

71+2=73

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**THE COSMOS CO-OPERATIVE BANK LTD.**  
FRANKING DEPOSIT SLIP  
Estd. 1906

Customer Copy  
638910

Branch: **THANE BRANCH** Date: 14/02/09  
Pay to: **THE COSMOS CO-OPERATIVE BANK LTD.**

Franking Value	Rs.	1,62,000/-
Service Charges	Rs.	10/-
Total	Rs.	1,62,010/-

Name & Address of Stamp duty paying party  
**Mr. Archit Bajrangi DAKYA**  
**Thane (W)**

Tel. No.: / Mobile No.:  
Purpose of Transaction  
in cash for Franking Documents  
Rs. **1,62,000/-**

(For Bank's Use only)

Trans ID: 14340  
Franking S. No. 142357  
For The Cosmos Co-op. Bank Ltd.  
Service Tax Reg. No. AAAAT0742KST003  
Authorized Signr



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

INDIA STAMP DUTY MAHARASHTRA  
R. 0162000/-PB5157  
12:17  
Special Adhesive FEB 14 2009  
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**AGREEMENT FOR SALE**



ARTICLES OF AGREEMENT made at Thane this **Feb 14** day of **Feb** in the Christian year Two Thousand **Nine** between M/S. SHREE TIRUPATI GREENFIELD DEVELOPERS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its office at M/s. Dewanchand Hansraj Compound, Kolshet Road, Dhokali, Thane, hereinafter referred to as 'the PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being constituting the said firm, M/s. Shree Tirupati Greenfield Developers, survivors or survivor of them and their respective heirs, executors & administrators of such last survivor) of the One Part AND

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*[Signature]*

K.A. DAKYA

*[Signature]*

THE COSMOS CO-OP. BANK LTD.  
Authorized Signatory

Mr./Mrs./M/s ARKHIT BAIRAGI DAKUA  
MRS. KRISHNAVENI ARKHIT DAKUA  
having address at C-4/406 Ritu Estate,  
Ghodbunder Rd., Thane. (W) 400607.

hereinafter referred to as 'the PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors 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 Shri Hansraj N. Agarwal (hereinafter referred to as 'the said Hansraj') was the owner of and interalia seized and possessed of and/or otherwise well and sufficiently entitled to the lands bearing Survey Nos.135/1/1P, 135/2, 135/3, 135/P, 136 and 137 situate, lying and being at village Balkum (Dhokali), Taluka & District Thane (hereinafter referred to as "the entire property").

AND WHEREAS the said Hansraj divided his property at village Balkum (New village Dhokali) into four parts and assigned the rights in respect thereof to (1) Shri Hansraj Agarwal, (2) Satpaul Gupta (HUF), (3) Amirchand Gupta (HUF) & (4) Dharampal Gupta (HUF) respectively and accordingly their names were mutated in the revenue records;

AND WHEREAS the said Hansraj died intestate on 13/11/1991 leaving behind his three sons namely (1) Satpaul Gupta, (2) Amirchand Gupta & (3) Dharampal Gupta (hereinafter referred to as 'the said Dharampal'), and two married daughters namely (1) Smt. Darshanadevi Sundernath Agarwal and (2) Smt. Reshmodevi Banwarlilal Agarwal in accordance with the provisions of the Act by which he was governed at the time of his death;

AND WHEREAS Shri Satpaul Gupta, the son of late Shri Hansraj Agarwal (Gupta), who had received his share of the property in the capacity of his HUF, partitioned the HUF in the year 1982 and divided the property into three parts and assigned those parts to (1) Shri Satpaul Gupta, (2) Sunil S. Gupta (HUF) and (3) Arvind S. Gupta (HUF) respectively;

*[Signature]*

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AND WHEREAS the said Hansraj died intestate leaving behind his several movable and immovable properties (which he had kept in his accounts and not assigned to any of his sons during his lifetime). The legal heirs of the late Hansraj Agarwal in their joint meeting held on 03/02/1993, decided to execute a memorandum of family partition recording the terms of partition of the movable and immovable properties of late Hansraj Agarwal;

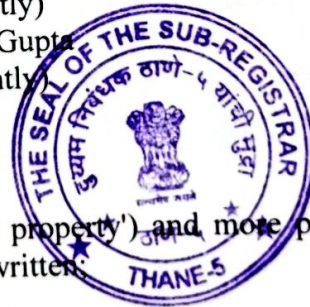
AND WHEREAS as per the Memorandum of Family Partition dated 03/02/1993, the properties i.e. the industrial sheds alongwith the land situated at village Balkum, Kolshet Road, Taluka & District Thane (which were not assigned by late Hansraj Agarwal to any of his sons during his lifetime) were allotted to the share of Shri Satpaul Gupta and his two sons, namely, (1) Sunil S. Gupta & (2) Arvind S. Gupta in their individual capacities, as equal co-owners with specific but undivided shares in lands bearing Nos.135/1/1 part & 135/2 part;

AND WHEREAS as per the above noted partition of the lands from time to time, the following lands are now owned, occupied & possessed by the respective owners as under:

Old S.No.	Area (sq. mtrs.)	Name of owner
135/1/1/P	2210	Sunil Satpaul Gupta (HUF)
135/1/1/P	3260	Arvind Satpaul Gupta (HUF)
135/1/1/P	3270	Satpaul Hansraj Gupta
135/1/1/P	4440	Satpaul Gupta, Sunil Gupta & Arvind Gupta (jointly)
135/2	1600	Satpaul Gupta, Sunil Gupta & Arvind Gupta (jointly)

Total 14,780

(hereinafter referred to as 'the said larger property') and more particularly described in the First Schedule hereunder written:



AND WHEREAS by an Agreement dated 15/05/2001 made and executed between Shri Satpaul Hansraj Gupta, Shri Sunil Satpaul Gupta, Shri Arvind Satpaul Gupta, Sunil Satpaul Gupta (HUF) through its manager Shri Sunil Satpaul Gupta & Arvind Satpaul Gupta (HUF) through its manager Shri Arvind Satpaul Gupta, therein and hereinafter collectively referred to as the Owners of the one part and M/S GREENFIELD CONSTRUCTIONS (hereinafter referred to as 'the said Greenfield') therein referred to as the Developers of the other part, the Owners therein agreed to

M/S GREENFIELD  
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grant development rights to the Developers therein in respect of land admeasuring 8000 sq.mtrs out of the larger property (hereinafter referred to as "the said plot") and more particularly described in the Second Schedule hereunder written at or for the consideration and upon the terms and conditions therein contained;

