

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



STAMP DUTY

महाराष्ट्र
SPECIAL ADHESIVE

Rs. ≈ 0021600

-5.2.98

281986

00040

INDIA

MAHARASHTRA

11055539092

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

Revenue Village Panchpakhalali
Flat/Shop/Office No... 10... 12000
Area Built up... 595
No. of floors of Bldg... Gr... 10
Consideration... 7,14,000/-
Market Value... ~~7,14,000~~ 6,84,250 = 00
Stamp Duty... 21,600 = 00 2,590 = 00
Paid... ~~5,298~~ 21,600 = 00

AGREEMENT FOR SALE

THIS AGREEMENT made this 12TH day of February 1998 at Thane,
BETWEEN M/s. UNIT ARSENS DEVELOPERS, a Partnership firm by its partners

- (1) Shri. Ghanshyam Balkrishna Jathar,
- (2) Shri. Tukaram Narayan Shinde,
- (3) Shri. Shashikant Vasant Dongre,

having its registered office at Madhuban Apartment, Ram Maruti Road, Thane, hereinafter referred to as "the FIRST PARTY" (Which expression shall unless it be otherwise repugnant to the context or meaning thereof mean and include their heirs, legal representatives, executors,, administrators or the last surviving partner or partners or successors) of the ONE PART and

~~Shri~~ Smt. KAMALADEVI LILADHAR KOTWAL
Age about 34 years, Occupation SERVILE Residing
at 50, MAHOKAMANA APARTMENTS, BHATWADI,
Kisan Nagar No 3, Wagle Estate, Thane, hereinafter referred to as "the SECOND
PARTY" (Which expression shall unless it be otherwise repugnant to the context or meaning
thereof mean and include his/her heirs, legal representatives, executors, administrators and assigns)
of the OTHER PART;

WHEREAS Smt. Shaildevi widow of late Damodar prasad Bhadani, Rajeevkumar Damodar prasad Bhadani, Satishkumar Damodar prasad Bhadani, Sudhirkumar Damodar prasad Bhadani, Sunilkumar Damodar prasad Bhadani legal heirs of late Damodar prasad Bhadani of Jhumritelaiya, Bihar, hereinafter referred to as the said Rajeevkumar and others, severally and absolutely owns and possesses and otherwise well and sufficiently entitled to pieces and parcels of lands, hereditaments and premises situated, lying and being at Panchpakhadi, Thane, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registrar and Sub-Registrar of Thane and more particularly described in the Part I of the Schedule I written hereunder, hereinafter referred to as "the said Property", by virtue of the Consent Decree passed on or about 19th March, 1971 in Suit No. 21 of 1960 by the Hon'ble Court of Judicature at Bombay, Ordinary Original Civil Jurisdiction;

AND WHEREAS by virtue of the aforesaid consent decree the said Rajeevkumar and others along with other adjoining Owners from Bhadani family, has joint right, title and interest in the common roads and possesses and otherwise well and sufficiently entitled to pieces and parcels of lands, hereditaments and promises situated, lying and being at Panchpakhadi, Thane, Taluka and District Thane, within the limites of the Thane Municipal Corporation and Registrar and Sub-Registrar of Thane and more particularly described in the Part II of the Schedule I written hereunder, hereinafter referred to as the said Road I;

AND WHEREAS the said Rajeevkumar and others has right, title and interest in the road and possesses and otherwise well and sufficiently entitled to pieces and parcels of lands' hereditaments and premises situated, lying and being at Panchpakhadi, Thane, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registrar and Sub-Registrar of Thane and more oparticularly described in the Part III of the Schedule I written hereunder, hereinafter referred to as the said Road II;

AND WHEREAS on account of the provisions of the D. P. Roads, the said Road I and the said Road II have lost its efficiency save and except for a small portion and the said Road I and the said Road II are therefore available for Development;

AND WHEREAS the said Rajeevkumar and others are entitle to retain land admeasuring about 19.200 Sq. mtrs. out of the property mentioned in Schedule I of S. No. 432 Pt under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976, hereinafter reffered to as the Act of 1976; vide order No. ULC/TA/Thane, SR - 223 Dated 17-12-1991.

AND WHEREAS pursuant to the said order the owners are entitled to construct building by themselves or through their developers, on the said plot and sell the tenaments therein.

