

Date : 1<sup>st</sup> March 2012

To,  
Mrs. Sheela Kamalasanan .  
Mr. Shrikant Kamalasanan.

**SUB : DEMAND LETTER**

Respected Sir / Madam ,

It is a great pleasure to inform you that the construction of residential building for "Haware Citi, Bldg No- 18, Flat No- 203 Survey No- 19, Hissa No- 3,8,9,11,12,13,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31, Survey No- 20 Hissa No- 3,4,5,7,9, ,Survey No- 22 Hissa No- 1,7 Survey No- 23 Hissa No- 2A, 3A , 4 Situated at Kasarvadavali Thane, has completed All Slab Completed ,Brick Work 24<sup>th</sup> In Progress, Internal Plaster 22<sup>nd</sup> Floor In Progress, External Plaster 50% Completed, Water 24<sup>th</sup> Floor In Progress ,Electrical Work 20<sup>th</sup> Floor In Progress., Window Seal 24<sup>th</sup> Floor In Progress

With this an amount of Rs.8,32,928/- (Rupees Eight Lacs Thirty Two Thousand Nine Hundred & Twenty Eight Only/-) has become payable by you. Kindly arrange for the payment at the earliest

Yours faithfully

For Haware Engineers & Builders Pvt. Ltd.

  
[Recovery Manager]

The Payorder should be favouring Haware Engineers & Builders Pvt. Ltd. A/c Cosmos Co.Op. Bank Ltd, Branch Vashi. A/c No. 029204301210086

Service Tax & Vat Charges will be extra & Payable separately

To,  
Housing Development Finance Corpn. Ltd.

Ramon House ,H T Parekh Marg,169,Backbay RECLM,  
Churchgate ,Mumbai-400020

SUB: NOC TO CREATE SECURITY

Dear Sir,

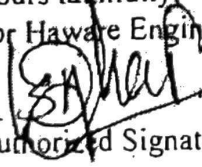
This is to confirm that we have sold Flat No.203 Type -E , on 2<sup>nd</sup> Floor, Bldg No -18 in the building called "Haware Citi" bearing Phase -II, Survey No - 19, Hissa No .3,8,9,11,12,13,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31, Survey No- 20 Hissa No- 3,4,5,7,9, Survey .21, Hissa No-10, 12,14,16,19,20,21, Survey No- 22 Hissa No- 1,7 Survey No- 23 Hissa No- 2A, 3A , 4, Situated at Kasarvadvali Thane to Mrs.Sheela Kamalasanan & Mr.Shrikant Kamalasanan for a total consideration Rs.31,13,825/- (Rupees Thirty One Lacs Thirteen Thousand Eight Hundred & Twenty Five Only/-) under an Agreement dated 24<sup>th</sup> February 2012

We confirm that we have obtained necessary permissions sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his/ her/ their mortgaging the said flat with you by way of security for repayment, not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

Yours faithfully,  
For Haware Engineers & Builders Pvt. Ltd.

  
Authorized Signatory



Friday, February 24, 2012

11:33:46 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1404

गावाचे नाव वडवली

दिनांक 24/02/2012

दस्तऐवजाचा अनुक्रमांक

टननं - 01377 - 2012

दस्ता ऐवजाचा प्रकार

करारनाम



सादर करणाराचे नाव: शीला कमलसिन्हा

नोंदणी फी

:-

26450.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

2120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (106)

एकूण रु.

28570.00

आपणास हा दस्त अंदाजे 11:48AM ह्या वेळेस मिळेल

दुय्यम निबंधक  
पाने 3

बाजार मुल्य: 2641500 रु. मोबदला: 1267500 रु.

भरलेले मुद्रांक शुल्क: 114700 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे.

बँकेचे नाव व पत्ता: SBI BANK;

डीडी/घनाकर्ष क्रमांक: 409293; रक्कम: 26450 रु. दिनांक: 15/02/2012

मुळ दस्त परत मिळाला  
पसक्याची सहा  
  
लिपिक  
दुय्यम निबंधक

मूल्यांकन पत्रक बां

Friday, February 24, 2012

11:06:19AM

मुल्यांकन 2012  
जिल्हा ठाणे  
प्रमुख 13-गावाचे नाव : वडवली (ठाणे महानगरपालिका)  
मूल्य 13/48-1ब/4) रस्त्यापासून दूर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्व नंबर व्हाटिसक पडवलीचे वरील  
विभागा 13/48-1ब/4) रस्त्यापासून दूर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्व नंबर व्हाटिसक पडवलीचे वरील  
क्षेत्राचे न Navi Mumbai/Thane  
सर्वे सर्व्हे नंबर-20

