

AS FOLLOWS :-

1. The developer declares that,
 - a. It has full power and authority to enter into the present agreement and thereby to agree to allot on ownership basis the new tenement in the manner agreed hereunder and that it has full power and authority to develop the said property.
 - b. It has prepared the plans of the proposed buildings and shall obtain the approval thereto from the Thane Municipal Corporation and shall initiate carry out and complete the development of the said property strictly in accordance with the sanction plans and shall obtain all requisite permissions of the Thane Municipal Corporation and such other competent authorities in that regard including the occupation certificate.
2. Relying upon the above mentioned representations of the developers the tenant purchaser doth hereby give his consent for the proposed development of the said property and further agrees to participate in the development scheme of the said property.

Handwritten notes:
 2.
 3.
 4.
 5.

The developers hereby agree and undertake to allot and provide to the tenant purchaser the premises admeasuring 375 sq. ft. carpet area (equivalent to 5 sq. ft. built up area) on the 6th floor, bearing Flat No. 5084 in the building to be constructed on the said property at a lump price of 391,000/- (Rupees Three hundred and ninety thousand only) on ownership basis.



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वस्त क्रमांक ३९०३ / २००२
९३-५५

the developers herein shall provide to the tenant purchaser herein a new premises in the proposed new building to be erected in the said property in the manner stated hereinabove, of the minimum carpet area of 375 sq. ft. at and for the concessional consideration of Rs. 391,000/- (Rupees Three Lakhs Ninety One Thousand Only) and also offered to fulfil and comply with all such other terms and conditions of the tenant purchaser, which are more particularly stated hereinafter.

ix) The tenant purchaser found the above said offer of the developer herein genuine and proper and has therefore agreed to accept the same upon the terms and conditions more particularly stated hereinafter and relying upon the various assurances and declarations made by the developers herein.

x) The developer herein at the request of tenant purchaser obtained a separate letter from the said landlords, which is dated _____. The said landlords vide the said letter which is addressed to the tenant purchaser herein gave his no objection and or consent for executing the present agreement with the developer and for settling the tenancy right of the tenant purchaser respect of the said old tenement with the developers herein. In the said letter the landlords have also confirmed the execution of the said agreement by the said power of attorney. The said letter is annexed to this agreement and is marked as Annexure " A ".



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वस्तु क्रमांक २६११/२००२

28. The developer shall not assign alienate and transfer their development rights to any other person unless and until a consent in writing in that regard is obtained from the tenant purchaser herein.

29. It is agreed that this agreement will always be subject to the provisions of the Maharashtra Ownership Shops Act, 1963.

30. In case of any dispute in respect of enforcement of this agreement or about the interpretation of the any of the terms and conditions of this agreement then the matter shall be referred to the arbitration of the Arbitrator, by name Shri Vilas Samant and the decision of such arbitrator shall be binding upon the both parties

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land bearing Tika No.15, City survey No.15, admeasuring about 957 sq.yards, lying being and situate at 3 Petrol pump, mouje Thane, Tal. & Dist. Thane, along with the old structure standing thereon and popularly known as Upadhyay Bhavan and Manik Bhavan, and bounded as under.

On or towards East : Sainath Mandir, Ghanoli Road
On or towards West : Property of Hirabai Bhat
On or towards South : Jamunabai Chawl
On or towards North : Veer Savarkar Path.



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IN WITNESS
13th day of

SIGNED, SEALED
The withinnam
M/s. KRISHNA
Through its P
SHRI SUKH
SINGH THA
In the presen

- 1.
- 2.

SIGNED, SE
The within
SHRI / SM
In the presen

- 1.
- 2.

IN WITNESS WHEREOF the parties hereto have put the hands this

13th day of June, 2000 at Thane.

SIGNED, SEALED & DELIVERED by)

The withinnamed " DEVELOPERS ")

M/s. KRISHNA DEVELOPERS)

Through its Partner

For M/s. Krishna Developers

SHRI SUKHDEV SINGH NARAYAN)

[Signature]
Partner

SINGH THAKUR)

In the presence of)

- 1.)
- 2.)

SIGNED, SEALED & DELIVERED by)

The withinnamed TENANT PURCHASER)
SHRI Tarun. Virji. Gada.