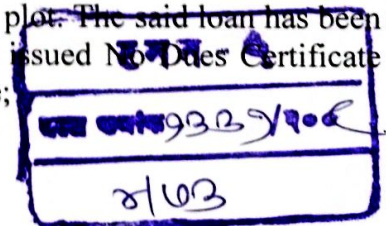
AND WHEREAS by order dated 17/04/2003 bearing No.ULC/TA/Te. No.BALKUM/SR-195+196+237, the Additional Collector and Competent Authority, Thane Urban Agglomeration declared under Section 8 (4) of the Urban Land (Ceiling & Regulation) Act, 1976 that the Owners do not hold any surplus land which includes the said larger property. A copy whereof is annexed hereto and marked as Annexure "A";

AND WHEREAS pursuant to the aforesaid, the said Greenfield through it's Architects inter alia submitted building plans of nine buildings & eight row houses in respect of the said larger property to the Municipal Corporation of the City of Thane (hereinafter referred to as 'the Corporation') for its approval which have been duly sanctioned by the Corporation under V.P. No. 2001/90 TMC/TDDP/TPS/2432 dated 29/09/2003;

AND WHEREAS by Order No.Revenue/K-1/T-1/NAP/SR-155/2003 dated 16/03/2004, the Collector of Thane granted permission of Non-Agricultural use in respect of the said plot subject to the terms and conditions contained therein.

AND WHEREAS by an Agreement dated 04/02/2005, the said Greenfield entered into a joint venture with M/s. Shri. Tirupati Developers (hereinafter referred to as 'the said Tirupati') and agreed to develop the said plot by completing the remaining construction under the name and style of M/S. SHREE TIRUPATI GREENFIELD CONSTRUCTIONS, the Promoters herein and upon the terms and conditions contained therein.

AND WHEREAS by an Indenture of Mortgage dated 19/10/2005, executed by and between the Owners therein referred to as the Party of the First Part, the said Greenfield therein referred to as the Party of the Second Part, the said Tirupati therein referred to as the Party of the Third Part, the Promoters herein therein referred to as the Firm and Karur Vysya Bank Limited (hereinafter referred to as 'the said Bank') therein referred to as the Lender, the Promoters mortgaged the said plot with the said Bank to avail of loan for completing the development of the said plot. The said loan has been repaid to the said Bank and the said Bank has issued No Dues Certificate dated 26/10/2007 in respect of the said mortgage;



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AND WHEREAS Shri Dharampal Hansraj Gupta (hereinafter referred to as 'the said Dharampal') is the owner of the land bearing Old Survey No.135/2 New Survey No.9/2/1 (P) admeasuring 1191 sq.mtrs and Old

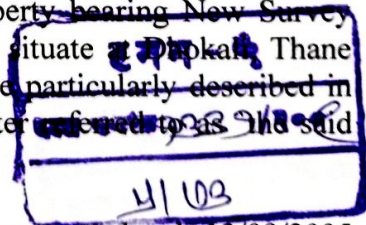
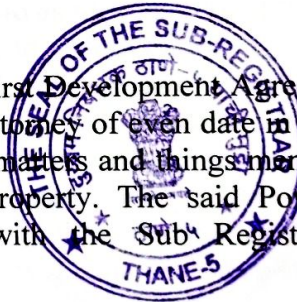
Survey No. 135/3 New Survey No. 9/3 admeasuring 1600 sq. mtrs. aggregating to 2791 sq. mtrs. together with shed standing thereon situate at village Dhokali, Tal. & Dist. Thane & more particularly described in the Third Schedule hereunder written (hereinafter referred to as 'the said Dharampal's property'). The said Dharampal's property was mutually transferred to M/s. Dee Pee Enterprises, a duly registered partnership firm (hereinafter referred to as 'the said firm');

AND WHEREAS by a Development Agreement dated 28/10/2005 (hereinafter referred to as 'the said First Development Agreement') executed by and between the said Dharampal therein referred to as the First Owner of the First Part, the said firm therein referred to as the Second Owner of the Second Part and the Promoters herein therein referred to as the Developers of the Third Part, the First Owner and the Second Owner therein agreed to grant to the Developers therein and the Developers therein agreed to acquire from the First Owner and the Second Owner therein the development rights for and in respect of the said Dharampal's property more particularly described in the Schedule thereunder written and the same being described in the Third Schedule hereunder written at or for the consideration and for and upon the terms and conditions contained therein. The said First Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane vide Sr.No.7352 of 2005;

AND WHEREAS pursuant to the said First Development Agreement, the said Dharampal have executed Power of Attorney of even date in favour of the Promoters herein to do all acts, deeds, matters and things mentioned therein in respect of the said Dharampal's property. The said Power of Attorney dated 28/10/2005 is registered with the Sub-Registrar of Assurances at Thane under Serial No.795;

AND WHEREAS Shri Surendra Desraj Gupta (hereinafter referred to as 'the said Surendra') is the owner of the property bearing New Survey No.9 Hissa No.1 B admeasuring 4,520 sq. mtrs. situate at Dhokali, Thane together with the shed standing thereon and more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as 'the said Surendra's property');

AND WHEREAS by Development Agreement dated 13/09/2005 (hereinafter referred to as 'the said Second Agreement'), executed by and between the said Surendra therein referred to as the Owner of the One Part



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and the Promoters herein therein referred to as the Developers of the Other Part, the Owner therein agreed to grant and assign the irrevocable development rights for and in respect of the said Surendra's property more particularly described in the Schedule thereunder written and the same being described in the Fourth Schedule hereunder written at or for the consideration and for and upon the terms and conditions contained therein. The said Second Agreement is registered with the Sub-Registrar of Assurances, Thane vide Sr. No. 6416 of 2005;

AND WHEREAS pursuant to the said Second Agreement, the said Surendra has executed Power of Attorney of even date in favour of the Promoters herein to do all acts, deeds, matters and things mentioned therein in respect of the said Surendra's property. The said Power of Attorney dated 13/09/2005 is registered with the Sub Registrar of Assurances at Thane under Serial No. 6416 of 2005;

AND WHEREAS 1) Mrs. Hina Gupta, 2) Mrs. Dimp Janki, 3) Miss. Anusha Ashok Gupta, 4) Miss. Chandana Ashok Gupta (hereinafter referred to as 'the said Hina & others') are the owner of the property bearing New Survey No.9, Hissa No.1/1 (part) admeasuring 2,270 sq. mtrs. situate at Dhokali, Thane together with the shed standing thereon and more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as 'the said Hina's property');

