts or other structural members in the said premises without the prior written permission of the Promoters and/or the Society.



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e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the said Building.

g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the said premises by the Owner.

h) The Owner shall not let, sub-let, transfer, assign or part with Owner's interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Owner to the Promoters under this Agreement are fully paid up and only if the Owner has not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Owner has intimated in writing to the Promoters.

i) The Owner shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the building rules, regulations, and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Owner shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



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j) Till a Lease/Conveyance of the said Building is executed as aforesaid, the Owner shall permit the Promoters and their Surveyors and Agents with or without workmen and others, at all reasonable times, to enter into and upon the said property and the building/s or any part thereof to view and examine the state and condition thereof.

The Owner and the person to whom the said premises is permitted to be transferred, shall from time to time sign all applications papers and documents and do all acts, deeds and things as the Promoters or the Co-operative Housing Society may

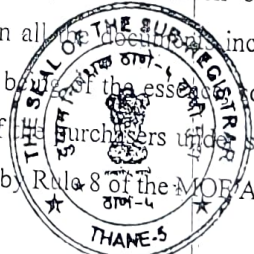
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require for safeguarding the interest of the Promoters and/or the Owner and other Purchasers in the said property.

21. The Owner and the person to whom the said premises is permitted to be transferred with the written consent of the Promoters, shall observe and perform all the provision of the bye-law and/or the rules and regulations of the Co-operative Housing Society for the time being in force.

22. The Promoters shall maintain a separate account of sums received by them from the Owner as, sums received on account of the share capital for the formation of the Society or a Company or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

23. The Owner alongwith the other Purchasers of premises in the said Building shall join in forming and registering a Co-operative Housing Society and for that purpose also from time to time sign and execute application for registration and papers connected with and other documents necessary for formation of such Society and to become member and sign and return all documents including bye-laws within seven days of receipt thereof, time by time of the essence so as to enable the Promoters to register the Organisation of the Purchasers under section 10 of the MOF ACT within the time limit prescribed by Rule 8 of the MOF Act.



24. The Owner shall present this Agreement for registration with the Sub-Registrar of Assurances at Thane within the time limit prescribed by the Registrations Act and intimate to the Promoters the serial No. under which the same is lodged for registration and thereafter the Promoters will attend such office and admit execution thereof.

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25. All notices to be served on the Owner as contemplated by this Agreement shall be deemed to have been duly served if sent to the Owner by Registered Post A.D./Under Certificate of Posting at her address specified below:

Thane

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SHRI. SANDEEP ANANT KAMERKAR

SMT. SHALILA S. KAMERKAR

Flat No. 503, Siddhachal Phase 8,

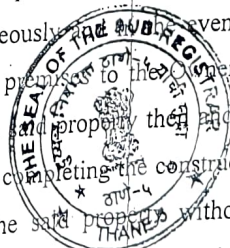
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Thane (W),

26. The Owner shall have no claim, save and except in respect of the particular premises, common areas and facilities and limits hereby agreed to be acquired i.e. all other areas including terrace and open spaces around the said Building and the balance portion/s of the said property will remain the property of the Promoters until the whole of the land and building is transferred to the Society as herein provided subject to the rights of the Promoters as contained in this Agreement.

27. The Owner shall, at no time, demand partition of their interest in the said Building and/or said property till the Occupation Certificate is received and possession of the property is handed over to the Society,

28. The Owner hereby expressly agrees and covenants with the Promoters that in the event of all Floors (or the wings) of the said proposed building on the said property being not ready for occupation simultaneously, the Owner in the event of the Promoters offering license to enter upon the said premises to the Owner earlier than completion of all the floors and wings on the said property then and in that event the Owner has no objection to the Promoters completing the construction of the balance Floor/s (or wings) or building on the said property without any interference or objection by the Owner. The Owner further confirms that they shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Promoters on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoters shall be entitled to either by themselves or through any nominee to construct and complete the said floor or floors or wing/s-or building/s on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Owner.



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29. The Promoters shall in respect of any amounts remaining unpaid by the Owner under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be allotted to the Owner.

30. The Owner is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same shall be borne and paid by the Owner alone subject to clause No.33 mentioned hereinbelow. The Promoters shall not be liable to contribute anything towards the said stamp duty. The Owner shall indemnify the Promoters against any claim from the Stamp Authorities or other Concerned Authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Promoters. The Promoters shall have to follow adjudication procedure before paying stamp duty.

31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The Owner shall have no claim save and except in respect of the said premises hereby agreed to be allotted and provided to their and all open spaces, parking spaces, lobbies, stair-cases, terraces, recreation spaces, etc. will remain the property of the Promoters until the said property and the said Building is transferred to the Society/Limited Company as hereinbefore mentioned.



32. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Owner by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any terms and conditions of this Agreement by the Owner, nor shall the same in any manner prejudice the rights of the Promoters.

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All costs, charges, and expenses in connection with the formation of the Society as well as the costs of preparing and engrossing the Lease &/or Conveyance, stamp and registration charges thereof and all other Agreements,

[Signature]

Assignment Deeds, Transfer Deeds or any other Document/s required to be executed by the Promoters as well as the entire professional costs of the Attorneys-at-Law of the Promoters in preparing and approving all such documents shall be borne and paid by the Society or proportionately by all the premises Purchasers in the said Building. However, it is specifically agreed between the parties hereto that all the above expenses and charges mentioned in the ongoing clause together with the deposit amount towards electricity connection, as well as the stamp duty and registration charges and the entire professional costs of Advocate/Solicitor incidental to this Agreement shall be borne and paid by the Promoters to the extent of Rs. and the expenses and charges beyond Rs.25,000/- shall be borne and paid by the Owner. The Promoters shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Owner shall be paid by their immediately on demand.

33. This Agreement shall always be subject to the provisions of the MOF Act and the rules made thereunder.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day of _____ hereinabove written.