AND WHEREAS the said Rajeevkumar and others submitted plans to the Thane Municipal Corporation for grant of permission to construct building and whereas the said corporation has accorded its sanction and/or permission by its permit and Commencement Certificate No. V. P. No. 88260 dated 24-2-1993.

AND WHEREAS in furtherace of the desire to complete housing the Scheme, the said Rajeevkumar and others under an Agreement dated 16-11-1993 between him and the First Party entrusted the work of construction of building No. 1 to the First Party on the Plot of land, admeasuring about 2516.00 Square metres, as available on site with access to the plot common

(Signature)

(Signature)

(Signature)

amenities like open garden etc. and more particularly described in the Schedule II and hereinafter referred to as the said Plot and delineated by Red colour boundary lines in the plans annexed hereto and whereas under the aforesaid Agreement the said Rajeevkumar and others has put the First Party in possessin amongst others of the said plot interalis with right to develop the said plot, right to execute the scheme and construct buildings thereon, right to sell tenements together with the land under the structures and land required to be kept open as per D. C. Rules, on the basis of outright sale.

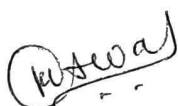
AND WHEREAS, the First Party is desirous to erect a building consisting of ground and seven one wing and ground the Ten upper floors other wing on the said plot;

AND WHEREAS the Second Party has agreed to purchase the Flat, being flat No. TEN in the A Wing on the SECOND floor of the said building, consisting of TWO rooms, kitchen, balcony, bath room, W. C., loft and passage having approximate built up area of 595=00 Sq. feed, (Carpet Area 420=00 Sq. feet) inclusive of proportionate area of landing lift and staircase and shown by Blue Colour in the floor plan annexed to this Agreement specifications whereof the detailed in Appendix 'B' annexed hereto, and to pay to the First Party the price in stage as set out therein.

AND WHEREAS prior to the execution of these presents the Second Party has paid to the First Party a sum of Rs. 1,14,000=00 (Rupees one lac fourteen thousand only), being part payment of the sale price of the flat agreed to be sold by the First Party to the Second Party and Second Party has agreed to pay to the First Paty balance amount of the sale price in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH THAT it is hereby agreed by and between the parties hereto as follows :

1. The First Party shall, under normal conditions, construct on the said plot, more particularly describe in Schedule - II written hereunder a building consisting of ground and Seven upper floors, Ground and Ten upeer floors as per the said plans, designs, and specifications seen and approvaed by the Second Party, with such variations, and specifications as the First Party may consider necessary or may be required by any Public Authority to be made in them or any of them but so as not to reduce the total area of the said tenements. The Second Party hereby consents to such variation.
2. The Second Party admits that the First Party has given inspection and made desclosures in general of all the requirements as enumerated in section 3 of the Maharashtra Ownership Flats (Regulation of the Promotion of Consntruction, Sale, Management and transfer) Act, 1963 and Rules 3,4 and 5 framed thereunder and in particular :
 - a) Made full and true disclosure of the nature of title of the said Rajeevkumar and others and/or encumbrances to the said plot on which the said building is to be constructed/being constructed/constructed and such title to the land including the said plot having been duly certified by I. A. BAPE, Advocate. (Appendix - A).

- b) Made full and true disclosure of the nature of fixtures, fittings and amenities to be provided, particulars as respects the design and the material to be used in the construction of the said building/premises (Appendix B).
- c) Given inspection of
- 1) Certified copy of the consent decree passed on 19th March, 1971, in Suit No. 221 of 1960 by the Honourable High Court of Judicature at Bombay, Ordinary Original Civil Jurisdiction and other relevant documents.
 - 2) Plans and permit sanctioned by the Thane Municipal Corporation.
 - 3) The Original Agreement dated 16-11-1993 between the said Rajeevkumar and others and the First Party.
 - 4) The N. A. Order issued by the Collector of Thane.

3. The Second Party has, prior to the execution of this Agreement satisfied himself/herself about the title of the said Rajeevkumar and others and rights of the First Party to the said property and he/she shall not be entitled to investigate the title and no requisition or objection shall be raised on any matter relating thereto.