AND WHEREAS by Agreement for Sale dated 11/11/2005 (hereinafter referred to as 'the said Agreement for Sale'), executed by and between the said Hina & others 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 agreed to sell, transfer and assign to the Purchasers therein all their right title and interest in the said Hina's property more particularly described in the Schedule thereunder written and the same being described in the Fifth Schedule hereunder written at or for the consideration and for and upon the terms and conditions contained therein. The said Agreement for Sale is registered with the Sub-Registrar of Assurances, Thane vide Sr. No.7549;

AND WHEREAS pursuant to the said Agreement for Sale, the said Hina & others have executed Power of Attorney of even date in favour of the Promoters herein to do all acts, deeds, matters and things mentioned therein in respect of the said Hina's property. The said Power of Attorney dated 11/11/2005 is registered with the Sub Registrar of Assurances at Thane under Serial No.811;

AND WHEREAS by a Development Agreement dated 09/01/2006 (hereinafter referred to as 'the said Third Development Agreement')



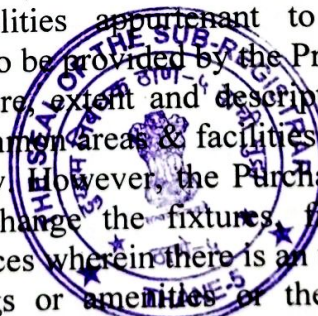
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two buildings are being constructed) including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title of the Owners, the Developers' right and the Promoters' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further prior to the execution of these presents, the Promoters have given the Purchaser an express notice of the rights reserved and retained by the Promoters for themselves as well as for their nominees and assigns.

3. While sanctioning the said Plans, concerned local authority 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 the said building and upon due observance and performance of which only the Completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. The Purchaser hereby agrees to acquire and purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser, Flat bearing No. 1203 on the 12<sup>th</sup> floor in A wing of the said Building to be known as "RIVIERA", having carpet area of 835 sq. ft. (which is inclusive of the area of balconies) and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'I' (hereinafter referred to as "the said flat"), ~~together with Basement/Slit/Open Parking at or for price of Rs. 31,78,000/-~~ (Rupees Thirty one lakh seventy eight thousand only only) (which includes proportionate price of common areas and the facilities appurtenant to the said flat/office/shop). The list of the amenities to be provided by the Promoters in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'J' & 'K' hereto respectively. However, the Purchaser 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 Purchaser 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 take the earliest possession of the said premises and/or for any other reason whatsoever.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of land bearing Old Survey Nos.135/1/1P, 135/2 and corresponding New Survey Nos.9/1/1(C), 9/1/1(D), 9/1/1(E), 9/1/1(F), 9/1/1(G) admeasuring 14,780 sq. mtrs., situate, lying & being at Village Dhokali (Balkum), Taluka & District Thane in the registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of land admeasuring 8000 sq. mtrs. or thereabout out of the property described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of non-agricultural land bearing Old Survey No.135/2 New Survey No.9/2/1 (p) admeasuring 1191 sq. mtrs. and Old Survey No.135/3 New Survey No.9 Hissa No.3 admeasuring 1600 sq.mtrs aggregating to 2791 sq. mtrs. together with a shed admeasuring 1025 sq.mtrs standing thereon situate lying and being at Village Dhokali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of non-agricultural land bearing Old Survey No.135 Hissa No.1/1, New Survey No.9 Hissa No.1 B admeasuring 4,520 sq. mtrs. situate at village Dhokali, Taluka and Dist. Thane together with Shed standing thereon.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.9, Hissa No.1/1 (part) admeasuring 2,270 sq. mtrs. situate, lying and being at Village Dhokali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.



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दस्तावेज क्र. ३३३९/२०००
३९/५९

*[Signature]*

K.A. BAKSYA

*[Signature]*



THE SIXTH SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of land bearing New Survey No.9, Hissa No.1/1F admeasuring about 779.67 sq.mtrs, New Survey No.9, Hissa No.1/1G admeasuring about 4440 sq.mtrs and New Survey No.9, Hissa No.2/2 admeasuring about 797.84 sq.mtrs aggregating to 6017.51 sq.mtrs situate lying and being at Village Dhokali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.

THE SEVENTH SCHEDULE ABOVE REFFERED TO:

ALL THAT piece or parcel of non-agricultural portion of land admeasuring 255.54 sq. mtrs. out of the property bearing Survey No.9 Hissa No.1/1H admeasuring 4,920 sq. mtrs. situate lying and being at Village Dhokali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.

SIGNED AND DELIVERED )  
by the within named PROMOTERS )  
M/S. SHREE TIRUPATI GREENFIELD )  
DEVELOPERS )  
Through its partners )  
1) Shri. SUNIL S. GUPTA , )

*[Handwritten signature]*



2) )  
In the presence of...

1. *[Handwritten signature]*  
2. *[Handwritten signature]*



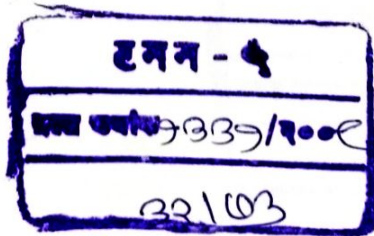
SIGNED AND DELIVERED )  
by the within named PURCHASER )  
MR. ARKHIT BAIKAGI DAKUA )

*[Handwritten signature]* K.A.DAKYA

MRS. KRISHNAVENI ARKHIT DAKUA )

in the presence of...

1. *[Handwritten signature]*  
2. *[Handwritten signature]*



'VAIBHAV APARTMENT',  
401- 4th floor, Behind Municipal School No. 1,  
Near Collector Office, Tembhi Naka,  
Thane (W) - 400 601.  
☎ 25381525, Mobile : 9820274226.  
E-mail : adv\_sanjayborkar @ rediffmail.com