FIRST SCHEDULE ABOVE REFERRED TO: *

ALL THAT piece and parcel of land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 619.6 sq. mtrs., situate, lying and being at village Naupada, Taluka and District Thane. in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation

दस्तावेज क्रमांक		2099
दिनांक		25/11/18

SECOND SCHEDULE ABOVE REFERRED TO: / 48

ALL THAT piece and parcel of land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 70.2 sq. mtrs., together with structures standing thereon, situate, lying and being at village Naupada, Taluka and District

[Handwritten signature]

[Handwritten signature]

Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Survey No.363A, Tika No.12, C.T.S. No.176 (P) admeasuring 689.8 sq. mtrs., together with two buildings standing thereon known as "Soham House", "Soham House Annex" and "Sadanand Apartment" situate, lying and being at village Naupada, Taluka and District Thane in the Registration District and Sub-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 and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED)

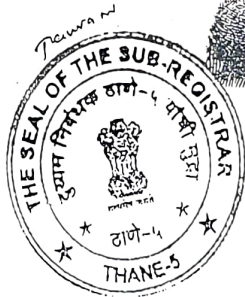
by the within named PROMOTERS)

M/S. SHREE SUVIDHINATH ENTERPRISES

through its Partners

NAVIN VELJI BAUVA

in the presence of...



1.

2. A.B. Deshmukh

SIGNED AND DELIVERED by the

within named OWNER

MR SANDEEP ANANT KAMERKAR

MRS SHALILA SANDEEP KAMERKAR

in the presence of...

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क्रमांक	०५ / ५४



1.

RECEIPT

RECEIVED of and from the within named Promoters a sum of Rs.70,000/- (Rupees Seventy Thousand only) by the following cheques being the refundable security deposit paid by the Promoters to me as per the said Agreement.

Cheque No. Dated Drawn On Amount

(Subject to realization of cheques)

WITNESS :-

I SAY RECEIVED

1. *Sandeep*
2. A.B. Deshmukh

OWNER



THE COSMOS CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Customer Code **33000**

Branch _____ No. _____

Date:

Pay to THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	1,18,250/-
Service Charges	Rs.	10/-
Total	Rs.	1,18,260/-

PAN No.:

Name & Address of Stamp duty paying party

Sandeep Komerkar
Naypada Thane

Tel.No.: / Mobile No.

Purpose of Transaction
in cash for Franking Documents

Rs. **1,18,250/-**

Rupees (in words) **One lakh Eighteen thousand Two hundred Fifty**

(For Bank's Use only)

Tran ID **63200**
Franking Sr.No. **259061**

For The Cosmos Co-op. Bank Ltd.

Sandeep
Authorised Signatory



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क्रमांक *24/98*

AREA OF PLOT BOUNDARY = 7427.0 S.Q.FT.
 BUILT-UP AREA STATEMENT
 PROPOSED BUILT-UP AREA = 5966.64 S.Q.FT.
 EXISTING = 889.00 "
 TOTAL BUILT-UP AREA = 6855.64 "

PLINTH AREA STATEMENT
 PLOT AREA = 7427.0 S.Q.FT.
 PERMISSIBLE PLINTH AREA = 2475.0 "
 1/3 OF PLOT AREA
 PLINTH AREA PROVIDED = 2275.0 S.Q.FT.

SCHEDULE OF DOORS & WINDOWS.

DOORS D 3-6 X 7 T.V. PANEL DOOR
 D1 3-6 X 7
 D2 3-6 X 7
 WINDOWS W 3-6 X 4-0 T.V. WINDOW PANEL
 W1 4-0 X 2-0 TOILET WINDOW
 W2 2-0 X 2-0



NOTE -
 PLOT BOUNDARY
 DRAINAGE SHOWN
 PROP. WORK SHOWN
 EXISTING BUILDINGS TO BE
 DIMENSIONED SHOWN THIS

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 क्रमांक १३६६ / २०११
 २० / ५४

FLOOR SPACE INDEX
 PLOT AREA = 7427.0 S.Q.FT.
 PERMISSIBLE BUILT-UP AREA = 2475.0 S.Q.FT.
 PROPOSED BUILT-UP AREA = 6855.64 S.Q.FT.
 EXISTING + PROPOSED = 7734.64 S.Q.FT.

BALCONY AREA CALCULATIONS
 1) TOTAL BUILT-UP ON 1ST FL = 2784 S.Q.FT.
 PERMISSIBLE BALCONY AREA = 278.4 S.Q.FT.
 I.E. 10% OF BUILT-UP AREA
 BALCONY AREA PROVIDED = 110 S.Q.FT.
 ∴ WITHIN LIMITS
 2) TOTAL BUILT-UP ON 2ND FL = 498.4 S.Q.FT.
 PERMISSIBLE BALCONY AREA = 199.36 S.Q.FT.
 BALCONY AREA PROVIDED = 180.0 S.Q.FT.
 ∴ WITHIN LIMITS

PROPOSED BLDG ON PLOT
 BEARING S.NO. 303 A.H.NO. 2 Q4
 RAM MARGUTI ROAD THAKUR
 FOR SHRI K. S. SAGASKAR
 OWNER
 DR. NO. / DATE /
 JOB NO. / SCALE 1:100

DR. THAKUR ARCHITECTS & ENGINEERS
 K. S. SAGASKAR OWNER

Annexure B.