[Signature]
Priti Gada

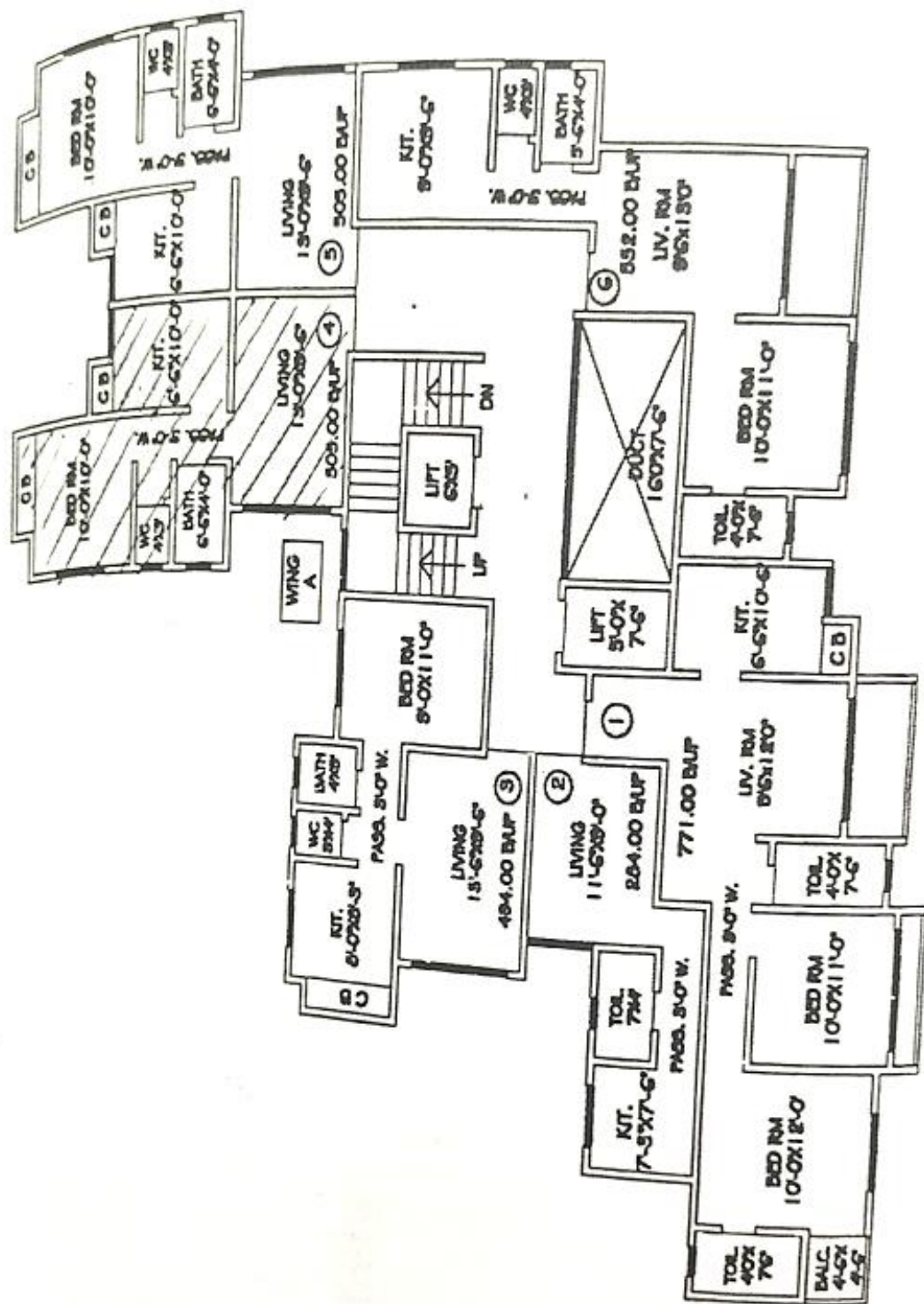
SHRI / SMT. Priti. Tarun. Gada)

In the presence of)

- 1.)
- 2.)



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दस्तावेज क्रमांक ३९०३ / २००२



TYPICAL FLOOR PLAN (4ND TO 6TH)

PROPOSED RESIDENTIAL BUILDING ONTIKA NO. 15, C.T.S. NO. 15 AT THREE PETROL PUMP, VEER SAVARKAR MARG, NAUFADA, THANE.