4. The Second Party hereby agrees to purchase/acquire the said tenement/flat/Garage being flat No. 10 in the A Wing of the SECOND floor of the said building, consisting of TWO rooms, kitchen, balcony, bathroom, W. C., loft and passage having approximate built up area of 595-00 Square feet, (Carpet area 420-00 Sq. feet) inclusive of proportionate area of landing and staircase, lift and shown by Bule Colour in the floor plan hereto annexed, hereinafter referred to as the said premises, at or for the price of Rs. 7,14,000/- (Rupees Seven lacs fourteen Thousand only only). Particulars of the building and premises are more particularly described in Appendix B hereunder written.

5. The Second Party agrees to pay to the First Party the said consideration or purchase price of Rs. 7,14,000-00 as described in the Appendix C.

The Second Party agrees and admits that the time as aforesaid shall be and is of the essence of the contract.

6. If the Second Party commits default in payment of any of the instalments aforesaid on their respective due dates, the First party shall be at liberty to terminate this agreement in which event the said deposit or earnest money paid by the Second Party to the First Party shall stand for-foreited. The First Party shall, however, on such termination refund to the Second Party the instalment of part payments, if any which may have till then been paid by the Second Party, to the First Party, but without any further amount by way of interest or otherwise and on the First Party terminating this Agreement under this clause, the First Party shall be at liberty to sell the said premises to any other person as the First Party may deem fit, and the Second Party shall not be entitled to question such sale or to claim any amount whatsoever from the First Party.



[Handwritten signature]

[Handwritten signature]

the said building in proportion to the respective area of the respective premises and/or paid by the said society.

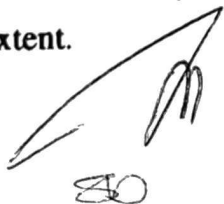
33. The Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Second Party. The Second Party will lodge this Agreement for registration and First Party will attend the office of the Sub-Registrar and admit execution thereof, after the Second Party informs them the number under which it is lodged.

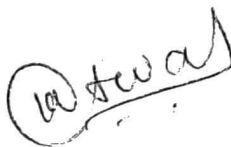
34. All notices to be served on the Second Party as contemplated by this Agreement shall be deemed to have been duly served if sent to the Second Party under certificate of posting at his address specified below :

50, MANOKAMANA APARTMENTS,
BHATNADI, KISAN NAGAR NO-3,
Wagle Estate, Thane-4

35. Any delay or indulgence by the First Party in enforcing the term of this Agreement or any forbearance or of giving of time to the Second Party shall not be construed as waiver on the part of the First Party of any breach or non compliance as any of the terms and/or conditions of this Agreement by the Second Party nor shall the same prejudice the rights of the First Party.

36. In the event of rise in prices of the building material including cement reinforcement steel then the Second Party shall pay the consideration or purchase price at such enhanced rate to the First Party and in that case the clauses 4 and 5 hereinabove stand modified to that extent.


 30





SCHEDULE I

PART I

Pieces and parcels of lands, hereditaments and premises severally and absolutely own and possess by the said Rajeevkumar and others situated, lying and being at Panchpakhadi, Thane, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registrar and Sub-Registrar, Thane and more particularly described as under :

S. No.	AREA		SQUARE METERS
	ACRE	GUNTHA	
431 pt.		1 - 05 1/4	4575=00
432 pt.		13-08	57435=25
		14-13 1/4	58,010=25

PART II

Pieces and parcels of lands, hereditaments and premises jointly own and possess by the said Rajeevkumar and others and the other adjoining owners from Bhadani family as common roads, situated lying and being at Panchpakhadi, Thane, Taluka and District Thane, within the limits of the Thane Municipal Corporation, and Registrar and Sub-Registrar, Thane and more particularly described as under :

S. No.	AREA		SQUARE METERS
	ACRE	GUNTHA	
428 Pt.		208.00	173.88
485 Pt.		1,074.00	897.86
429 Pt.		656.00	548.41
430 Pt.		4,077.00	3,408.37
434 Pt.		1,253.00	1,047.50
433 Pt.		1,238.00	1,034.96
432 Pt.		563.00	470.66
		9,069.00	7,581.64

For UNIT ARSENS DEVELOPERS,
FOR
BEHALF OF S. JATHAR

2)

3)

PARTNERS,
FIRST PARTY.



