

covenants mutually agreed upon by and between the parties hereto and hereinafter contained.

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

1) The Promoter has constructed the said building on the said property in accordance with the plans, designs, specifications approved by the said Corporation and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoter may consider necessary or as may be required by the said Corporation/the Government to be made in them or any of them. The Purchaser/s doth hereby give his/her/their consent for making any such variation and modification and/or additions and alterations in the plans and specifications of the said building. This consent shall be treated as the consent given by the Purchaser as provided under Section 7 of the said MOF Act. The Promoter shall be freely and absolutely entitled to construct any additional floor/s in and upon the said building, by obtaining such other and further FSI as per the development control rules and regulations of the said Corporation and/or by obtaining the additional T.D.R. and/or FSI of any adjacent property and/or by obtaining the FSI of the neighborhood properties and/or in any other manner whatsoever. The Purchaser/s doth hereby give his/her/their irrevocable consent/no objection for construction of additional construction by the Promoter in and over the said building. **Provided** if due to such additions and/or alterations, any variations or modifications is likely to cause in the location and/or specification of the said premises then, promoter shall take previous consent of the Purchaser/s.



ट न ल - ५
दस्तावेज क्रमांक २९४/२०१७
१४/७७

2) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Purchaser the said premises i.e. **Basement premises bearing Basement No. 02 & 03 of carpet area 9**

[Handwritten signatures]

O/c
NA
Order

6

admeasuring 841 sq. feet to be situate on the Basement floor of the said building constructed on the said property, which building is to be known as "JEEVANTARA CO-OPERATIVE HOUSING SOCIETY LTD" and as shown in the floor plan annexed herewith and marked as mentioned herein above as ANNEXURE 'C' surrounded by Green color hatch line and more particularly described in Schedule II hereunder written Basement Premises shown as Commercial premises, is as aforesaid referred to as "SAID PREMISES", for a total consideration of Rs. 86,00,000/- (Rupee Eighty Six Lakhs Only) agreed to pay at the time of taking the possession of Basement No. 02 & 03.

3) The list of amenities to be provided to the said premises and the nature and description and extent of common areas and facilities and/or limited common area and facilities if any, are more particularly described in ANNEXURE 'D' hereunder written.

4) The Promoter hereby agrees to observe, perform and comply with all the terms and conditions, stipulation and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said premises to the purchaser apply to and/or obtain from the concerned local authority, occupation and/or completion certificates in respect of the said premises.



5) The Promoter hereby declares that the floor space index available in the said property is 'one' only and that no part of the said floor space index has been utilized by the promoter.

38) The Basement No. 02 & 03 is Commercial Property and Builder has obtained Occupancy Certificate bearing V.P No. SO2/00851/TMC-TDD OCC 0330/17 dated 01.03.2017 and therefore No VAT & Service Tax is payable and if this tax is payable then it will be paid by Builder alone.

THE SCHEDULE 'I' ABOVE REFERRED TO

All those pieces and parcels of land bearing Survey no.16 Hissa no.5, area measuring 1290 sq. yards equivalent to 1078.50 sq. meters and survey no. 16 Hissa no. 3 (part) area measuring 40 sq. yards equivalent to 33.44 sq. meters and also bearing corresponding City Survey no. 68 lying, being situated at- Opposite Bhagwati School, Village Naupada, Taluka and District Thane within the limits of Thane Municipal Corporation, Taluka and District Thane; and bounded as under:

- On or towards East:-Galande Bangalow
- On or towards West:-Road & Bhagwati High School
- On or towards South:-Asawari Society
- On or towards North:-Madhushri Society

THE SCHEDULE 'II' ABOVE REFERRED TO



Commercial Premises bearing Basement No. 02 & 03, of carpet area measuring 841 sq. feet, to be situated on Basement Floor of building constructed in or upon the said property, as mentioned in Schedule

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEAL THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

ट न न - ५
दस्ता क्रमांक २९२२/२०१७

SIGNED, S
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SHRI. HE
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1)
Mrs. M
10/
M.G.
Thane

2)
Mr. Bhag
D.