<u>SADANAND APPARTMENT</u>			
Sr. No	Floors	Occupants	Carpet Area
1	2nd	Manisha S.Dandekar	400
2	1st	Sudhir P. Dandekar	400
3	1st	Santosh P. Hebalkar	355
4	Gr.	Pushpalata V. Vanjari	400
5	Gr.	Sandeep Kamerkar	355
6	2nd	Sunita Pashte & Amit B. Pashte	355

<u>SOHAM HOUSE ANNEX</u>			
Sr. No	Floors	Occupants	Carpet Area
1	2nd	Raghuram Angara Shetty	615
2	3rd	Raghuram Angara Shetty	460
3	Gr	Milind Pisat	175
4	Gr	Sanjay Borkar	175
5	Gr	Paramsagar / Jogi	175
6	Gr	Santosh Hebalkar	175

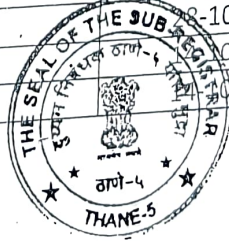


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क्रमांक	२६ / १५४

Annexure "C"

SADANAND APPARTMENT			
SR. NO.	FLOORS	NAME	DATE OF AGREEMENT
1	2nd	Manisha S. Dandekar	12-10-2009
2	1st	Sudhir P. Dandekar	12-10-2009
3	1st	Santosh P. Hebalkar	28-10-2009
4	Gr	Pushplata V. Vanjari	28-10-2009
5	Gr	Sandeep Kamerkar	20-10-2009
6	2nd	Sunita Pashte & Amit Pashte	14-10-2009

SOHAM HOUSE ANNEX			
1	2nd	Raghuram Angara Shetty	10-02-2010
2	3rd	Raghuram Angara Shetty	10-02-2010
3	Gr	Milind Pisat	12-10-2009
4	Gr	Sanjay Borkar	18-10-2009
5	Gr	Narayan D. Sonawane	10-2009
6	Gr	Santosh P. Hebalkar	10-2009



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Annexure "D"



Certificate No. 000436

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

इमारत : तळ (पार्ट) + स्टिल्ट (पार्ट) + ४ मजले व ५ वा (पार्ट) मजला .

V.P.No. S02/0057/09 TMC/TDD 0320/10 Date १२/११/२०१०

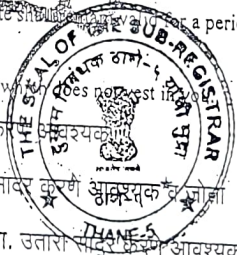
To,
Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं.) प्रा. लि. (वा. वि.) (Architect)

Shri / Smt. श्री. सुविधीनाथ एंटरप्रायझेस प्रा. लि. नवीन बौवा इतर (मालक)

Sir,
With reference to your application No. 277/2009 dated 02/10/09 For development
Permission/grant of commencement certificate under Sections 477 & 478 of the Maharashtra
Regional and Town Planning Act, 1961 for the development work and/or to erect building
No. वरिल प्रमाणे in village पारवळी No. 277/2009 situated at Road/
Street राम मारुती रोड T.S. No./H.No. 71 S. टिकान नगर, सी.डी.ए.नं. १७६.

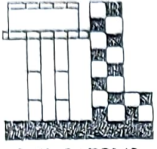
the development permission / the commencement certificate is granted subject to the following
conditions.

- 1) The land vacated in consequence of the development project shall form Part of the public street.
- 2) No new building or structure shall be occupied or permitted to be used by any person until occupancy certificate is obtained.
- 3) The development permission / Commencement certificate shall be 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 without the consent of the Corporation.
- 5) सी.सी. पुर्वी सर्व भाडेकरुंचे नोंदणीकृत करारनामे दाखल करणे आवश्यक.
- 6) सी.एन. पुर्वी रस्त्याखालील जागेचे नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व प्रमाणपत्रापूर्वी सदरचे क्षेत्र ठा.म.पा.चे नावे केलेला मा.र.का. उतारा सादर करणे आवश्यक.
- 7) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवाना पर्यंत कायम ठेवणे आवश्यक.
- 8) सी.एन.पुर्वी मोकळ्या जागेवरील कर भरणे आवश्यक.
- 9) काम सुरु करणेपूर्वी पाणी व मालमत्ता कर (अद्ययावत) भरल्याबाबत संबंधित विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- 10) काम सुरु करणेपूर्वी अस्तित्वातील नळ संयोजन खंडीत केल्याचा दाखला सादर करणे आवश्यक.
- 11) काम सुरु करणेपूर्वी अस्तित्वातील बांधकामे तोडणे आवश्यक.



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क्रमांक	<u>३०</u> / <u>५४</u>

Annexure 'E'



D. K. PATEL'S

Tech-Line

CONSULTING ENGINEERS

A-16, 'Sindhutirth', Opp. Bharat Sahakari Bank, Makhmali Talao, L.B.S. Road, Thane (W).
Tel.: 2540 7805, 2540 5082 E-mail : techlineconsultants@gmail.com

P-15/L.T. NO. 24-12/P.I.624/2010

Date:-

CERTIFICATE OF EARTHQUAKE STABILITY

- 1) PROPOSAL :- THE PROPOSED BLDG. ON PLOT BEARING T. NO. 12. H.NO. 176, OPP. SHIVSAGAR RESTAURANT, RAM MARUTI ROAD, THANE (W.)
- 2) NAME OF OWNER :- M/S SHREE SUVIDHINATH ENTERPRISES TAL. & DIST. THANE.
- 3) NAME OF ARCHITECT :- ARCHETYPE CONSULTANTS (I) PVT. LTD.
- 4) NAME OF STRUCTURAL ENGINEER :- TECH-LINE CONSULTING ENGINEERS A-16, 'SINDHUTIRTH', OPP. BHARAT SAHAKARI BANK, MAKHMALI TALAO, L.B.S. ROAD, THANE (W). PH. 25407805 / 25405082. E-MAIL : techlineconsultants@gmail.com

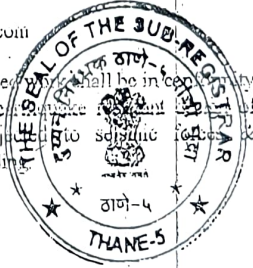
I hereby submit that the structural design and construction of the intended building shall be in accordance with the provision of IS 1893- (part 1): 2002, IS 13920:1993 for earthquake resistant design and construction of building structural ductile detailing of reinforced concrete structure subject to seismic forces as per IS 4326:1993 for earthquake resistant design and construction of building.

Yours faithfully,

For Tech-Line

D. K. Patel
Proprietor

D. K. PATEL
T. M. C. LIC NO. 704



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३२ / ५४	

Annexure "F"

Tel. No. 2540 88 29

Vishwas M. Kulkarni

B.Com. LL.B.