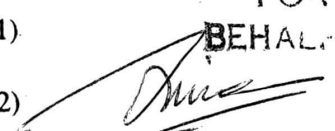
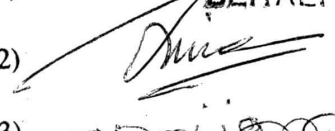

Dinesh

PART III

Pieces ad parcels of lands, hereditaments and premises owned and possessed by the said Rajeevkumar Bhadani and others, as common roads, situated, lying and being at village Panchpakhadi, Thane, Taluka and District Thane, within the limits of the Thane Municipal Corporation and Registrar and Sub-Registrar, Thane and more particularly described as under :

Sr. No.	AREA SQUARE METERS
431 PT.	1900.00
432 PT.	2992.75
	<u>4892.75</u>

For UNIT ARSENS DEVELOPERS,

- FOR SALE AND ON
BEHALF OF S. B. JATHARI
- 1) 
 - 2) 
 - 3) 

PARTNERS,

FIRST PARTY


SECOND PARTY

SCHEDULE II

Piece and parcel of land out of land described in Schedule I, admeasuring about 2,800.00 square metres and marked 'ABCD' and more particularly delineated by PINK colour boundary in the plan annexed hereto alongwith the building described in the sanctioned Municipal Plan as Building No. 1.

SIGNED, SEALED AND DELIVERED)

by the withinnamed DEVELOPERS)

M/s. Unit Arsens Developers)

in the presence of)

1. *Smally*

2. *Patel*

For UNIT ARSENS DEVELOPERS
FOR SELF AND ON
BEHALF OF G. L. DATHAR

2) *[Signature]*

3) *[Signature]*

PARTNERS

FIRST PARTY

SIGNED, SEALED AND DELIVERED)

by the withinnamed FLAT)

PURCHASE Shri/Smt. KAMALADEVI

LILADHAR KOTWAL)

in the presence of)

1. *Smally*

2. *Patel*

[Signature]

SECOND PARTY



PLAN OF THE PROPERTY
IN SHREE-NAGAR BEARING S.NO. 432 PT.
PANCHPAKHADI, THANE.

BUILDING NO.1 SECTOR NO. 9
ADMEASURING 2516.00 SQUARE METRES
184'-3" FEET IN LENGTH AND 147'-0" FEET IN WIDTH.

M/s UNIT ARSENS DEVELOPERS

- 1.
- 2.
- 3.

FOR SELF AND ON

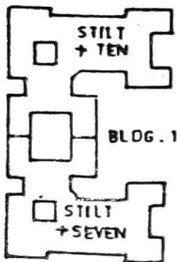
BEHALF OF G. B. ...

PARTNERS
FIRST PARTY

SECOND PARTY

60'-0" W I D E R O A D

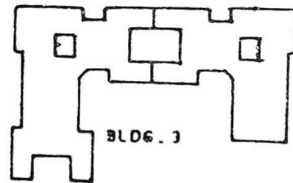
80'-0" W I D E R O A D



BLDG. 1



BLDG. 2



BLDG. 3

G A R D E N



SCALE - 1:1000

UNIT ARSENS
ARCHITECTS

MADHUBAN APARTMENTS,
RAM-MARUTI ROAD,
NAUPADA, THANE 400 602.