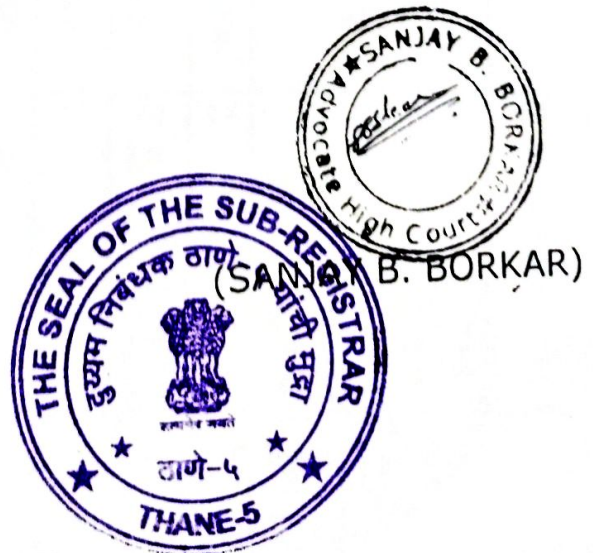


**SANJAY B. BORKAR**  
M.Com., LL.B., LL.M.  
Advocate High Court

more particularly described in the schedule hereunder written, subject to the Development agreement dt.9/01/06 executed in favour of M/S. SHREE TIRUPATI GREENFIELD DEVELOPERS. And further subject to observation and clarification have been incorporated in "Search Report" being obtained from the office of Sub-Registrar as well as subject to pendency of public notice in news paper and non receipt of objection in respect thereof, the title of the said owner/s to the said land described in the schedule hereunder written can be said to be is clear and marketable and the same is free from all encumbrances.

**SCHEDULE OF THE PROPERTY**

ALL THOSE pieces or parcels of land bearing New Survey No.9, Hissa No.1/1F, admeasuring about 779.67 Sq. Mtrs., New Survey No.9, Hissa No.1/1G, admeasuring about 4440.00 Sq. Mtrs., & New Survey No.9, Hissa No.2/2, admeasuring about 797.84 Sq. Mtrs., totally admeasuring 6017.51 Sq. Mtrs. Or there about, situate, lying and being at Village Balkum (Dhokali), Tal. & Dist. Registration & Sub Registration Dist. Thane, within the local limits of the Thane Municipal Corporation.





जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी रकुलन ठाणे व बृहन्मंबई नागरी  
८ कि.मि. परिसर यांचे न्यायलयात.

:- युएलसी/टिए/टे.नं.१/बाळकूम/एसआर-१९५+१९६+२३७

:- १७/१/२००३

विषय क्षेत्र धारकाचे नांव व पत्ता

:- श्री.सतपाल हंसराज अग्रवाल (गुप्ता) व इतर  
रा.मित्रकुंज, पेडर रोड, गुंबई.

नागरी जमिन कमाल धारणा अधिनियम १९७६ चे कलम ८(४) खालील सुधारित आदेश.

ज्याअर्थी शासन आदेश क्र.पुनर्वि-४४२२/प्र.क.६३/(२२) नाजकधा-३ नगर विकास विभाग, दिनांक  
१४/३/२००३ रोजीचा ना.ज.क.धा. अधिनियमचे कलम ३४ खालिल आदेश या कार्यालयात प्राप्त झालेला  
आहे. सदर आदेशान्वये या कार्यालयाने पारीत केलेले दि.५/२/१९८८ व ३०/९/१९९४ रोजीचे आदेश रद्द  
केलेले आहेत व फेर सुनावणी आणि फेर निर्णायार्थ प्रकरणे या कार्यालयाकडे परत करणेत आलेली आहेत.

२/- ज्याअर्थी प्रस्तुत प्रकरणाची थोडक्यात पार्श्वभूमी खालील प्रमाणे आहे.

मौजे बाळकूम येथील स.नं. १३६पै, १३६पै, १३७ अकूण क्षेत्र ६२१०.५५ चौ.मि. बाबत या कार्यालयाने  
आदेश क्र.युएलसी/टिए/बाळकूम/एसआर-२३७ दि.५/२/१९८८ अन्वये श्री.हंसराज एन अग्रवाल यांचे नावे  
कलम ८(४) खाली आदेश पारीत केलेले होते. सदर आदेशामध्ये चार हिस्से अनुज्ञेय ठरवून अतिरिक्त क्षेत्र  
निरंक घोषित करणेत आले होते.

त्यानंतर मौजे बाळकूम येथील स.नं. १३५/१/१, १३५/२, १३५/३, १३६/पै, १३७ अकूण क्षेत्र ३१८६४  
चौ.मि. आणि अमृतसर येथील स.नं. ६४५, ६४६ क्षेत्र ११३६ चौ.मि. या क्षेत्राबाबत या कार्यालयाने आदेश  
क्र.युएलसी/टिए/टे-१/बाळकूम/एसआर-१९५+१९६ दि.३०/९/९४ अन्वये श्री.सतपाल हंसराज गुप्ता व इतर  
यांचे नावे कलम ८(४) खाली आदेश पारीत केले होते. सदर आदेशामध्ये एकूण पाच हिस्से अनज्ञेय ठरवून  
११२००.५९ चौ.मि. क्षेत्र अतिरिक्त घोषित करणेत आले होते.

दरम्यानचे काळांत ठाणे म.न.पा. यांचेकडील पत्र क्र.शवि/दिमोनि/१३४१ दि.२१/१२/२००१ या  
कार्यालयात प्राप्त झालेले आहे. सदर पत्राचे अनुषंगाने दोन्ही एसआर दग्यांकाच्या पत्रांची पडताळणी केली  
असता असे निदर्शनास आले की, मौजे बाळकूम येथील स.नं.१३६पै. व १३७ या जमिनीचे दोन वेळा कलम  
८(४) खालील आदेश पारीत करणेत आलेले आहेत. त्यामुळे सदरच्या दोन्ही संचिका शासन स्तरावर निर्णय  
घेणेसाठी शासनाकडे दि.१४/२/२००२ रोजीचे अहवालासह सादर करणेत आलेल्या होत्या. सदर अहवालाचे  
अनुषंगाने प्रस्तुत प्रकरण कलम ३४ खालि घेवून दि.१४/१/२००३ रोजीचे शासन आदेश या कार्यालयात प्राप्त  
झालेले आहेत.

३/- ज्याअर्थी उपरोक्त शासन आदेशानुसार प्रस्तुतचे प्रकरणी या कार्यालयाचे परीक्षण भूमापक यांनी  
सदर जागेची पहाणी करून स्थळ दर्शक नकाशा तयार केलला आहे. सदर नकाशाचे अधीन सहाय्यक नगर  
रचनाकार यांनी जमिनीचा भूपट्टा ठरवून छाननी पत्रक तयार केलेले आहे.