दस्तावेज क्रमांक	9366 / 2012
9	190E

वाषिर्क मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली नोंद	निवासी सदन	कार्य	दुकान	औद्योग
11700.00	42000.00	51000.00	49000.00	51000.00

मिळकतीचे क्षेत्र	62.89	बांधकामाचे व	1-आर सी सी
मिळकतीचा वा	निवासी सदनिका	उद्दवाहन सुव	आहे
मिळकतीचा प्र	बांधीव	बांधकामाचा	
मिळकतीचे वय	0 TO 2 वर्ष	दर मजला	Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ( वाषिक मूल्यदर * घसा-यानुसार ) * मजला निहाय घट/वाढ
	= ( ₹2000.00 * 100 / 100 ) * ( 100.00 / 100 )
	= 42000.00
A) मुख्य मिळकतीचे मूल्य	= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
	= 42000.00 * 62.89
	= 2641380.00

एकत्रित अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या

$$= A + B + C + D + E + F + G + H$$

$$= 2,641,380.00 + 0.00 + 0.00 + 0.00 + 0.00$$

$$= 2,641,380.00 /-$$





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दस्ता क्रमांक	१३७७७ / २०१३
	3 1 १०६

- क्रैंडिंग/लगाव सुवात/का क्रिसम/Details of Franchising/other Stamp Duty
- 1) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: 10.843
  - 2) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Agreement for Sale
  - 3) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Haware City Vadgaodi
  - 4) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Thane - 203 2nd floor
  - 5) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Rs. 12,67,500
  - 6) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Haware Eng and Buid. Pvt. Ltd
  - 7) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Sheela Kamalasanan
  - 8) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Sheela Kamalasanan
  - 9) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Stamp Duty Value Rs. 114700
  - 10) ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Thane - 3

Signature of Authorized Signatory & seal of bank or Stamp vendor

आयडीबीबीएच बँक लि.  
IDBI BANK LTD.  
बँक स्टॅम्प/बँक ड्यु सोल. 123  
बँक/फ्रान्किंग

**AGREEMENT FOR SALE**

THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai on this the 34<sup>th</sup> day of Feb- in the Christian Year Two Thousand Twelve BY AND BETWEEN HAWARE ENGINEERS & BUILDERS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, I of 1956, and having its Registered Office at : 416, Vardhaman Market, Sector-17, Vashi, Navi Mumbai- 400705, 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 its successor/s and permitted assigns) of the ONE PART;

**AND**

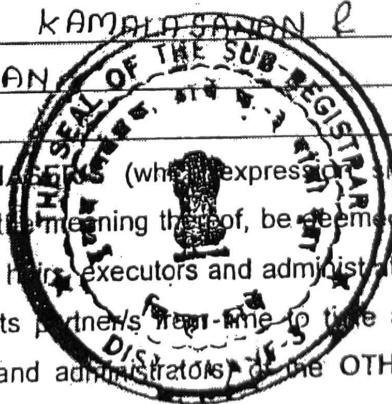
MR./MRS./MISS./MESSRS. SHEELA KAMALASANAN & SHRIKANT KAMALASANAN

hereinafter, referred to as the PURCHASERS (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns, in case of firm its partners from time to time and his/her/their respective heirs executors and administrators) of the OTHER PART;

For HAWARE ENGINEERS & BUILDERS PVT. LTD

*[Signature]*  
AUTHORIZED SIGNATORY

*[Signature]*  
Shrikant



ह्या ह्या सुवात/का क्रिसम/Details of Franchising: 10.843  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Agreement for Sale  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Haware City Vadgaodi  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Thane - 203 2nd floor  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Rs. 12,67,500  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Haware Eng and Buid. Pvt. Ltd  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Sheela Kamalasanan  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Sheela Kamalasanan  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Stamp Duty Value Rs. 114700  
ह्या ह्या सुवात/का क्रिसम/Details of Franchising: Thane - 3

Industrial Development Bank of India Ltd. 1-3, Hornum Centre, Palm Beach Road, Sector-17, Vashi, New Mumbai-400 703.  
D-5/STP(N)/C.R.1007/09/05/  
2075-78  
भारत 10843  
181790  
Rc 01147001-PB5507  
16:10  
SPECIAL ADHESIVE FEB 21 2012  
INDIA STAMP DUTY MAHARASHTRA

WHEREAS:-

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दस्त	9366 / 2092
क्रमांक	1902

- (A) One Shri. Janardhan Atmaram Patil, Shri. Bhushan Janardhan Patil, Smt. Sulochana Janardhan Patil, Smt. Rukmini Janardhan Patil, Shri. Pradeep Janardhan Patil and Pratibha Janardhan Patil were seized and possessed off and well and sufficiently entitled to the pieces and parcels of lands bearing Survey No. 19 Hissa No. 1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 12, 10, 14, 16, 19, 20, 21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 2A, 3A, 4 lying being and situated at Mauje Vadavali, Taluka and District - Thane (W), containing by admeasurements an area of 89034 sq. mtrs. more particularly described in the First Schedule hereunder written.