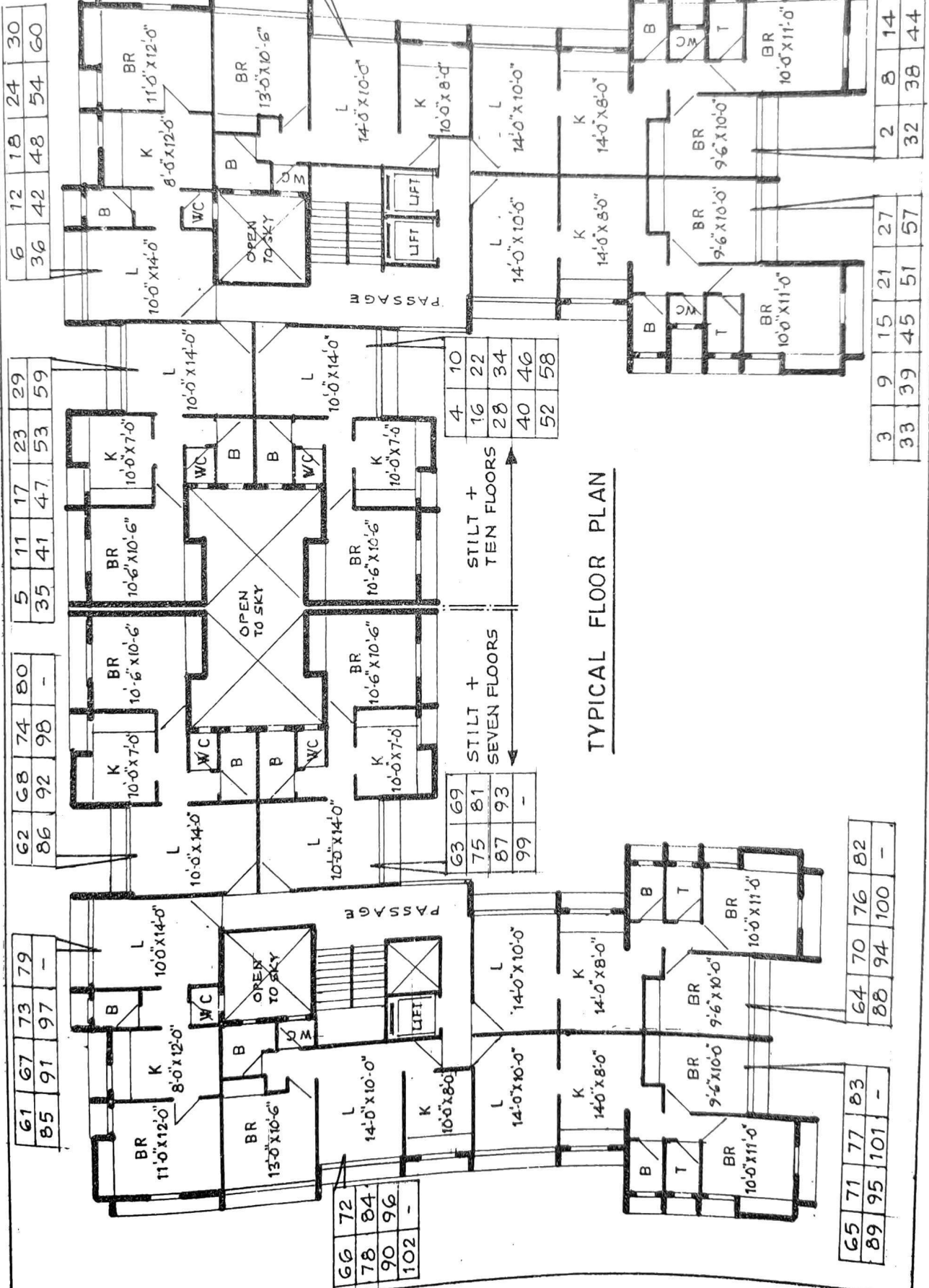
PROPOSED BUILDING ON LAND BEARING S.NO. 432 PT. OF SECTOR NO.9, SHREE-NAGAR, WAGLE-ESTATE, THANE.

FLOOR SECOND FLAT NO.10
AREA 59500 SQ.FT.

FOR SELF AND ON BEHALF OF G.B. JATHAR

2 *[Signature]*
3 *[Signature]* (initials)
FIRST PARTY SECOND PARTY

PARTNERS
UNIT ARSENS DEVELOPERS.



6	12	18	24	30
36	42	48	54	60

5	11	17	23	29
35	41	47	53	59

62	68	74	80	-
86	92	98	-	-

61	67	73	79	-
85	91	97	-	-

1	7	13	19	25
31	37	43	49	55

4	10
16	22
28	34
40	46
52	58

63	69
75	81
87	93
99	-

2	8	14	20	26
32	38	44	50	56

3	9	15	21	27
33	39	45	51	57

64	70	76	82	-
88	94	100	-	-

65	71	77	83	-
89	95	101	-	-

66	72
78	84
90	96
102	-

TYPICAL FLOOR PLAN

अनुक्रम नंबर 2000
 सन 1998 चे ...
 वे 98 तारखेस
 वे दरम्यान ठाणे, १
 दुय्यम निबंधक माझे कचेरीत आणुव
 विला.

६०१.