Advocate High Court

Office : A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

To,
M/S. SHREE SUVIDHINATH ENTERPRISES,

Dear Sirs,

I. At your request, I have investigated your title in respect of the property described in the Third Schedule hereunder written (hereinafter referred to as 'the said property').

II. In the course of investigation of title, I have perused the documents of the title and related papers furnished to me relating to the said property. I have also issued Public Notice in respect of the said property in Thane Vaibhav & Free Press Journal on 26/01/2010 and in Sakal on 29/01/2010 and invited objections and/or claims from the persons having and/or claiming any share, right, title and interest in the property described therein. I have not received any objections in respect thereof. I have also caused searches to be taken at the office of Sub Registrar of Assurances at Thane for the period of last 30 years.

III. On perusal of the papers, it appears that:

A) SHRI CHAITANYA N. PAREKH AND SHRI VINAYAK K. SHAH, being Trustees of SHAH PAREKH FAMILY WELFARE TRUST, a Private Trust, having administrative office at Soham Housing Society, Mulund (East), Mumbai 400 081 (hereinafter referred to as 'Shri Chaitanya & another') were absolute seized and possessed and/or otherwise sufficiently entitled to the property more particularly described in the First and Second Schedule hereunder written (hereinafter referred to as 'the said first and second property' respectively);

B) The said Shri Chaitanya & another had prepared and submitted plans for redevelopment of the said first and second property to the Thane Municipal Corporation (hereinafter referred to as 'the Corporation') and the

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Corporation had sanctioned the same vide V.P. No.10438 subject to the terms and conditions contained therein;

C) The said Shri Chaitanya & another had demolished the existing structures then standing on the said first and second property and constructed two buildings known as "Soham House" comprising of basement + ground floor + mezzanine floor + two upper floors and "Soham House Annex" comprising of ground plus 3 upper floors thereon in accordance with the sanctioned plans, Besides the said two buildings, one more old building known as Sadanand Apartment comprising of ground + two upper floors was standing on the said first and second property;

D) The said first and second property together with the new buildings then standing thereon are more particularly described in the Third Schedule hereunder written (hereinafter referred to as 'the said property');

E) M/s. Vizard Construction & Finance Pvt. Ltd. had availed loan from the N.K.G.S.B. co-op. Bank Ltd. for which the said Shri Chaitanya & other had offered the said property as security by executing a registered Deed of Mortgage dated 30/03/1996. Since the loan amount together with interest was paid by the said M/s. Vizard Construction & Finance Pvt. Ltd., the said N.K.G.S.B. Co-op. Bank Ltd. has executed a Re-conveyance Deed dated 26/05/2005 in favour of the said Shri Chaitanya & other and the same is registered with the Sub Registrar of Assurances at Thane under Serial No.4309.

F) By a Deed of Conveyance dated 21/08/2009 (hereinafter referred to as "the said First Deed"), executed by and between the said Chaitanya & another therein referred to as the Vendors of the One Part and Nandivardhan Construction Pvt. Ltd. (hereinafter referred to as the Purchasers of the One Part and Company') therein referred to as the Purchasers of the One Part and Vendors therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendor therein the said property with the liability of the said tenants and Owners at the time of consideration and upon the terms & conditions therein contained. The said First Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.7503 on 28/08/2009.

G) By and under Agreement dated 25/02/2010 (hereinafter referred to as 'the said TDR Agreement') made and entered into between M/s.

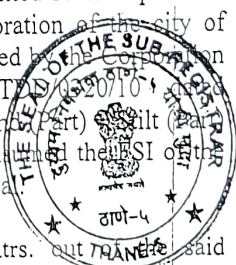
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Ravechi Real Estate therein referred to as the Transferors of the one part and the yourselves therein referred to as the Transferees of the other part, the Transferors therein agreed to sell and transfer to the Transferees therein and the Transferees therein agreed to purchase and acquire from the Transferors therein, all their respective right, title, interest and claim whatsoever in respect of FSI in the form of Transferable Development Rights i.e. TDR to the extent of 240 sq. mtrs. i.e. 2583.36 sq. ft. out of the total FSI available to 3786.13 sq. mtrs. under the Development Rights Certificate bearing Folio No.TDR/2/Const.Amenity (Reservation) and Certificate No.003 in respect of the property being land admeasuring 3786.13 sq. mtrs. [which was reserved for the purpose of Housing for Dishoused and Transit and which has been acquired by the Corporation alongwith building thereon for the aforesaid purpose, under the sanctioned development plan for Thane at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.1954/2010;

H) By a Deed of Conveyance dated 05/03/2010 (hereinafter referred to as "the said Second Deed"), executed by and between the said Company therein referred to as the Vendors of the One Part and yourselves therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendor therein the said property together with the liability of the said tenants and owners at & for the consideration and upon the terms & conditions therein contained. The said Second Deed is registered with the Sub-Registrar of Assurances at Thane under Sr. No.2249/2010.

I) You have through your Architect, submitted revised plans in respect of the said property to the Municipal Corporation of the city of Thane for its approval and the same has been sanctioned by the Corporation vide IOD bearing V.P. No.S02/0057/09/TMC/TDR/19/11/2010 in respect of Building comprising of Ground (Part) + 5th (Part) Upper Floors. You have utilised and consumed the FSI of the said DRC No.003 while obtaining the aforesaid approval.

J) The portion admeasuring 61.03 sq. mtrs. out of the said property has been handed over to the said Corporation as it is affected by D. P. Road and you have executed a Declaration cum Indemnity Bond dated



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30/11/2010, which is registered with the Sub Registrar of Assurances at Thane under Sr. No.12289/2010;

In view of the above, I hereby state and certify that in my opinion, subject to (a) the compliance of the terms & conditions contained in the above referred orders and permissions and (b) what has been stated hereinabove, your title to the said property excluding the said portion of D. P. Road which is already handed over to the said Corporation is free from encumbrances, beyond reasonable doubts and as such marketable.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 619.6 sq. mtrs., situate, lying and being at village Naupada, Taluka and District Thane. in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.363A/2, Tika No.12, C.T.S. No.176(p) admeasuring 70.2 sq. mtrs., together with structures standing thereon, situate, lying and being at village Naupada, Taluka and District Thane, in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Survey No.363A, Tika No.12, C.T.S. No.176 (p) admeasuring 689.8 sq. mtrs., together with two buildings standing thereon known as "Soham House", "Soham House Annex" and "Sadanand Apartment" situate, lying and being at village Naupada, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Dated this 27th day of January, 2011.