By a Development Agreement dated the 10<sup>th</sup> July, 2006 executed by and between the Promoters of the one Part and the said Shri. Janardhan Atmaram Patil, Shri. Bhushan Janardhan Patil, Smt. Sulochana Janardhan Patil, Smt. Rukmini Janardhan Patil, Shri. Pradeep Janardhan Patil and Pratibha Janardhan Patil of the Second Part, the said parties of the second part granted the development rights to the Promoters of the said pieces and parcels of land bearing Survey No. 19 Hissa No. 1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 12, 10, 14, 16, 19, 20, 21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 2A, 3A, 4 lying being and situated at Mauje Vadavali, Taluka and District - Thane (W), containing by admeasurements an area of 89034 sq. mtrs. within the limits of Thane Municipal Corporation on the terms and conditions more particularly set out in the Development Agreement dated the 10<sup>th</sup> July, 2006.

- (B) Thereafter due and disputes and differences a Special Civil Suit bearing Suit no. 244 of 2006 was filed by the Promoters in the Hon'ble District Court, Thane, in respect of certain writing executed by Janardhan Atmaram Patil and others in favour of Neelkanth Mansions Pvt. Ltd. (Haware Engineers & Builders Pvt. Ltd. V/s. Janardhan Atmaram Patil



For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY

AND WHEREAS the title of the Promoters to the said property is certified by M/s. M.Tripathi & Co., as per his Certificate of Title, A copy of which is annexed hereto.

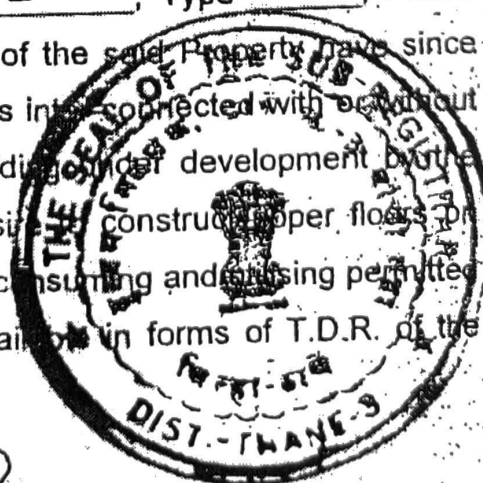
AND WHEREAS the Promoters have appointed structural Engineers for the preparation of the structural design and drawings of the building/s and the development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s;

कलन - ३
दस्तावेज नं. १३०० / २०१२
८ / १०९

AND WHEREAS the Promoters alone have the sole and exclusive right to sell the premises in the said buildings to be constructed on the said plots and to enter into agreement/s with the purchaser/s of premises in the said buildings and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said plots, the relevant orders, and the approved plans, designs and specifications prepared by the 'Promoters' Architects and all the other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promoters of Constructions, Sale, Management and Transfer) Act, 1964 (hereinafter referred to as "the said Act") and the rules made there under:

AND WHEREAS the Building Plans for the Residential cum Commercial Building with Stilt + 28 floors No. 2<sup>ND</sup>, Type E, Phase II on the portion of the land out of the said Property have since been sanctioned and the said building is inter-connected with or without common partition walls with other buildings under development by the Promoters; Further, the Promoters desire to construct upper floors on the said building or another building by consuming and using permitted additional F.S.I. which to be made available in forms of T.D.R. of the properties/ other properties.



For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY

(O) The Promoters have also annexed here to the copies of following documents.

Annexure

A

a. Certificate of the title of the said plot  
Issued by Advocated and Solicitors of the  
Promoters;

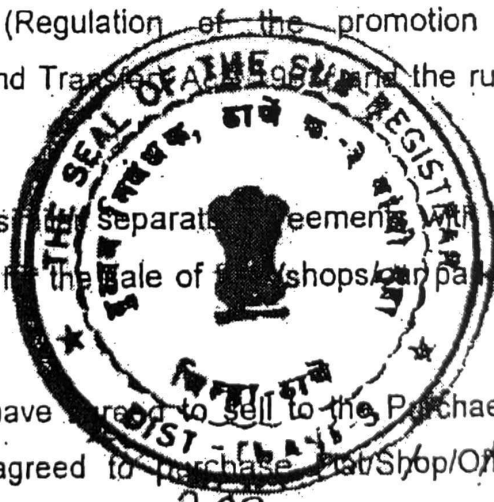
b. Sketch plan of the flat;

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दिनांक	१३०७ / २०१२
संमति	१९०६

(P) While sanctioning the said plans, in respect of construction on the said plots, 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 plots and the said building thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned authority.