(Handwritten signature)

(Handwritten signature)

दुय्यम निबंधक ठाणे क. १

यत्न क. ५४ दि. १६/२/९८
 बाळील प्रमाणे
 की घेतली
 नोंदणी की
 नकल की
 (फॉलीओ / पाने) 2-
 शेरे नकल की 1-
 रुजवात की १२-
 फॉर्गरीन की
 इतर

एकूण ७९५५ = ८

(Handwritten signature)
 दुय्यम निबंधक
 ठाणे - १

लि. घेणार-

श्रीमती कमलादेवी लिळाधर
 कोतवाल सज्जान वृद्धिणी नोकरी
 रा-५० मनोकामना अपार्टिमेंट
 किरसन नगर नं. ३ वागळे इस्टेट
 ठाणे.

श्री. शुक्राचार्य मम नवगिरे
 सज्जान व्यक्साय ठाणे.

सर्व निबंधक करीत बाहेर की, ३
 इतर कडून देणाऱ्या रुपय विहित
 इतरास अर्कडोष। बाळीलकड ३ बाळील
 कोटेशन परतिलेला.

सर्वोपच कडून देणार

 इतरास अर्कडोष कराराचा
 इतरास अर्कडोष विहित रुपय
 कोटेशन

(Handwritten signature)

१६ FEB 1998

(Handwritten signature)
 दुय्यम निबंधक ठाणे क. १

(Handwritten signature)



DEVELOPERS AND TOWN PLANNERS

MADHUBAN APARTMENTS, GROUND FLOOR,

RAMMARUTI ROAD, THANE (WEST) - 400 602.

unit arsens

developers

REF. WAD/G/ DATE 31-3-98

98

POSSESSION LETTER

This is to certify that we have handed over the possession of
Flat No. 10 on SECOND Floor in Building No. 1 situated
at Sector No. 9, S.No. 432 pt., Shree Nagar, Wagle Estate, Thane.

To ~~Shri~~ Smt. KAMALADEVI LILADHAR KOTWAL

on SECOND after receiving full and final payment.

For **Unit Arsens Developers**

(Partner)

KRANTI TOWER CO-OP.HOUSING SOCIETY LTD.

Registration No. TNA(TNA)HSG(T.C)/10579 DT. 12.8.1999 Dated: 12/08/2012
SHREENAGAR, WAGLE ESTATE, THANE

10

Name : Mrs. Kamladevi L. Kotwal

Bill No : 826 For December-2024

Flat/Shop No: 010

Bill : 01/12/2024 Area 595 Sft

Due Date : 25/12/2024

Sr. No.	Particulars Of Charges	Amount (Rs.)
1	Service Charges	1,650.00
2	Municipal Tax	128.00
3	Parking Charges	75.00
4	Repair Fund	372.00
5	Sub Letting Charges	165.00
6	Water Charges	230.00
7	Insurance Premium	16.00
8	N. A. Tax	15.00
9	Function & Festival Cont.	100.00
10	Solar Panel Installation	1,000.00
11	Education Fund Collection	10.00
12	Sinking Fund Cont.	118.00
E.&.O.E.	Sub-Total	3,879.00
	Adjustment Credit/Rebate	0.00
	Interest On Arrears	0.00
	Previous Arrears :	
	Principa	0.00
	Interest	0.00
	Total Amount Due & Payable	3,879.00

Rupees Three Thousand Eight Hundred Seventy Nine Only

1. PAYMENT SHOULD BE MADE TO SOCIETY ON OR BEFORE 25TH OF EACH MONTH OR INTEREST @21% WILL BE CHARGED.
2. PAYMENT SHOULD BE MADE BY CROSSED CHEQUE ONLY, TO SOCIETY.

R E C E I P T

Received with thanks from Mrs. Kamladevi L. Kotwal

Details of payments received are as under: 01/11/2024 To: 30/11/2024

Flat/Shop No: 010

Period :-	Date	Cheque No	Cheque Date	Bank & Branch	Amount
Receipt N	25/11/2024	upi	25/11/2024		3,879.00

Rupees three thousand eight hundred seventy-nine only

Total 3,879.00

(Subject to Realisation of Ch

For KRANTI TOWER CO-OP HOUSING SOCIETY LTD.

Authorised Signature



DEVELOPERS AND TOWN PLANNERS
MADHUBAN APARTMENTS, GROUND FLOOR,
RAMMARUTI ROAD, THANE (WEST) - 400 602.


unit arsens
developers

REF.UAD/G/99ATE 17-2-99.

TO WHOMSOEVER IT MAY CONCERN.