४/- ज्याअर्थी प्रकरणी नौसर्गिक न्यायाच्या अंत्याने श्री.अरविंद सतपाल यांना श्री.अमिरचंद हंसराज  
अग्रवाल व इतर १० यांचे कुळमुख्यार पत्र धारक यांना सुनावणी संबंधी नोटीस देवून दि.१/३/२००३ रोजी  
त्यांचा जबाब नोंदविलेला आहे. त्यांचाच जबाब घेणेत आलेला आहे. कारण श्री.अमिरचंद अग्रवाल (गुप्ता) यांना  
अमिरचंद अग्रवाल व इतर १० यांनी दि.९/४/१९९४ रोजी कधीही न बांधण्याची कुळमुख्यार पत्र दिलेले आहे  
त्याची प्रत अर्जदार यांनी सादर केलेली आहे.

श्री.अरविंद अग्रवाल यांनी त्यांचे जबाबामध्ये खालील गोष्टी नमूद केलेल्या आहेत.

आज रोजीचे ७/१२ जरी स्वतंत्र असले तरी प्रकरणी कलम ८(४) चे अर्जदार हे एकत्रितपणे पारीत  
करणेत यावेत. तसेच संबंधित सर्व भागधारकांना स्वतंत्र हिस्से मंजूर करणेत यावेत. तसेच स.नं.१३६पै मध्ये  
२७७२ चौ.मि. क्षेत्रावर जे बांधकाम आहे ते बांधकाम सन १९७६ नंतर केले आहे. बांधकाम हे ठाणे  
म.न.पा.चे मंजूर नकाशानुसार करणेत आलेले आहे. त्यामुळे त्या बांधकामाचा लाभ आम्हांला मिळाला

५/- ज्याअर्थी प्रकरणी उपरोक्त सर्व मुद्यांना व संबंधित कामाबाबतची एकत्रितपणे विचार करता  
खालील वस्तुस्थिती निदर्शनास येते.

१. सीजे बाळकूम येथील स.नं. १३५/१/१, १३६, १३७ या जमिनी श्री. हंसराज निकामल अग्रवाल (गुप्ता) यांनी महामंद याकुब महंमद युसुफ यांचेकडून ३०/९/१९३७ रोजी खरेदीने घेतल्या असून दि. ९/१०/१९४७ रोजी त्यांचे नाव ७/१२ रोजी नोंद झालेली आहे. (फेरफार क्र. ८८०)

१३७ चे डोकाळी स.नं. १ मध्ये तसेच बाळकूम १३६ व डोकाळी स.नं. ४ तसेच बाळकूम १३५ चे डोकाळी स.नं. ९ असा बदल झालेला आहे त्यानुसार स.नं. १, ९/१/१ पै, ४पै, ९/२पै, ४पै या जमिनी श्री. हंसराज निकामल अग्रवाल हे मयत झालेनंतर वारसाने दि. २२/३/२००१ रोजी १) श्री. अमिरचंद २) धरमपाल हंसराज ३) सतपाल हंसराज ४) सौ. दर्शना हंसराज ५) सौ. रेश्मा हंसराज यांना प्राप्त झालेल्या असून अधिकार अभिलेखा मध्ये त्यांची नावे नोंद झालेली आहेत. (फे. फा. नं. १९)

आज रोजीचे ७/१२ अवलोकन करता अर्जदार यांचे जमिनीचा तपशिल पुढील प्रमाणे आहे.

गावाचे नाव	स.नं.	नेत्र चौ. मि.
डोकाळी	१३५/१/१पै	७७१०.०० धरमपाल
(बाळकूम)	९/१/१ क	
	९/१/१ ड	२२१०.०० सुनील सतपाल
	९/१/१ ई	३२६०.०० अरविंद सतपाल
	९/१/१ फ	३२७०.०० सतपाल हंसराज
	९/१/१ जी	४४४०.०० अमिरचंद व इतर
	९/१/१ एच	४९२०.०० अमिरचंद हंसराज
	१३५/२	
	९/२/१	२०००.०० धरमपाल
	९/२/२	१६००.०० अमिरचंद हंसराज व इतर
	१३५/३	१६००.०० धरमपाल
	९/३	
	१३६पै	२४२३.०० अमिरचंद व इतर
	४पै	
	१३६पै	२७७२.०० अमिरचंद व इतर
	४पै	
	१३७/१	१०६०.०० अमिरचंद व इतर
		<hr/>
		अेकूण ३४२६५.००

२. वि.प. धारक यांनी धारण केलेले क्षेत्र हे बी.एम.आर.पी.बी.चे सन १९७३ चे नकाशानुसार तसेच ठाणे इंडस्ट्रियल कॉम्प्लेक्स १९८३ नुसार व ठाणे मंजूर विकास आराखडा सन १९९९ नुसार औद्योगिक भूपट्टयात समाविष्ट आहे.

३. प्रकरणी वि.प. धारक यांनी धारण केलेल्या स.नं. १३५/१/१, १३५/२, १३५/३ आणि १३६पै अेकूण क्षेत्र २८०२९.४१ चौ. मि. या क्षेत्रास मा. उद्योग संचनालय यांचेकडून स.नं. २०६४/१९७९ आधिपिकाचे कलम २० नुसार औद्योगिक कारणासाठी दि. ९/५/१९७९ रोजी सूटचे आदेश प्राप्त करून घेतलेले आहेत. सदर आदेशास १५ वर्षांपेक्षा जास्त कालावधी झालेला असल्यामुळे सदर आदेश अस्थिर ठरविलेले नाहीत.

४. वि.प. धारक यांनी धारण केलेल्या क्षेत्रापैकी २२३०.७२ चौ. मि. क्षेत्र दरत्याचे आरक्षणाने बाधित होत असल्याने सदर क्षेत्र वि.प. धारक यांचे अेकूण धारणा क्षेत्रातून वगळणेत येत आहे. ठाणे-५

५. या कार्यालयाचे सहाय्यक नगर रचनाकार यांनी त्यांचे छाननी पत्र क्र. १४४१/१९९९ खालील क्षेत्र ५४५९.११ चौ. मि. दर्शविलेले असून सलग्न क्षेत्र ३९१४.८३ चौ. मि. दर्शविलेले आहे. सदर बांधकामे उद्योग संचालनालय यांचेकडील दि. ९/५/१९७९ रोजीचे आदेशाचे आधारे विचारांत घेणेत आलेली आहेत. सबब सदर बांधकामाखालील क्षेत्र व सलग्न क्षेत्र वि.प. धारक यांचे धारणा क्षेत्रातून वगळणेत येत आहे.