AND WHEREAS the Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of the Plans prepared by the Promoter/s Architects, M/s. Scapes Architects (Architects), and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the promotion of Construction Sale Management and Transfer Act, 1962) and the rules framed there under.

(Q) The Promoters are entering into separate agreements with the several other persons and parties for the sale of shops/parking spaces etc. in the said buildings.



*Handwritten signature*

AND WHEREAS the Promoters have agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase flat/Shop/Office Premises/Garage/Premises bearing No. 203 admeasuring carpet area 564 sq.ft., terrace area      sq.ft. area on the 2<sup>ND</sup> floor (hereinafter referred to as the said Premises) in the Building No. 18, Type E, Phase II in the Residential cum Commercial Complex known as "HAWARE CITI" situated at Vadavali, Thane (W) for the consideration and on the terms and conditions hereinafter appearing.

For HAWARE ENGINEERS & BUILDERS PVT. LTD

*Handwritten signature*  
AUTHORISED SIGNATORY

*Handwritten signature*

*Handwritten signature*

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

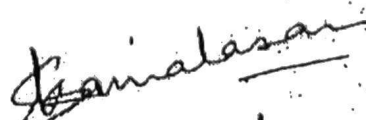
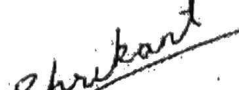
1. The Promoters have agreed to sell to the Purchaser/s (subject to the due and proper payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchaser/s) and the Purchaser/s has/have agreed to purchase of and from the Promoters the said premises admeasuring 564 sq.ft. & terrace area — 730 sq.ft. area for the price of Rs. 12,67,500/- (Rupees TWELVE LACS 90/-) SIXTY SEVEN THOUSAND FIVE HUNDRED only) including the basic cost of the flat/shop and the cost towards infrastructure development which shares the total cost in nearly equal proportion. to be paid by the Purchaser/s to the promoters in the following manner :

- |         |     |                    |   |
|---------|-----|--------------------|---|
| (i)     | Rs. | <u>25,000/-</u>    | Earnest Amount                              |
| (ii)    | Rs. | <u>5,97,765/-</u>  | On or before <u>AGREEMENT</u>               |
| (iii)   | Rs. | <u>1,28,947/-</u>  | On completion of the plinth.                |
| (iv)    | Rs. | <u>64,474/-</u>    | On Completion of the 1 <sup>st</sup> Slab.  |
| (v)     | Rs. | <u>51,579/-</u>    | On Completion of the 3 <sup>rd</sup> Slab.  |
| (vi)    | Rs. | <u>32,237/-</u>    | On Completion of the 5 <sup>th</sup> Slab.  |
| (vii)   | Rs. | <u>32,237/-</u>    | On Completion of the 7 <sup>th</sup> Slab.  |
| (viii)  | Rs. | <u>32,237/-</u>    | On Completion of the 9 <sup>th</sup> Slab.  |
| (ix)    | Rs. | <u>32,237/-</u>    | On Completion of the 11 <sup>th</sup> Slab. |
| (x)     | Rs. | <u>32,237/-</u>    | On Completion of the 13 <sup>th</sup> Slab. |
| (xi)    | Rs. | <u>32,237/-</u>    | On Completion of the 15 <sup>th</sup> Slab. |
| (xii)   | Rs. | <u>32,237/-</u>    | On Completion of the 17 <sup>th</sup> Slab. |
| (xiii)  | Rs. | <u>32,237/-</u>    | On Completion of the 19 <sup>th</sup> Slab. |
| (xiv)   | Rs. | <u>32,237/-</u>    | On Completion of the 21 <sup>st</sup> Slab. |
| (xv)    | Rs. | <u>32,237/-</u>    | On Completion of the 23 <sup>rd</sup> Slab. |
| (xvi)   | Rs. | <u>32,237/-</u>    | On Completion of the 25 <sup>th</sup> Slab. |
| (xvii)  | Rs. | <u>32,337/-</u>    | On Completion of the Last Slab.             |
| (xviii) | Rs. | <u>12,891/-</u>    | On or Before Completion.                    |
|         | Rs. | <u>12,67,500/-</u> | TOTAL                                       |

(Please note that any liability arising out of service tax provision in respect of the above transaction shall be paid by the Purchaser/s)

For HAWARE ENGINEERS & BUILDERS PVT. LTD

  
AUTHORIZED SIGNATORY

  
Kamalasan  
  
Shrikant



IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND  
SEAL THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

FIRST SCHEDULE

Firstly :-

All those pieces or parcels of land or ground situate lying and being  
at Mauje Vadavali, in the Taluka and Registration District and Sub-District of  
Thane within the limit of Thane Municipal Corporation bearing.