This is to confirm that the boundaries for Building No.1 in our project Shree Nagar Housing Complex and situated on plot bearing S.No.432 pt. of Village Panchpakhadi, Shree Nagar, Wagle Estate, Thane and wherein Mrs Kamladevi Liladhar Kotwal has agreed to purchase Flat No. 10 are as follows:-

- On or towards the East : Building No.2
- On or towards the ~~xxxx~~ South. : 15% Amenity Space/Mulund Boundary.
- On or towards the ~~xxxx~~ West: 60 Feet D.P.Road
- On or towards the North : 60 Feet D.P.Road.


(T.N.Shinde) Partner,
For Unit Arsens Developers, Thane.

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002704482053

Bill of Supply For: DEC-2024

HSN code 27160000

Consumer No: 000094048800
MRS KOTWAL KAMALADEVI L
A-10 BLDG-1 SECTOR-9 SHREE NAGAR WAGLE EST THANE 400604
Mobile/Email: 98*****92/

Bill Date: **25-DEC-24**
Bill Amount Rs: **850.00**
Due Date: **14-JAN-25**
If Paid After Due Date: **860.00**

Billing Unit: 4540 :KISAN NAGAR
Tariff/Category: 090 /LT I Res 1-Phase
Pole No: 00000000
PC/MR/Route Sequence/DTC: 1 / 01-9027-0024 /3554134
Meter No: 07620311098
Reading Group: T1

Supply Date: 13-Oct-1997
Sanct. Load: 3.9 KW
Security Deposit(Rs): 1,633.27
Current Reading Date: 21-DEC-24
Previous Reading Date: 21-NOV-24

Scan this QR Code with BHIM App for UPI Payment

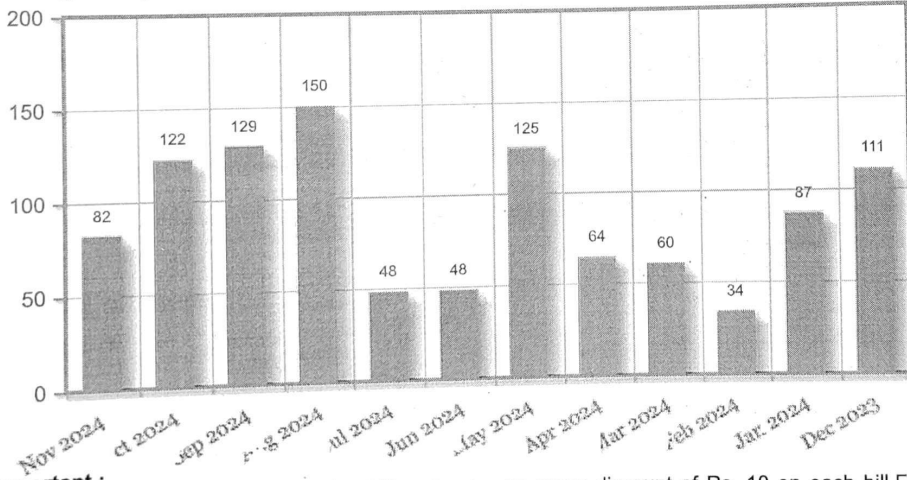


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
15631	15536	01	95	0	95

Meter status: **NORMAL**
Bill Period: 1 Month(s) /

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:
18002333435
18002123435
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on www.mahadiscom.in > ConsumerPortal > CGRF

Important :

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp>
- 4.Next month's reading will mostly take place on 21-01-2025 .

विशेष संदेश :

* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4540	Consumer No:	000094048800	PC:	T1	Tariff:	090
Due Date:	14-JAN-25			850.00			

If Paid by this Date:	03-JAN-25	850.00
If Paid After this Date:	14-JAN-25	860.00

Bank Copy:	DTC No:			3554134			
Billing Unit:	4540	Consumer No:	000094048800	PC:	T1	Tariff:	090

Due Date:	14-JAN-25	850.00
If Paid by this Date:	03-JAN-25	850.00
If Paid After this Date:	14-JAN-25	860.00

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)
Occupancy Certificate

For Bldg.No.1 - (Stilt + 10 Upper floors) & Bldg.No.2 - (Stilt + 10)
(Stilt + 7 Upper floors)

V. P. No. 88/260/ TMC / TDD / 2044

1190
Date 26/11/97

To,

M/s.Unit Arsens (Architect)

Madhuban Apartment, Rammaruti Cross Road,

Naupada, Thane.