Yours faithfully,

Vishwas M. Kulkarni
Advocate



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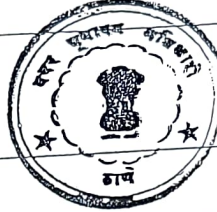
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Annexure "G"

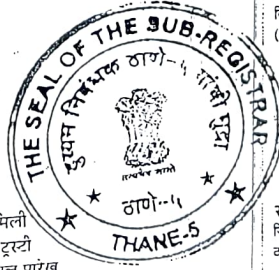
मालमत्ता पत्रक

ठाणे शहर		तालुका/न.भु.मा.का. -- ठाणे		जिल्हा -- ठाणे	
शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तमासणीची नियत वेळ)	
१२	१७६	[८२५] चौ.मी. ६८९.८०	नों.अं.	[नों.ओं.आकार र.रु.(२५-०)bn.(२५-०) मुदत १.८.४० ते ३१.७.७० रु.पै.२५-०० १.८.७० ते ३१.७.७९ रु.५०-०० १.८.७९ ते ३१.७.८२ रु.१००-००	

धारक: [वासुदेव राम वंर घोलप]
खरेदीने र.रुपये १००००/- ता.२३/१/१९४५
प्रो.नॉद केली :-सदाशिव राजाराम देहेरेकर Db
श्री घोलप कडून

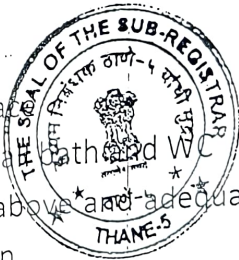


व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
१६२ खरेदी रक्कम रुपये १००००/- सदाशिव राजाराम देहेरकर कडून ७३२ ६६ चौ.वार.	SRC.४४३ ८-५-६२	[H] कृष्णकुमार सदानंद आगासकर	सही - C.T.S.O.
१६८ भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं.च्या १९५८ अंमल बजावणी कायदानुसार व भा.स.च्या नाणेसंबंधी कायदानुसार क्षेत्रजाकाराचे रूपांतर केले.	k १९५८ ikb		सही - २४/२२/१९६८ वि.जि.नि.पू.ख.५० (२) नाणिक.
मा. उपविभागिय अधिकारी ठाणे यांचे कडील क्र टि.ई-२/एन एस /वझी ४२२ व दि.२०/३/८४ अन्वये सुधारित वि.रो. सान्याची नोंद दाखल केली.	SIF	[H] शाह पारंख फेमिली वेल्फेअर ट्रस्ट ट्रस्टी १)चेतन्य नंदलाल पारंख २)प्रफुल्ल नगीनदास शाह ३)विनायक कल्याणजी शाह	सही - नि.पू.अ.ख.८ मा.
१६९ अजं खरेदीखत/ २७७८/३/२२/१९८६ न.भु.अ.ठाणे यांचे कडील आ.क्र.वा.क्र.४६२ २ दि.८/९/८६	S.I. रजि.दस्त क्र.६५५१/२००००	[E] दि.पॉथ कॅम्प नो.एल.पी. मा. को ऑ.बँक लिट न न - ५	सही - १८/०१/२००१ न.पू.अ.ठाणे/MkPr
२००१ इक्विटिबल मॉर्गेज र.रु.एक करोड चा वोजाची नोंद.			
२००२ मा.दुष्यम निबंधक ठाणे यांचेकडील रिकव्हेंस ऑफ मॉर्गेज दस्त क्र.४३०९/२००५.दि.२६.५.२००५ अन्वये दी नॉर्थ कॅनरा जीवोएस को ऑप बँक लि.यांचे वोजाची नोंद कमी केली.		दस्त ९३०९ /२०११ क्रमांक ३७ /५४	न.समा.क्र.१९६६ प्रमाणे सही - ०७/०८/०९ न.पू.अ.ठाणे



ANNEXURE "1"

- 1) Modern Elevation for the proposed building
- 2) Weather proof paint for external walls
- 3) R.C.C framed structure with seismic design
- 4) Attractive and spacious entrance lobby of the building
- 5) Vitirified flooring (2' X2') and coloured glazed titles of full height in toilets and w.c. full height tiling above kitchen platform
- 6) Granite kitchen platform of the best quality black granite with stainless steel sink (NIRALI MAKE)
- 7) Powder coated Aluminium windows with best quality glass
- 8) Adequate light/power points (ISI mark) in all the rooms
- 9) Concealed Cables television and telephone wiring and points in each flat
- 10) Designer main door
- 11) Best Quality lift available
- 12) Anti Fungal paint on external surface
- 13) Marble frame with syntax door in a Bathroom WC
- 14) China mosaic on the top terrace above and adequate water proofing measures to be taken
- 15) Kota steps in Staircase
- 16) Provision for exhaust fan
- 17) Mail Box for every Flat
- 18) Counter for & with Washbasin
- 19) Good Quality C.P. Fitting
- 20) Green Kota Flooring in Lift Lobby
- 21) Concealed Plumbing
- 22) Under Ground and Overhead tank with sufficient quality of water storage, water Pump.