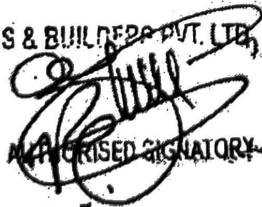
टनन-३
District of १३६६ / २०१२ क.म.क.
३३ / १०६

Village	Survey No.	Hissa No.
Vadavali	19	1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,
Vadavali	20	3, 4, 5, 7, 9,
Vadavali	21	12, 10, 14, 16, 19, 20, 21,
Vadavali	22	1, 7,
Vadavali	23	2A, 3A, 4

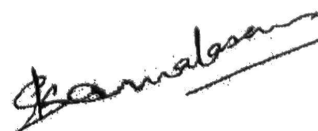
Secondly :-

All those pieces or parcels of land or ground situate laying and being at Mauje  
Vadavali in the Taluka and Registration District and Sub-District of Thane within  
the limit of Thane Municipal Corporation bearing Survey No. 19 Hissa No. 508  
9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey  
No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 10, 14, 16, 19, 20,  
21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 3A, 4  
admeasuring 89034 sq.mtrs.

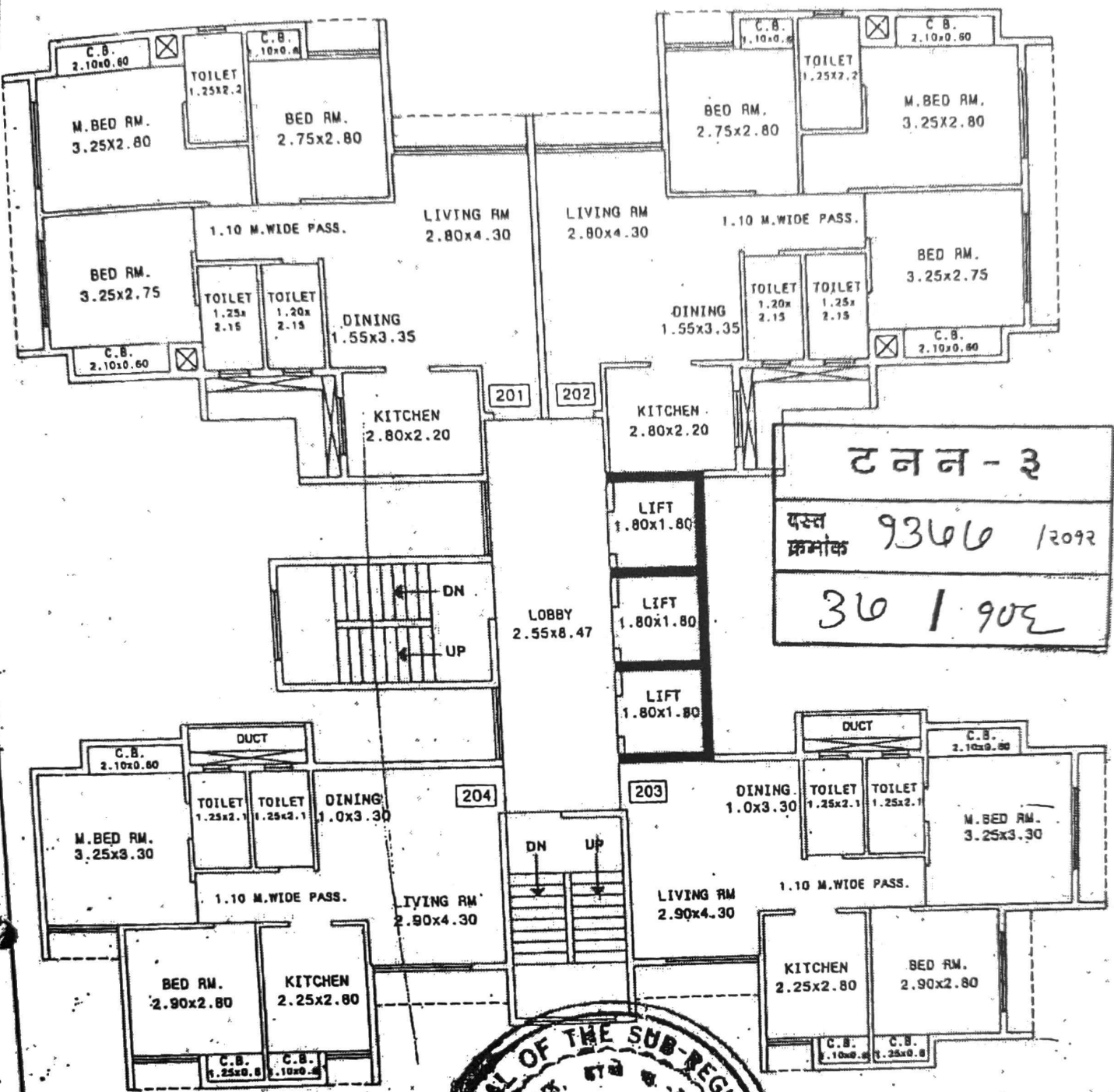
For HAWARE ENGINEERS & BUILDERS PVT. LTD.