For Rajeevkumar Bhadani & Others (Owner)

Sub : Occupancy Certificate for the proposed bldgs
on land bearing S.No.432(Pt) at Village
Panchpakhadi, Thane.

Ref : V. P. No. 88/260

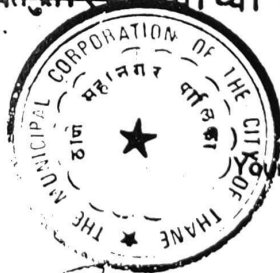
Your Letter No. 4022 dt.17/10/97.

Sir,

The part / full development work / erection / re-erection or alteration in / of building / part building
No. 1 & 2 situated at _____ Road/Street _____
Ward No. 39 Sector No. _____ S. No. / 432 (Pt)
Village/ Panchpakhadi under the supervision of M/s.Unit Arsens Licensed
CA/75/1110 / Architect / Licence No. CA/75/1110
may be occupied on the following conditions.

1. ~~इमारत क्र. १-२ साठी वापरपरवान्यासाठी अर्ज करणेपूर्वी आर्डर विकसित करण्यात यावी.~~
2. ~~आपत्तिक वाट्यात इनेक्शन सब-स्टेशन बांधणे आवश्यक आहे.~~
3. ~~इमारत क्र. १ साठी वापरपरवान्यासाठी अर्ज करणेपूर्वी रस्त्यालगत गटार बांधणे आवश्यक.~~
4. ~~कारंज्यासाठी, बगीच्यासाठी व सांडपाण्यासाठी बोअरवेलच्या पाण्याचा वापर करणेत यावा.~~
5. ~~फायर फायरिंगसाठी कुमनलिकेच्या पाण्याचा वापर करण्यात यावा.~~
6. ~~वापरपरवाना मिळवल्यानंतर पाण्याच्या उपलब्धतेनुसार पाण्याच्या पीण्याकरिता पाणी पुरवठ्याची सुवांचने देण्यात येतील.~~

A set of certified completion plan is returned herewith



Yours faithfully,

[Handwritten Signature]

26/11

Asstt. Director of Town Planning,

Municipal Corporation of the city of Thane.

- Office No. _____
- Office Stamp सावधान
- Date : _____
- Copy to :
- 1) Collector of Thane.
 - 2) Dy. Mun. Commissioner, Zone _____ TMC
 - 3) E. E. (water works), TMC
 - 4) Assessor, Tax Dept. TMC
 - 5) Vigilance Deptt. T.D.D. TMC

[Handwritten initials and date]
26/11

<p>23. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)</p>	<p>Virtusa Consulting Services Private Limited, Sy No.115, Nanakramguda Rd, Financial District, Serilingampalle (M), Hyderabad, Telangana 500032</p>	<p>Mahindra Holidays & Resorts India Limited, Mahindra Towers, 1st Floor, "A" Wing, Dr. G. M. Bhosale Marg, P.K. Kurne Chowk, Worli, Mumbai - 400018</p>	
<p>24. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)</p>	<p><u>S.N. Ashtavinayak CHS, Bldg No - H/8, R.No 702, New Mhada Colony, Kurla (E), Mumbai - 400024</u></p>	<p><u>5/501, Laxmi Niwas, Shanti Nagar, Road No.28, Wagle Estate, Thane- 400604</u></p>	<p><u>S.N. Ashtavinayak CHS, Bldg No - H/8, R.No 702, New Mhada Colony, Kurla (E), Mumbai - 400024</u></p>
<p>25. CONTACT NUMBER</p>			
<p>26. MOBILE NUMBER</p>	<p>8097921067</p>	<p>7715896599</p>	<p>9969076690</p>

CHEMBUR MARKET

FILE NO.

GLOBAL EDVANTAGE

YOGITA JOSHI

CIF - 9042147811600

Empty rectangular box with horizontal lines.

Loan-48 LAKHS

RAASEL20242011894145

RLMS - 4307250109019786

File No.

Reference No.

Name of Subject

Previous File No.

Address

Year From To

13/01/2025
Ver. Verdukkald



SHIVAM

SPRING FILE
NO. 1 EXECUTIVE

Date: _____