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MR. DI
(PAN N

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2)

Mr
Bhag
D

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No. SO2/0085/IL
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it will be paid by

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Taluka and Distric
Taluka and Distric

TO
& 03, of carp
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ned in Schedule

HAVE SET AN
Y AND YEAR

SIGNED, SEALED & DELIVERED
By the within named 'PROMOTER'
M/S. ANIRUDDHA GROUP
THROUGH ITS PROPRIETOR
SHRI. HEMCHANDRA B. VAIDYA
In the presence of

Handwritten signature



1) *Mykaps*
Mrs. MUKTA Y. GUPTA
10/A, Neellimal,
M.G. Road, Naupada,
Thane (W)400 592

2) *Bulkarni*
Mr. RAHUL KULKARNI
Bhagwati Krupa, Rajaji Path,
Dombivali (E)-421 201



Handwritten signature



SIGNED & DELIVERED by the
Within named 'PURCHASERS'
MRS. DIMPLE DINESH JOSHI
(PAN NO. AEYPJ9309R)
MR. DINESH MADHAVJI JOSHI
(PAN NO. AGGPJ5023Q)
In the presence of

Handwritten signature



1) *Mykaps*
Mrs. MUKTA Y. GUPTA
10/A, Neellimal,
M.G. Road, Naupada,
Thane (W)400 602

2) *Bulkarni*
Mr. RAHUL KULKARNI
Bhagwati Krupa, Rajaji Path,
Dombivali (E)-421 201



ट न न - ५
दस्त क्रमांक २९७२/२०१७
२८/१६६

PROFORMA - B

1

CONTENT OF SHEET

LAYOUT PLAN , PARKING SECTION , WALL SECTION
U.G. TANK & PUMP ROOM SECTION , SUMMARY , ETC....

BLDG. NO. / WING 'A' & WING 'B'

WING-B) STILT + Spl. UP / (WING-A) GR. + 7TH (PT) FLR.

STAMP OF APPROVAL OF PLANS



Amended

Plans are approved Subject to conditions

Prescribed in Permit No. UP 502/0085/11

TMC/CD-DP/TPC/...2072/17. Dated 01/03/2017

(Signature)
Deputy Engineer
(TDD)

(Signature) 27.02.17
(Sunil Patil)
Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane

सावधान

नकाशासुसार बांधकाम म करणें तसेच
नियंत्रण विधानावलीनुसार आवश्यक त्या
ग्या न घेता बांधकाम यापर करणें, महाराष्ट्र
व जगर रचना अधिनियमाचे कलम ५२
दुरुस्त करणें व ३००, लक्षादी त...

PROFORMA- A

AREA STATEMENT		SQ.MT
AREA OF PLOT AS PER P.R.CARD		1112.84
DEDUCTIONS FOR		
AREA UNDER ROAD		6.20
NET AREA OF PLOT (1-2)		1106.64
RECREATION GROUND AS PER REGULATION 58(15%)		-----
ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE		
AREA		



Certificate No.:- 1109

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

इमारत विंग अ: तळघर + तळ मजल्याकरीता (वाणिज्य वापर) पार्ट वापर पर
Occupancy Certificate

इमारत विंग बी : स्टिल्ट + ४ मजले + ५वा मजला (पार्ट) करीता पुर्ण वापर परवाना

V.P. No. — **S02/0085/11** — TMC/TDD/0cc/0330/17 Date 01/03/2017

To,
आर्किटेईप कन्सल्टंट (इं) प्रा.लि.

७०१, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प) - ४०० ६०१.

जिवनतारा को.ऑप.हो.सो.लि. (मालक) तर्फे श्री. एम.बी.आचार्य व इतर

अनिरुद्ध गृह तर्फे प्रो.प्रा. श्री. हेमचंद्र बी. वैद्य (कुलमुखत्यारपत्रधारक)

Sub - वापर परवाना : वरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र. S02/0085/11.

Your Letter No.: ९५९३ दिनांक १५/१०/२०१६.



Sir,

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

वरील प्रमाणे situated at ठाणे Road / Street Ward No. Sector

No. २ Sub. / C.T.S. No. / F.F. No. खालील प्रमाणे Village नौपाडा under the

supervision of आर्किटेईप कन्सल्टंट (इं) प्रा.लि. Licensed Survey, or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. सी.ए.८९/१२२०५. may be occupied on the following conditions.

सि.स.नं. ६६/३, ६८, टिक्का नं. १५.

- १) सुधारीत परवानगी/सी.सी. क्र.ठामपा/शविवि/२०७२/१७दि. ०९/०३/२०१७ मधील संबंधित अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

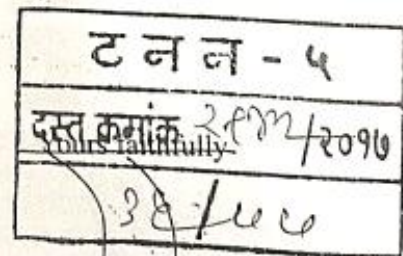
Date :

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

Municipal Corporation of
the city of Thane.