ट न न - ५	
दस्तावेज क्रमांक	३३६६ / २०११
	०० / ५४



दस्तावेज क्रमांक व वर्ष: 2249/2010

Friday, March 05, 2010

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दुय्यम निबंधक: राह दु.नि.ठाणे 5

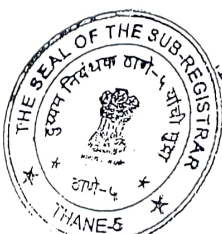
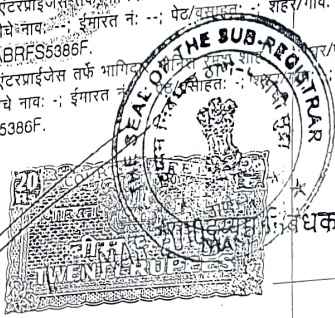
नोदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 19,800,000.00
भा.मा. रु. 20,529,000.00
- (2) भू-मापण, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे नौपाडा, ठाणे येथील टिका नं 12, सिटीएस नं 176, सर्वे नं 363ए/2, क्षेत्र 689.8 चौ.मि. व त्यावरील सोहम हाऊस आणि सोहम हाऊस अॅनेक्स, सदानंद अपार्ट. या नावाच्या इमारती भाडेकरूच्या ताब्यात असलेले क्षेत्र 450.55 चौ.मि. व मालकांच्या ताब्यात असलेले क्षेत्र 375 चौ.मि.
(1) 689.8 चौ.मि
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नंदीवर्धन केन्द्रवर्शन प्रा. लि. तर्फे डायरेक्टर अनिल नगराज मुशा. -; घर/प्लॉट नं: अंजल्स पॅराडाईज, सावरकर रोड, ठाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCN1260G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी किंवा प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. श्री सुविधिनाथ एंटरप्राइजेस तर्फे भागिदार नविन वेलजी बोंबा -; घर/प्लॉट नं: गणेशकुर्णवळी, नौपाडा, ठाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABRFS5386F.
(2) मे. श्री सुविधिनाथ एंटरप्राइजेस तर्फे भागिदार वेलन वेलजी बोंबा -; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABRFS5386F.
(3) मे. श्री सुविधिनाथ एंटरप्राइजेस तर्फे भागिदार मनुसुख वेलजी करमन शाह -; घर/प्लॉट नं: तालुका: -; पिन: -; पॅन नम्बर: ABRFS5386F.
(4) मे. श्री सुविधिनाथ एंटरप्राइजेस तर्फे भागिदार निकेत रमेश शाह -; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABRFS5386F.
(5) मे. श्री सुविधिनाथ एंटरप्राइजेस तर्फे भागिदार विनायक रमेश शाह -; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABRFS5386F.
- (7) दिनांक करून दिल्याचा 05/03/2010
- (8) नोदणीचा 05/03/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 2249 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1026450.00
- (11) बाजारभावाप्रमाणे नोदणी रु 30000.00



दुय्यम निबंधक ठाणे क्र. 5
दस्त 9308 / 2099
क्रमांक 09/158

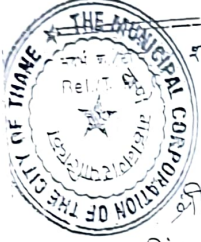
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ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अल्फ्रेड गेड, चंद्रशेखरी, पाचगाववाडी, ठाणे - ४०० ६०५.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

दिनांक ११/१२/१९९९
Date 11/12/1999



शा.जा. / करवि. / (ता.क्र. १३५/कमि) / २०९५

दिनांक ११/१२/१९९९
Date 11/12/1999

२०९००९२
२०१९९०/९

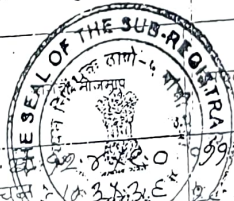
पति
श्री. अनंत वेलमी चौवा
श्री. सुविधीनाथ इंटरप्रायझेस,
गोखले ब्रीड नौपडा ठाणे

विषय : मोजमापाच्या उत्तारा देणेबाबत

संदर्भ : आपला संदर्भ क्र ७५९२ दि. ३१/१९९९ अन्वये

महोदय,
आपले वरील संगर्भेय पत्राबद्दल आपणांस कळविण्यात येते की, टिका नं. ११२...
सि.न.नं. १.६२... येथील धातूची वाडी... यांचे जांचे
कराची आकारणी असलेल्या मिळकतीमध्ये सज २०१०-११... करीता तेथील भाडेकरू /
भोगवदादार ट ते वापरीत असलेल्या जागेचे मोजमाप इत्यादी बाबतची नोंद इफडील
दफ्तारी खालील प्रमाणे आहे.
(सज २०१०-११ चे फेर तपासणीचे दफ्तारी नोंदगुसार)

क्र.	भागवटा करणाऱ्याचे नाव	जागचा उपभाग	तजला	मालिक भांड उचते पत्ते	भांडचा टा असलेला रक्कम
R १)	सुख.व्ही. जोरकर	निवर्तमान	श्री. सुविधीनाथ इंटरप्रायझेस	३५.००	२.००
R २)	श्री. अनंत वारकानाथ पिसाट	-	श्री. सुविधीनाथ इंटरप्रायझेस	२५.५०	१.५०
R ३)	पांडुरंग गोविंद हेवाळकर	-	श्री. सुविधीनाथ इंटरप्रायझेस	१०.००	१.५०



दस्त १३२६ / १२०११
प्रमाणिक
०२/५४

COSMOS CO-OPERATIVE BANK LTD.
 BANKING DEPOSIT SLIP
 Customer Copy B12225

Date: 25/1/11

COSMOS CO-OPERATIVE BANK LTD.