६. उपरोक्त बांधकामा व्यतिरिक्त ठाणे म.न.पा. कडून व्ही.पी.नं. ८८/३३१ दि. १४/१२/१९८९ नुसार स.नं. १३६पै मधील २७७२ चौ. मि. क्षेत्रावर विस्तारित बांधकाम केलेले आहे त्याबाबतचे नकाशाचे प्रत अर्जदार यांनी सादर केलेली आहे. सदर बांधकामाचा लाभ मिळणे बाबत कुलमुद्रा याच धारक यांनी त्यांचे जबाबदात नमूद केलेले आहे.



१३/११/१९९९  
१३३३/१००८  
१०११०३

# THANE MUNICIPAL CORPORATION, THANE

Certificate No.3960

(Regulation No.3/24)

SANCTION OF DEVELOPMENT

सुधारित PERMISSION / COMMENCEMENT CERTIFICATE

- इमारत क्र. डी :- स्टिल्ट+ चौदा + पंधरावा मजला ( पार्ट )  
इमारत क्र. ई :- स्टिल्ट + अठरा मजले  
इमारत क्रं. एफ १:- स्टिल्ट + एक मजला , क्लब हाऊस :- तळ + एक मजला  
स्विमींग पुल व तात्पुरते साईट ऑफीस  
इमारत क्रं. एफ २:- तळघर+ स्टिल्ट +एक मजला  
इमारत क्रं. एफ ४ :- तळघर+ स्टिल्ट +एक मजला ( परवानगी फक्त )  
इमारत क्रं. जी :- तळघर + स्टिल्ट+ तेरा मजले ( परवानगी फक्त )

V. P. No 2001/90 TMC/TDD/६५ Date २५/१०

To, Shri/Smt. मे. ठक्कर आणि असो. ( वा.वि. ) (Architect)

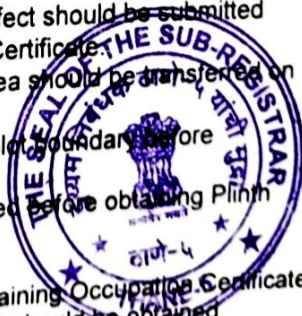
Shri. श्री.अमीरचंद हंसराज गुप्ता व इतर ( Owners)

**श्री तिरुपती ग्रीन प्लिड डेव्हलपर्स ( कुलमुखत्यार पत्र धारक )**

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for development permission / grant of Commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे in village दोकाळी Situated at Road/street कोलशेत रोड S.No. जुना स.क्र. १३५ नविन स.क्र. ९ हि.क्र. १/१ अ, १/१ ब, १/१ क, १/१ ड, १/१ ई, १/१ फ, १/१ जी, २/१, २/२ व हि.क्र. ३ पैकी व १/१एच पैकी

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

- 1) The land vacated in consequence of the enforcement of the set back lime shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue
- 4) This permission does not entitle you to develop the land which does not vest in you
- 5) Regd. Declaration in respect of road area & amenity area should be submitted before commencing Notice.
- 6) To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 fro Seismic forces. Necessary stability certificate to that effect should be submitted before applying Plinth Certificate, Occupation Certificate.
- 7) Record of right in respect of road & Amenity area should be transferred on TMC name before Plinth Certificate.
- 8) Construction of compound wall to be done on plot boundary before applying Plinth Certificate.
- 9) ULC Order under section 22 should be submitted before obtaining Plinth Certificate.
- 10) Revised NA before Plinth Certificate.
- 11) Information board be displayed on site upto obtaining Occupation Certificate.
- 12) NOC from tree, water, and drainage department should be obtained before Occupation Certificate.
- 13) Necessary storm water drainage layout and rain water harvesting system be got approved from water supply and drainage Department before applying plinth certificate and rain water harvesting system should be commissioned before applying Occupation Certificate.
- 14) Water heating system on solar should be commissioned before obtaining Occupation Certificate.



३३९/१०२

- 15) Vacant land tax payment should be done.
- 16) C.C. for building F4,G will be released only after submission of Environment Clearance for S.No. 9, H.No. 1/1A,B.
- 17) Affidavit dated 28/04/2008 as submitted by you, will be binding on you.
- 18) C.C. for bldg F4 & G will be released only after complaint regarding shed of New S.No. 9 H.No. 1/1B is cleared.

**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN TRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.**

Office No. \_\_\_\_\_  
Office Stamp. \_\_\_\_\_  
Date. \_\_\_\_\_  
issued: \_\_\_\_\_



*[Handwritten Signature]*

कार्यकारी अभियंता  
( शहर विकास विभाग )  
ठाणे महानगरपालिका ठाणे.



**टमन - ५**

STAMP OF APPROVAL BY T.M.C.

Plans are approved Subject to conditions specified in Permit No. 135/2007 dated 21.12.07  
 Date: 21.12.07  
 Deputy Engineer (M.C.D.)  
 Licensee Engineer (M.C.D.)  
 Thane Municipal Corporation of The City of Thane.



प्रमाणित आहे की या योजनांना अर्जात नोंदवलेल्या सर्व अटी व शर्तीसह मंजूर करण्यात आले आहे.  
 अर्जात नोंदवलेल्या सर्व अटी व शर्तीसह मंजूर करण्यात आले आहे.  
 अर्जात नोंदवलेल्या सर्व अटी व शर्तीसह मंजूर करण्यात आले आहे.

PROFORMA-1

AREA STATEMENT		SQ. MT.
1	AREA OF PLOT	29880.00
2	DEDUCTION FOR	
	(a) Road Set-back area	
	(b) Proposed Road (40.00 mts D.P. ROAD) (24.5 mts I.R.D.P. ROAD) (215.90 + 224.38)	440.28
	(c) Not in Possession	
	TOTAL (a+b+c)	112.24
3	Balance area of plot (1 minus 2)	29767.76
4	Deduction for amenity & additional r.g. (20%)	5848.79
5	Net area of plot (3 minus 4)	23918.97
6	Recreational gr. as per regulation 15%	3587.85
7	Total area (7 minus 6)	19331.12
8	Additions for F.S.I.	
	(a) 100% Road Set-back area	440.28
	(b) Amenity 10%	924.38
	(b) ADDITIONAL R.G. 10%	924.38
9	TOTAL AREA (9+10)	21174.99
10	Floor Space Index permissible	1.00
11	Permissible Floor Area (11x10)	21174.99
12	Floor Space Index Credit Available By Development Rights (Restricted) To 80% Of The Balance Area Vide Item 3 Above)	620.00
13	Permissible Floor Area (11x12)	25410.00
14	Existing Floor area	
15	Proposed area	2836.469
16	Excess balcony area taken	218.150
18	Total Built-up area proposed (14+15+16)	2912.619
19	F.S.I. BALANCE	6163.61