  
AUTHORIZED SIGNATORY



  
Kamalabai

  
Shri. Kant



**टनन-३**

दस्तावेज क्रमांक 9346 / 2092

30 / 905



**MASTER COPY**  
Only if red

BLD...

<b>DEVELOPERS:</b>	<b>PROJECT:</b>	<b>REG. NO 18 (TYPE - E)</b> <b>TYPICAL FLOOR PLAN</b> <b>(2ND TO 4TH FL.)</b>	<b>NORTH</b>	<b>ARCHITECTS:</b>
<b>HAWARE ENGINEERS &amp; BUILDERS PVT. LTD.</b>	<b>PROPOSED "HAWARE CITY" RESIDENTIAL CUM COMMERCIAL COMPLEX ON SR.NO. 10-18, VADAVALI SECTOR-VI THANE</b>		<b>SPACE CONSULTANT.</b>	<b>418, VARDHAMAN MARKET, SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919848 FAX - 67915595</b>
<b>418, VARDHAMAN MARKET SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919800, FAX - 67919899.</b>				

THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 3 & 24)  
SANCTION OF DEVELOPMENT  
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE  
HOUSING PROJECTS OF

BLDG. 13 - ST. + 10TH FLOOR.  
BLDG. 14 - ST. + 12TH FLOOR.  
BLDG. 15 - ST. + 10TH FLOOR.  
BLDG. 16 - GR.(PT.) + 28TH FLOOR.  
BLDG. 17 - GR.(PT.) + 2ND FLOOR.  
BLDG. 18 - GR.(PT.) + 1ST FLOOR.

ह न ल - ३	
दिनांक	१३/०८/२०१२
क्रमांक	२०/१०६

V. P. No. 2007/06/

TMC/TDD/ ७४८

Date १२/१०/१२

To,

M/s. SCAPES (Shri. S. Gupta)

..... (Architect)

For,

Shri. Janardhan A. Patil

..... (Owner)

Shri. Sanjay Haware

..... (POA holder)

Haware Engineers &amp; Builders Pvt. Ltd.,

..... (Developers)

Sir,

With reference to your application No. 21186 dated 21/08/2009 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. \_\_\_ As above \_\_\_ in village Vadavali Sector No: 6 Ward No \_\_\_ situated at Road/ street - -

S.No. 19/17, 19, 22, 23, 26, 27, 20/7, 20/8, 20/9

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

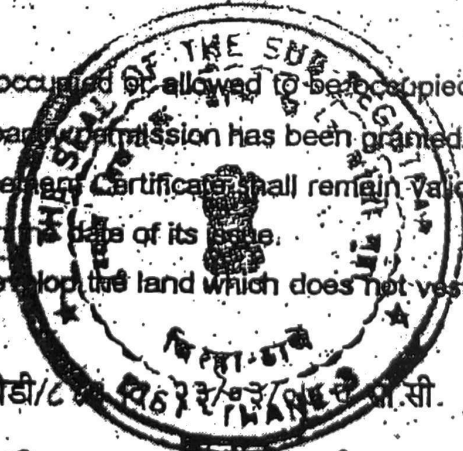
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any until occupancy permission has been granted.
- 3) The development permission / 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.

५) परमिशन क्र. वि.प्र.क्र. २००७/०६ टीएमसी/टीडीडी/८९० दि. ३०/०३/०९ मधील अटी

क्र. वि.प्र.क्र. २००७/०६ टीएमसी/टीडीडी/८९० दि. ३०/०३/०९ मधील अटी

आपणावर बंधनकारक राहतील.