Value	Rs.	500/-
Charges	Rs.	10/-
	Rs.	510/-

Address of Stamp duty paying party
 P. A. Kamerkar

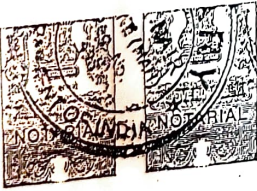
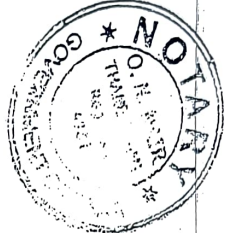
Mobile No.:
 Transaction
 Franking Documents

00/-
 (For Bank's Use only)

No. 25519.1

For The Cosmos Co-op. Bank Ltd.
 Authorised Signatory

Reg. No. 25ST001



For THE COSMOS CO-OP. BANK LTD.
 Authorised Signatory

GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, MR.
 SANDEEP ANANT KAMERKAR, aged 47 years, presently residing at
 Siddhachal Phase VIII, village Majiwade, Taluka & Dist. Thane SEND
 GREETINGS:-

Kamerkar

दनन - ५

दस्ता	१३२२	/२०११
क्रमांक		
४६/५४		

The Cosmos Co-operative
 Bank Ltd., Thane
 Branch, Thane
 D-5/STP(V)/C.R.1004/05/200
 4/1765-67

भारत 55191
 143809
 Special Adhesive
 JAN 25 2
 R.00005001-PB3
 INDIA STAMP DUTY MAHARAS

WHEREAS I along with my wife MRS. SHALILA SANDEEP AMERKAR had been occupying premises bearing No.1 admeasuring 355 sq. ft. carpet area, on Ground floor of the building then known as Sadanand Apartment (hereinafter referred to as "the said old premises") standing on land bearing Survey No.363A, Tika No.12, C.T.S. No.176 admeasuring 689.8 sq. mtrs., situate, lying and being at village Naupada, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation (hereinafter referred to as 'the said property');

AND WHEREAS by an Agreement dated 21/10/2009 made and executed by and between Nandivardhan Construction Pvt. Ltd. (hereinafter referred to as 'the said Company') therein referred to as the Owners of the one part and ourselves herein therein referred to as the Purchasers of the other part, the Owners therein agreed to allot and provide to the Purchasers therein residential premises equivalent to that of the said old premises of 355 sq. ft. carpet area and 75 sq. ft. additional carpet area totally admeasuring 430 sq. ft. carpet area on __ floor in the said building to be constructed on the said property at free of cost and on ownership basis in lieu of and stead of the said old premises of the Purchasers therein and upon the following conditions therein mentioned (hereinafter referred to as 'the said Agreement').

AND WHEREAS by Deed of Conveyance dated 09/03/2010 executed by and between the said Company therein referred to as the Vendors of the One Part and M/S. SHREE SUVIDHINATH ENTERPRISES, a partnership firm registered under the provisions of Indian



Shalila Sandeep

2

Handwritten signature

दस्तावेज क्रमांक: 338 / 2099	
80 / 48	

Partnership Act, 1932 having office at Ganeshkrupa Building, Gokhale Road, Naupada, Thane (W) 400602 (hereinafter referred to as 'the Promoters') therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred & conveyed to the Purchasers therein and the Purchasers therein purchased and acquired from the Vendor therein the said property together with the liability of the said tenants and Occupants as well as with the specific undertaking that they shall comply with the terms and conditions agreed with the Tenants and Occupants in the above cited agreements at & for the consideration and upon the terms & conditions therein contained.

AND WHEREAS by virtue of the aforesaid Deed, the Promoters have become the absolute owners of and interalia seized & possessed of &/or otherwise well and sufficiently entitled to the said property;

AND WHEREAS by and under Agreement dated 25/02/2010 (hereinafter referred to as 'the said TDR Agreement') made and entered into the one part and the Promoters herein therein referred to as the Transfers of the other part, the Transfers therein, sold and transferred to the Transferees therein and the Transferees therein purchased and acquired from the Transfers therein, all their respective right, title interest and whatsoever in respect of FSI in the form of Transferable Development Rights i.e. TDR to the extent of 240 sq. mtrs. under the Development Rights Certificate bearing Folio No.TDR/2/Const.Amenity (Reservation) and Certificate No.003 in respect of the property being land admeasuring 3786.13 sq. mtrs. [which was reserved for the purpose of Housing for



टनन-५	
दस्ता क्रमांक	१३६६ / २०११
४५ / ४४	

shoused and Transit and which has been acquired by the Corporation along with building thereon for the aforesaid purpose, under the sanctioned development plan for Thane at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.1954/2010;

AND WHEREAS the Promoters submitted revised plans in respect of the said property to the Corporation for its approval and the same has been sanctioned by the Corporation vide IOD bearing V.P. No.S02/0057/09/TMC/TDD/0320/10 dated 19/11/2010 in respect of Building comprising of Ground (Part) + Stilt (Part) + 4th Floor + 5th (Part) Upper Floor. The Promoters have utilised and consumed the FSI of the said DRC No.003 while obtaining the aforesaid approval.

AND WHEREAS the Promoters have approached us and requested to enter into Agreement which is to be lodged for registration. The Promoters have handed over us draft of the Agreement which we have gone through and approved the same, however, I am unable to do execute and register the same as I am going out of India for my office work.

WHEREAS I am desirous of appointing some fit and proper person to complete the execution and registration of the said premises and therefore, requested my wife MRS. SHALILA SANDEEP KAMBERKAR aged 39 years presently residing at Siddhachal Phase VIII, Village Majiwade, Taluka & Dist. Thane (hereinafter called "the Attorney") to act for me and manage and look after my affairs regarding the said old premises which the attorney has consented to do.



Shalika Kamberkar

4

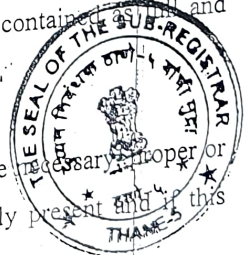
[Signature]

ट न न - ५	
दस्ता क्रमांक	३३६ / २०११
४६ / ५४	

STAMP

NCW KNOW YE ALL AND THESE PRESENTS WITNESS that I, the said MR. SANDEEP ANANT KAMERKAR, do hereby nominate, constitute and appoint MRS. SHALILA SANDEEP KAMERKAR as my true and lawful Attorney to act, conduct, manage and look after my affairs regarding the execution and registration of the Agreement as aforesaid, I hereby confer upon the Attorney the following powers and authorities:

1. To sign and execute the Agreement and other incidental documents, papers in that behalf in respect of the said old premises and to do all other acts, deeds, matters and things in relation thereto.
2. To attend, appear on my behalf before the Sub-Registrar of Assurances Thane or in any other place and to lodge the presents for Registration, and to admit execution and to do all necessary acts for effectually completing its registration.
3. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the Authorities hereinabove contained, and effectually as I could do it.
4. AND to do everything whatsoever which may be necessary, proper or expedient and which I could do myself if personally present and if this Power of Attorney had not been executed.