S A A K A A R
 ARCHITECTS & INT. DESIGNERS
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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THANE MUNICIPAL CORPORATION, THANE.

1017

(Regulation No. 3 B-24)

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT OF DEVELOPMENT

For Basement + Part ~~XXXX~~ + 6 Floors + 7th (Pt) floor Only. Ground

P. No. 94/115/ TMC/TDD 1956 Date 26/2/02

Shri/Smt./M/s. S A A K A A R Architects, & (Archit Consultants) (Architect) (C/o. Shri. Sandip Prabhu) (C/o. Mr. Aniruddha Gurjar) S. B. Upadhyay and others, Hira Bhat, (Owner) 2) Naresh S. Upadhyay & others - The P.O.A. Holder - Sukhadevsing Thakur.

With reference to your application No. 2160 dated 29/8/2001 for development permission/ under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. --- Village Thane. Section No. --- Ward No. --- situated Road/Street L.B.S. Marg / City S. No. / 15, Tika No. 15. Off. Agra Road H.No. T. No. 15. (Near Tin Petrol Pump Naka)

development permission / is granted subject to the following conditions. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.

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

The development permission / shall remain valid for a period of one year commencing from the date of its issue.

- This permission does not entitle you to develop the land which does not vest in you. 1) सी.पी.सी. सर्व माडेकस्चे केले करारनामे सादर करणे आवश्यक आहे [माडेकस्चोबतचे] काम सुरु करण्यापूर्वी विहिर बंद करणेबाबत रेल्वेच्या विभागाचे दाखला सादर करणे आवश्यक. 2) माडेकस्चावत कोणताही वाद हात्यास त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही. 3) वापरपरवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज, एम. टी. एन. एन., सी. एफ. ओ. [मुख्य अग्निप्रकन अधिकारी] यांचे नाहरकत दाखले सादर करावे. 4) सी.पी.सी. व जोत्यापूर्वी आवश्यक शुल्कांचा भरणा करावा लागेल. 5) जोत्यापूर्वी सुधारित विन्योती दाखली सादर करावई. 6) वापरपरवान्यापूर्वी रस्ताहद्दीखालील क्षेत्र ठाणे महानगरपालिकेचे नावे करून द्यावे लागेल.

- 2) The proposed Buildings should be structurally designed by considering seismic forces as per I.S.I. Code No. 1893 & 4326 & Certificate of structural stability should be submitted before/at the stage of Plinth and Occupation Certificate. 3) The Tax on vacant land should be paid before the commencement of work. 4) Revised N.A. should be submitted before Occupation Certificate.

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

सावधान

असेल प्रकल्पानुसार बांधकाम करणे गरजेचे आहे. ... Co No. ... Dist. Thane



Yours faithfully,

Handwritten signature of the Director of Town Planning.

Director of Town Planning, Municipal Corporation, the city of Thane.

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ITS 26.1.58
 NO. 111
 101 NOS
 62 NOS
 62 NOS

STATEMENT

REFER
 BALCONY
 AREA CALC.

MENT

UNITS	PARKING REQD
NOS	-
NOS	5 NOS
NOS	3 NOS
RE	6 NOS
	2 NOS
	16 NOS
	10 NOS

R. FLR	= 499.08 SMT.
T. FLR	= 447.95 SMT.
D. FLR	= 447.95 SMT.
D. FLR	= 447.95 SMT.
H. FLR	= 449.97 SMT.
H. FLR	= 449.97 SMT.
H. FLR	= 167.79 SMT.
A ON BLDG.	= 3360.64 SMT.

IN THICK BLAK
 DOTTED
 N
 N

- DESCRIPTION
- ED MAIN DOOR
- ED SHUTTER DOOR
- ED SHUTTER DOOR
- M SLIDING WINDOW
- M SLIDING WINDOW
- M SLIDING WINDOW
- WINDOWS

CERTIFICATE OF AREA

CERTIFIED THAT THE PROPOSED BLDG. WAS SURVEYED BY ME AND THE DIMENSIONS OF THE BLDG. ARE AS MEASURED ON SITE AND WORKED OUT TABLES AND ARE SET OUT IN THE DOCUMENTS OF CONSENT.

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON TIKA NO. 15, C.S. NO. 15, AT THREE PETROL PUMP, VEERVAJ MARG, NAUPADA, THANE.