६) अग्निशमन विभागाकडील ना हक्क दाखला प्रथम जोत्यापूर्वी दाखल करणे आवश्यक.





THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 3 & 24)  
SANCTION OF DEVELOPMENT  
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

HOUSING PROJECTS OF  
BLDG. 19, 21, 22, 23 - ST. + 7TH FLOOR  
BLDG. 26 - ST. + 18TH FLOOR  
BLDG. 27, 28 - GR. (PT.) + 23RD FLOOR  
TEMPORARY SITE OFFICE AND STORE

ट न न - ३	
प्लॉट क्रमांक	१३७७ / २०१२
४९१७०६	

V. P. No. 2007/05/

TMC/TDD/ ४५०

Date १२/१०/०९

To, M/s. SCAPES (Shri. S. Gupte)

..... (Architect)

For, Shri. Janardhan A. Patil

..... (Owner)

Shri. Sanjay Haware

..... (POA holder)

Haware Engineers &amp; Builders Pvt. Ltd.,

..... (Developers)

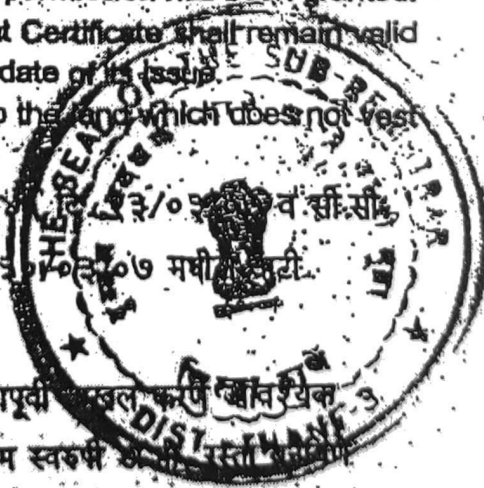
Sir,

With reference to your application No. 21185 dated 21/08/2009 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. As above in village Vadavali Sector No. 6 Ward No.            situated at Road/ street - -

S.No. 19/28, 29, 30, 20/5, 21/16

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 line 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.
- ५) परमीशन क्र. वि.प्र.क्र. २००७/०५ टीएमसी/टीडीडी/८८९ दि. २१/०८/०९ व सी.सी. क्र. वि.प्र.क्र. २००७/०५ टीएमसी/टीडीडी/८८९ दि. २१/०८/०९ मधील शर्ती आणि आपणावर बंधनकारक राहतील.



६) अग्निशमन विभागाकडील ना हरकत दाखला प्रथम जेव्हा पूर्वी खर्च करणे आवश्यक

७) प्रथम वापर परवान्यापूर्वी जागेवर ४०.० मी रुंदीचा कायम स्वरूपी अडथळा राहणे आवश्यक.

आवश्यक.

- ८) यु.एल.सी. विभागाकडील सुधारीत आदेशामधील नमुद अटी बंधनकारक राहतील तसेच वापर परवान्यापूर्वी शासनास घावांचाच्या सदविकेबाबतचा ना हरकत दाखला सादर करणे आवश्यक.
- ९) प्रथम जोता प्रमाणपत्रापूर्वी आस्थापनाखालील क्षेत्र उ.म.पा.च्या कठिणत कुंपण भिंत बांधून देणे आवश्यक राहिल.
- 10) Temporary site office permission is issued for six months.
- 11) If required temporary site office permission is to be revalidated for further six months upto maximum period of three years from the date of issue of permission. Before expiry of this permission temporary structure is to be demolished and to be informed to this office accordingly.

टनन-३	
यस्त क्रमांक	१३६० / २०१३
५० / १०६	

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

Office No.

Office Stamp



सावधान

"संजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या संयोजनाचा न घेता बांधकाम करणे, सडकबांध प्रदेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुंडा आटे. ह्यासाठी जास्तीत जास्त ३ वर्षे फौद व रु. ५०००/- दंड होऊ शकतो"

Yours faithfully

Executive Engineer

Town Development Department  
Municipal Corporation



Copy to:

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner.
- 3) E.E. (Water Works) TMC
- 4) Assessor Tax Dept., TMC
- 5) Vigilance Dept. T.D.D., TMC



**THANE MUNICIPAL CORPORATION, THANE**

(Regulation No. 3 & 24)  
**AMENDED SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE**

UTILISING DRC. NO. - 120 (RES.), 157 (ROAD); 105 (RES.)  
 BLDG. NO. 6, 7 - 3<sup>rd</sup> to 7th floors BLDG. NO. 10-5<sup>th</sup> to 27th floors  
 BLDG. NO. 11, 12 - 2<sup>nd</sup> to 27th floors PODIUM