BALCONY AREA STATEMENT		REFER BALCONY AREA STATEMENT
	Permissible balcony area per floor	
	Proposed balcony area per floor	
	Excess balcony per floor	
	Total excess balcony area for all floors	

TENEMENT STATEMENT		
a	Proposed area (Item A-12 above)	28849.169
b	Less deduction of non-residential area (Shop etc.)	
c	Area available for tenements (b-i)	28849.169
d	Tenements permissible (Density of tenements/hectare)	865.10
e	Tenements Proposed	
f	Tenements Existing	
g	Total Tenements On The Plot	

PARKING STATEMENT		
a	Parking Required By Regulations For: Car/Scooter/Motor Cycle Outsiders (Visitors)	
b	Covered Garages Permissible	
c	Covered Garages Proposed	
d	Total Parking Provided	581.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16.7.08 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP TOWN PLANNING SCHEMATIC RECORDS.

Signature of Licensed Architect

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED BUILDING ON PLOT BEARING OLD S.No. - 135.  
 NEW S.No. - 9, 1/1A, 1/1B, 1/1C, 1/1D, 1/1E, 1/1F, 1/1G, 2/1, 2/2.  
 AT DHOKALI, Tal & Dist. - THANE. AMIE. H. HAND HANDESAJI GUPTA  
 FOR: - SHREE JIRUPATI GREENFIELD DEVELOPERS

SIGNATURE OF OWNERS	REVISION	ADDRESS OF OWNERS
<i>[Signature]</i>	13.12.07 At. SANTOSH (25.04.08) SANTOSH	TWANCHAND HANSRAJ COMPOUND, DHOKALI, WILSHET ROAD THANE (W).

JOB NO.	DRG. NO.	SCALE	DATE	DRN. BY.	CHK. BY.
07/001	SD/MU/01	AS SHOWN	25.07.07	At. SAN	P.T.

ARCHITECT'S SIGN: *[Signature]*  
 O.T.A. SHAKHAR & ASSOCIATES



हमन-६

9339/1000

40103

क्रमांक : काआ/नाहप्र/प्र.क्र.७१/०५/२००७/कार्यासन-७  
कामगार आयुक्त यांचे कार्यालय,  
कॅम्पस सेंटर, ७ वा मजला, ताडदेव,  
मुंबई-४०००३४.

दिनांक :

14 FEB 2007

प्रति,  
मा.आयुक्त,  
महानगर पालिका ठाणे,  
ठाणे.

विषय : श्री. सतपाल हंसराज गुप्ता व इतर जमीन मालक, कोलशेत रोड, ठाणे  
यांना जमिनीचा विक्रस करण्यास ना हरकत प्रमाण पत्र.

महोदय,

उपरोक्त आस्थापनेच्या जमिनीच्या विक्रसास कामगार आयुक्त, मुंबई यांनी पत्र  
क्र.काआ/नाहप्र/प्र.क्र.७१/२००५/कार्यासन-२२, दिनांक २२.२.२००६ रोजी ना हरकत प्रमाण पत्र  
दिलेले आहे. तथापि व्यवस्थापनाने दिनांक १.५.२००७ रोजीच्या पत्राव्दारे केलेल्या विनंती नुसार  
सुधारीत नमून्यामध्ये ना हरकत प्रमाण पत्र सोबत जोडून सादर करित आहे.

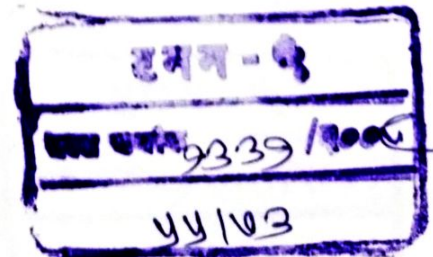
आपला विश्वासू,



प्रति,

✓ श्री. सतपाल हंसराज गुप्ता व  
इतर जमीन मालक,  
कोलशेत रोड,  
ठाणे.

KSHIRSAGAR





गावाचे नाव : ठोकेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 3,178,000.00  
बा.भा. रू. 3,585,120.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभागाचे नाव - गावाचे नाव : ढोकाळी (ठाणे महानगरपालिका), उपविभागाचे नाव - 8/33/2 - सिध्देश्वर गार्डन हौ. कॉम्प्लेक्स\*\* नविन स नं 9/1/1 सी, 9/1/1डी, 9/1/1ई, 9/1/1एफ, 9/1/1जी, जुना स नं 135/1/1पै, 135/2, सदनिका क्र 1203, 12 वा मजला, अे विंग, रिविअेरा, सिध्देश्वर गार्डन, ढोकाळी, कोलशेत रोड, ठाणे (1)93.12 चौ मी बिल्टअप
- (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) मे श्री तिरुपती ग्रीनफिल्ड डेव्हलपर्स तर्फे भागीदार सुनिल गुप्ता, अरविंद गुप्ता, हरेश दौलतानी यांचे कु मु म्हणुन अमित अनंत महाडीक वय 30 वर्षे - -; घर/फ्लॉट नं: मे दिवनचंद हंसराज कम्पाऊंड, कोलशेत रोड, ढोकाळी, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/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) आर्कित बैरागी डाकुआ - -; घर/फ्लॉट नं: सी-4/406, रुतु इस्टेट, घोडबंदर रोड, ठाणे 400607; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFQPD0443P. (2) कृष्णावेणी आर्कित डाकुआ - -; घर/फ्लॉट नं: वप्र; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKPPD5520K.
- (7) दिनांक करून दिल्याचा 17/02/2009
- (8) नोंदणीचा 17/02/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 1331 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 161875.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. 5





दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (1331/2009)

63143

दस्त क्र. [टनन5-1331-2009] चा गोषवारा  
बाजार नुल्य :3585120 मोबदला 3178000 भरलेले मुद्रांक शुल्क : 162000

पावती क्र.:1356 दिनांक:17/02/2009  
पावतीचे वर्णन  
नाव: आर्कित बैरागी डाकुआ - -

दस्त हजर केल्याचा दिनांक :17/02/2009 12:18 PM  
निष्पादनाचा दिनांक : 17/02/2009  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
1460 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31460: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

दस्ताचा प्रकार :25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 17/02/2009 12:18 PM  
शिक्का क्र. 2 ची वेळ : (फी) 17/02/2009 12:21 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 17/02/2009 12:22 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 17/02/2009 12:22 PM

दस्त नोंद केल्याचा दिनांक : 17/02/2009 12:22 PM

ओळख :

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

1) -- दिनेश अशोक घाग बी/33, नवजाई सो, ठाणे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

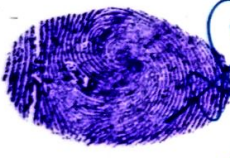
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका:

पिन: -



प्रमाणित करजेत बंते की या दस्तावेजे  
एकूण ... 63 ... पाने आहे.