And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf conferred before

Signature

5

Signature

दस्त	<i>93ee</i>	/2099
क्रमांक	<i>50/58</i>	



Continued, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this deed.

IN WITNESS WHEREOF, I THE SAID MR. SANDEEP ANANT KAMERKAR, HAVE HERETO AND HEREUNTO SET & SUBSCRIBED MY HANDS AT THANE ON THIS 25TH DAY OF JANUARY

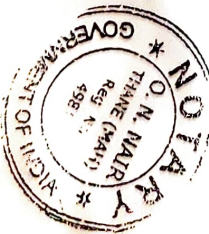
SIGNED AND DELIVERED by the)
within named EXECUTANT)
MR. SANDEEP ANANT KAMERKAR)
in the presence of ...



Sandeep Anant

- 1.
- 2.

SIGNED AND ACCEPTED by the)
within named)
MRS. SHALILA SANDEEP KAMERKAR)
(the Attorney) in acceptance of)
this Power of Attorney





BEFORE ME

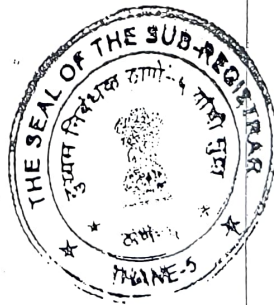
O. N. Nair
O. N. NAIR
M.A., B.Ed., LL.B.
ADVOCATE & NOTARY
A-16 Nilam Co-op. Hsg. Soc. Ltd.
Ambika Nagar, Congress Wadi,
Dombivli (E.), Thane - 21 201
(M) - 9821115691

25 JAN 2011

NOTED & REGISTERED
Sr. No. 3838 / 28.1.11.2011

दस्ता	<i>332</i>	12099
क्रमांक	59 / 58	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KAMERKAR SANDEEP ANANT
 ANANT KAMERKAR
 01/09/1963
 Permanent Account Number
 ANLPK8765G

 Signature




टनन-५	
दस्त	१३०८ / २०११
क्रमांक	५२ / ५४




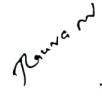




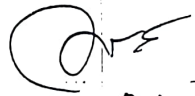
1/02/2011
34:12 pm
दुय्यम निबंधकः
सह दु.गि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5
दस्त क्र 1396/2011
43148

स्त क्रमांक : 1396/2011
स्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: संदीप अनंत कामेरकर तर्फे कु.पु. व स्वताकरीता शालिला संदीप कामेरकर पत्ता: घर/फ्लॅट नं.: गल्ली/रस्ता: ईमारतीचे नाव: सिध्दाचल फेज 8 ठाणे ईमारत नं.: पेठ/वसाहता: शहर/गाव: तालुका:	लिहून घेणार वय 38 सही 		
नाव: मे श्री सुविधीनाथ एटरप्रायझेस तर्फे भागीदार नविन देलजी शैवा पत्ता: घर/फ्लॅट नं.: गल्ली/रस्ता: ईमारतीचे नाव: नौपाडा ठाणे ईमारत नं.: पेठ/वसाहता: शहर/गाव: तालुका: पिन:	लिहून देणार वय 36 सही 		



सह दुय्यम निबंधक ठाणे क्र. 5





दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (1396/2011)

४०१४४

दस्त क्र. [टनन5-1396-2011] या गोपचा
बाजार गुल्य :2712000 मोबदला 0 भरतेले गुद्रांक शुल्क : 11825C

पावती क्र.:14221 दिनांक:11/02/2011
पावतीचे वर्णन
नांव: संदीप अनंत कामेरकर तर्फे कु मु व
स्वाकरीता शशिला संदीप कामेरकर - -

दस्त हजर केल्याचा दिनांक : 11/02/2011 01:28 PM
निष्पादनाचा दिनांक : 14/02/2011
दस्त हजर करणा-याची सही :

27130 :नोदणी फी
1080 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

28210: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

दस्ताचा प्रकार 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 11/02/2011 01:28 PM
शिक्का क्र. 2 ची वेळ : (फी) 11/02/2011 01:33 PM
शिक्का क्र. 3 ची वेळ : (क्युली) 11/02/2011 01:34 PM
शिक्का क्र. 4 ची वेळ : (ओब्ख) 11/02/2011 01:34 PM

दस्त नोंद केल्याचा दिनांक : 11/02/2011 01:34 PM

ओब्ख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना थपरीशः ओब्खतात,
व त्यांची ओब्ख पटवितात.

1) राम पवार - सागर ओरॉक्स ठाणे - , घर/फ्लॅट नं. -

गल्ली/रस्ता :

इंगारतीचे नाव :

इंगारत नं. :

पेट/वसाहता :

शहर/गाव :-

तालुका :-

दिन :-



2) सुरेश थोरवे - सागर ओरॉक्स ठाणे

- , घर/फ्लॅट नं. -

गल्ली/रस्ता :

इंगारतीचे नाव :

इंगारत नं. :

पेट/वसाहता :

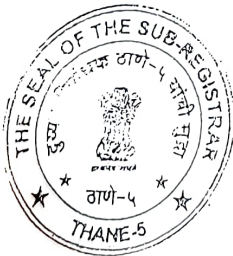
शहर/गाव :-

तालुका :-

दिन :-



दु. निबंधकाची सही
सह दु.नि.ठाणे 5



व्याप्त करघेत घेत की या बस्ताबाबते
प्रश्न आहे याचे आहे.

एव, दुय्यम निबंधक ठाणे वॉ. 5

पुस्तक क्रमांक १६६
१३९६ क्रमांकावर नोंदला

दुय्यम निबंधक ठाणे क्र. ५
तारीख ११ माहे २ सन २०११