<b>ह न न - ३</b>	
दस्तावेज क्रमांक	9360 / 2092
५९ / १०६	

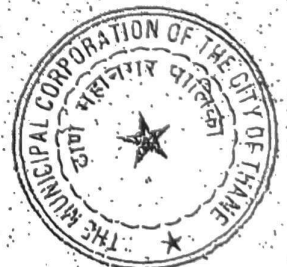
V. P. NO. 2007/19 TMC / TDD 809 Date: 31/07/10  
 To, Shri/Smt. M/s. Scapes (S. Gupte) (Architect)  
Gupte cottage, Panchpakhadi, Thane (w)  
Shri. Janardhan A. Patil (Owners)  
Shri. Sanjay Haware (P.O.A. Holder)  
M/s. Haware Engi. & Builders P. Ltd. (Developer)

With reference to your application No. 4733 dated 28/04/10 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Vadavali Sector No. VI Situated at Road / Street G.B. Road S.No. / C.T.S. No. / F.P. No. 19/8, 9, 11, 12, 13, 15, 16, 18, 20, 21

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 line 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 person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) पूर्वीच्या मंजूरीतील सुधारित परमिशन/ सी.सी. प्रमाणपत्रातील वि.प्र.क्र. २००७/१९ टीएमसी/टीडीडी/४४९ दि. १२/१०/२००९ रोजीच्या मधील अटी बंधनकारक राहतील.
- ६) अग्निशमन विभागाचा टीएमसी/ सी.एफ.ओ./एम.ए.५/७२ दि. १२/०४/२०१० मधील अटी आपणावर बंधनकारक राहतील.
- ७) पर्यावरण विभागाकडील ना हरकत दाखला क्र. २३/TC-2 DT. 19/10/2010 मधील अटी आपणावर बंधनकारक राहतील.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PENISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.**



Yours faithfully,

*[Signature]*

**EXECUTIVE ENGINEER**  
 Municipal Corporation of the city of Thane.

सावधान  
 Office Stamp  
 Date  
 Issued  
 १००१-दंड हाऊ शकतो.





दस्तक्रमांक व वर्ष: 1378/2012

Friday, February 24, 2012

11:42:07 AM

दुय्यम निबंधक: टाणे 3

नोंदणी 83 म.

Regn. 83 m.a.

सूची क्र. दोन INDEX NO. II

गावाचे नाव: वडवली

- (1) विलेखाचा प्रकार, भोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोबदला रु. 1,846,325.00  
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: 14/48 1बी/4 -हावरे सिटी, फेज-II, सदनिका नं 203, 2 रा मजला,टाईप इ. बिल्डींग नंबर 18, वडवली, टाणे सर्वे नंबर 19, हिस्सा नंबर 1,3,8,9, 11 ते 13, 15 ते 24, 28 ते 31, सर्वे नंबर 20 हिस्सा नंबर 3,4,5,7,9, सर्वे नंबर 21 हिस्सा नंबर 12, 10, 14, 16, 19, 20, 21, सर्वे नंबर 22 हिस्सा नंबर 1,7, सर्वे नंबर 23 हिस्सा नंबर 2ए, 3ए, 4--दस्त नंबर 1377/2012 दि 24/02/12 रोजी नोंदविण्यात आलेल्या करार-व्यये अंतिमिटीज करारनामा दि 24/02/2012 रोजी निष्पादित केलेला आहे त्या करारनाम्याचे नोंदणीकरण (1)564 चौ फूट करपट
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) में हावरे इन्जिनियर्स अँड बिल्डर्स प्रा लि तर्फे सत्य डी माहुलकर तर्फे कु मु व क ज देणार साईनाथ एम मानकर घर/फ्लॅट नं गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं :- पेट/वसाहत :- शहर/गाव :- पोस्ट/पोस्टाफिस :- 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) श्रीला कमलासनन घर/फ्लॅट नं :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं :- पेट/वसाहत :- शहर/गाव :- बसवार्ड/पार्क/कुलाबा/तालुका :- पिन :- पॅन नम्बर :- (2) श्रीकांत कमलासनन घर/फ्लॅट नं :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं :- पेट/वसाहत :- शहर/गाव :- व प, तालुका :- पिन :- पॅन नम्बर :-
- (7) दिनांक करून दिल्याचा 24/02/2012
- (8) नोंदणीचा 24/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1378 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 92325.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 18500.00
- (12) रोरा

सह दुय्यम निबंधक वर्ग २

टाणे क्र. ३