NAME AND ADDRESS OF OWNER

(LRTI OF SITADEVI UPADHYAY)
 J. N. Bhatt (Mrs. HIRA BHAT)


 SIGNATURE OF OWNER


 SIGNATURE OF ARCHITECT

ARCHITECTS

SANKAR
 HEAD QUARTERS ARCHITECTS AND INT. DESIGNERS
 40 MARUTI ROAD, THANE
 TEL. 537 8701, FAX. 536 4700
 DIST. THANE

ARCHIT CONSULTANT
 ARCHITECTS AND INT. DESIGNERS
 BRAKANKSH, RAVI IND. ROAD, PANCHPANIADI, THANE

DRNRY	ककक-१
UNIT	शहा कांठ 3503/200x
	४४-५५

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions

Prescribed in Permit No. V P 1115

TMC/T.D.-D.P. / TPS/..... Dated: 20/11/2017



Executive Engineer

Asst. Director of Town Planning

(T.D.)

Thane Municipal Corporation of
The City of Thane.

सावधानी

संबंधित परवानग्यावर बांधकाम न करणे वहीच
विषयाने नियमावलीनुसार आवश्यक त्या
परवानग्या न घ्यात बांधकाम बांधू नये, महाराष्ट्र
बांधकाम नियम 1960 अन्वये कलम 42
नुसार बांधकाम आहे. त्यासाठी जास्तीच
बांधू नये व ५०००/- दंड होऊ शकतो.



CERTIFICATE OF AREA

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

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON TIKA NO.15, C.S. NO. 15, AT THREE PETROL PUMP, VEER SAVARKAR MARG, NAUPADA, THANE.

NAME AND ADDRESS OF OWNER



(LHTI OF SHRADEVI UPADHYAY)

M. V. Bhatt (MRS. MIRA BHAT)

(SHRI. S.H. BHAKUR)
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

ARCHITECTS

S A A & MURIL
ARCHITECTS AND INT. DESIGNERS
207, SANSKRITI PRASAD,
134 MARUTI ROAD, THANE
TEL. 637 8701, FAX 336 4700.

ARCHIT CONSULTANT
ARCHITECTS AND INT. DESIGNERS
B. KANKSHA,
IND. ROAD,
CHPAKHADI, THANE

SCALE	DATE	DRN BY	CHKD BY
1 : 100	10/07/2008	UNESH	



- SECTION OF FIRE
- 1.82 SMT.
 - 4.95
 - 3.84
 - 4.20
 - 3.20
 - 1.74
 - 6.32
 - 1.65
 - 2.38
 - 3.20
 - 4.35
 - 2.74
 - 40.39 SMT.
 - 44.79 SMT.
 - NIL.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions

Prescribed in Permit No. V P Hills

TMC/TD.-D.P./TPS/..... J.E. Dated :- 26/2/02

Executive Engineer

Asstt. Director of Town Planning

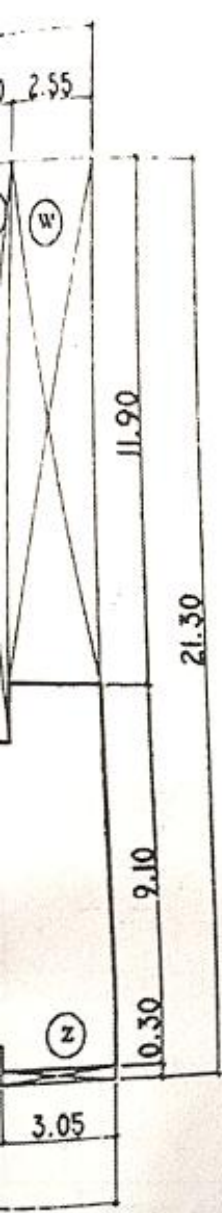
(TDD)

Thane Municipal Corporation of
The City of Thane.



सातधान

‘सर्वोत्तम विकास’ संकल्पना व सर्वोत्तम तटस्थ
विकास विधान नियमावलीनुसार आवश्यक त्या
प्रत्येक बांधकामासाठी शहर नगरपालिका
बांधकाम विभाग व शहर नगरपालिका वलन ५२
नुसार शहर नगरपालिका वलन ५२
बाबत २ वर्षांचा वार्षिक ५०००/- रु होऊ शकतो.



OF FIRST

SMT.