2) -- विनय अर्जुन घाग बी/27, नवजाई सो, ठाणे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका:

पिन: -



सह, मुख्य निबंधक ठाणे सं. ५

दस्ता क्रमांक ..... 9339 .....  
क्रमांकावर नोंदला

( एम एम जावळे )

सह मुख्य निबंधक ठाणे सं. ५  
जारीच १६ वाहे २ तार २००९

दु. निबंधकाची सही  
सह दु.नि.ठाणे 5



Share Certificate No. : ..... 46 ..... Member's Register No. : ..... 46 ..... No. of Shares : ..... 10 .....

## Share Certificate

# Riviera Co-operative Housing Society Ltd.

(Registered under the M.C.S. Act, 1960)

Regn. No. TNA / (TNA) / HSG / (TC) / 24126 / 890 / 2012 / Date 31/05/2012

Siddheshwar Gardens, Kolshet Road, Dhokali, Thane (West) - 400 607.

Flat No. : A/1203

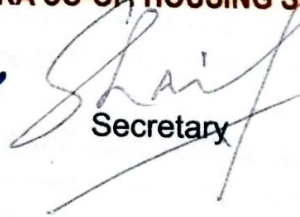
This is to certify that MR. ARKHIT DAKUA  
MRS. KRISHNA VENI DAKUA

is the Registered Holder of **TEN** Fully paid shares of **Rs. FIFTY** each numbering 451 to 460 both inclusive, in **RIVIERA CO-OP. HOUSING SOCIETY LIMITED**, Siddheshwar Gardens, Kolshet Road, Thane (West) - 400 607. subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at THANE this 5<sup>th</sup> days of November 2014

For RIVIERA CO-OP. HOUSING SOCIETY LIMITED

  
Chairman

  
Secretary

  
Treasurer

(P.T.O.)

50810835100001B



Dewanchand Hansraj Compound,  
Dhokali, Kolshet Road,  
Thane (W) - 400 607.  
Tel. : +91 22 65937281 / 6577 5458  
admin@tirupatidevelopers.com

Date: - 31<sup>st</sup> July, 2010

To,  
Mr. Arkhit Dakua &  
Mrs. Krishna VeniDakua  
C-4/406, Rutu Estate,  
G.B. Road,  
Thane - 400 607.

**Sub:- Possession of your Flat No.A/1203, Riviera, at Siddeshwar Gardens, Dhokali, Kolshet Road, Thane (W) - 400 607.**

Dear Sir,

We wish to inform you that we have obtained the Occupancy Certificate from the TMC and ready to handover the possession of your flat.

Further to the above we wish to inform you that there is an outstanding of **Rs. 1,58,800/-** Against flat cost, **Rs. 2,70,231/-** against Society Charges.

We request your kind co-operation in making this payment of **Rs. 4,29,031/-** against Flat as we are completing the work as per schedule. Hence you are requested to make the payment within 15 days from the date of receipt of this letter.

You are requested to clear all the dues and take Possession of your Flat immediately failing which an interest will be charged on total outstanding amount.

Please take the same into your Record. **Kindly Ignore If Made The Payment**

Thanking you,

Yours truly,  
For Shree Tirupati Greenfield Developers

Authorized Signatory



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

**Occupancy Certificate**

इमारत ई :- स्टिल्ट + एकोणीस मजले + विसावा मजला ( पार्ट )

V.P.No. २००९/९०

TMC/TDD / 228

Date 30/7/10.

To,

मे. ठक्कर अॅन्ड असो ( वा.वि. )

पाचपाखाडी, ठाणे ( प. )

श्री. अरविंद हंसराज गुप्ता व इतर

करीता मे. श्री तिरुपती ग्रीनफिल्ड डेव्हलपर्स ( कुलमुखत्यारपत्रधारक )

Sub -

इमारत ई चा वापर परवाना मिळण्याबाबत

Ref. V.P. No. २००९/९०

Your Letter No. : १४०२५ dated २४/०६/२०१०

Sir,

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

वरीलप्रमाणे situated at कोलशेत रोड Road / Street Ward No. Sector

No. ५ S. No. / C.T.S. No. / F.P. No. जु.स.नं. १३५ Village दोकाळी

न.स.नं. ९ हि.नं. १/१०अ, १/१बी, १/१सी, १/१डी, १/१इ, १/१एफ, १/१जी, २/१, २/२ आणि ३ under the

supervision of श्री. अ. ल. ठक्कर Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. CA/80/5728 may be occupied on the following conditions.

- १) विकास प्रस्ताव क्रं. २००९/९० / ठामपा/शविवि / ४९ दि. ०३/०५/२०१० रोजीच्या सुधारीत परवानगी / सी.सी. प्रमाणपत्रातील अटी आपणांस बंधनकारक राहतील.
- २) अंतिम वापर परवान्यापूर्वी वृक्ष विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहिल.
- ३) पाणी पुरवठा विभागाकडील ठामपा / पा.पु./ ४९४ दि. १०/०५/२०१० रोजीच्या नाहरकत दाखल्यातील अटी आपणांस बंधनकारक राहतील.

As set certificated completion plan is returned herewith.

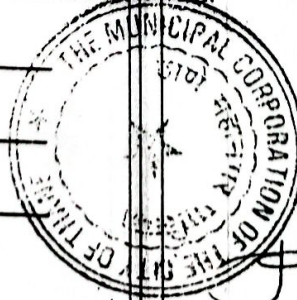
सावधान

मंत्रू Office No. - वांछकाम व कामे संपन्न  
विकास नियंत्रण नियमांनुसार आवश्यक न्या  
परवानग Office Stamp :-  
प्रादेशिक शासनाच्या अधिनियमाचे कलम ५२  
अनुसार शासनाच्या अधिनियमाच्या कलम ५२  
जानाई ३ दि. १०/०५/२०१० - दंड होऊ शकतो."

Copy to

1) Collector of Thane

2) Dv Mum. Commissioner



Yours faithfully

कार्यकारी अभियंता

( शहर विकास विभाग )  
Municipal Corporation of  
the city of Thane.