P.T.D



- 2) Elevated R.G. व Puzzle Parking चे काम मंजूर नकाशानुसार पुढील ३ महिन्यांच्या आत वापर परवान्याची मागणी करणेपूर्वी पूर्ण करून गदरचे पार्किंग संबंधित सदनिकाधारकांना सादर आवश्यक राहिल.
- ३) सी.सी. टिव्ही कॅमेरा यंत्रणा बसविणे व कार्यान्वित करणेबाबत विकासक यांचे हमीपत्र न्याय्य राहिल.
- ४) महिला कामगारांची संख्या व त्यानुसार पाळणाघराच्या आवश्यकतेबाबतचे विकासक यांचे बंधनकारक राहिल.
- ५) मलनिःसारण नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.
- ६) पाणी विभागाकडील नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.
- ७) वृक्ष विभागाकडील नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.
- ८) LBT बाबत विकासकांने दिलेला दाखला त्यांचेवर बंधनकारक राहिल.
- ९) जलसंधारण योजना तसेच सोलार वॉटर हीटिंग सिस्टीम कायमस्वरुपी कार्यान्वित ठेवणे विकासकावर व तदनंतर सोसायटीची राहिल.
- १०) पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.

P. No. _____
Shri / Smt _____

Shri _____

With refer
rmission / gran
regional and T
ilding No. _____
Road / Street _____

ie developmen
nditions.

- 1) The land to be used for the public use.
- 2) No new building to be used for the purpose.
- 3) The development period of the building.
- 4) This permission is valid for a period of _____ years.

५) सुधारित पत्र बंधनकारक

६) प्रथम वापर आवश्यक

७) वापर परवानगी हमीपत्र सादर

८) महिला कामगारांची सादर करणे

WARNING : F
C

सावधान
नकाशानुसार वापर

ण निवडनावली
ता बांधकाम

परवानगा अति
पत्र मूला आत
Stamp
१०००

ice No. _____
Stamp _____
ed _____

Your's faithfully,

(मुनीर पाटील)

कार्यकारी अभियंता,

शहर विकास विभाग,

ठाणे महानगरपालिका ठाणे,

Municipal Corporation of

The City of Thane.

सावधान

"मंजूर नकाशानुसार बांधकाम मंजूर करणे तसेच विकास नियंत्रण विभागावतीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियमाचे कलम ५२ अनुसार दंडात्मक कारवाई जास्तीत जास्त शक्यते करणे व स. ५०००/२००० अन्वये दंड शकतो."



ट न न - ५



Certificate No. 2613

Commencement
Certificate

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATEइमारत विंग - ओ : तळघर + तळ/स्टिल्ट + १ ते ६ मजले + ७ वर मजला (पार्ट)
इमारत विंग - बी : स्टिल्ट + १ ते ४ मजले + ५ मजला (पार्ट)

3rd Floor,

power
supply

V. P. No. S02/0064/11 TMC/TDD / 1589/15 Date: 11/12/2015

To, Shri / Smt. आर्किटेक्ट कन्सल्टंट (डॉ) प्रा. लि. (Architect)

श्री जिवनतारा को ऑफ हो सो लि
श्री तर्फे श्री. एम.बी. आचार्य व इतर (Owners)

अनिरुद्ध गुप तर्फे प्रो. प्रा. श्री. हेमचंद्र सो. वैद्य (कुलमुखत्यार)

With reference to your application No. १०९१८ dated २१/२/२०१४ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village कोलशेत Sector No. ३ Situated at Road / Street S. No. / C.S.T. No. / F. P. No. विकास २५, नि.म.मं. ६६/३ व ६८

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 in force 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 exist in your



- ५) सुधारित परवागनी / सी.सी. ठामपा/शिविवि/०६७५, दि. १४/९/२०१२ मधील संबंधित अटी आपणावर बंधनकारक राहतील.
- ६) प्रथम वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र ठामपाचे नावे केल्याचे स्वतंत्र मालमत्ता पत्रक सादर करणे आवश्यक राहिल.
- ७) वापर परवान्यापूर्वी सी.सी. टी.व्ही. कॅमरा यंत्रणा बसविणे व कार्यान्वित करणेबाबत विकासक यांचे हमीपत्र सादर करणे आवश्यक.
- ८) महिला कामगारांची संख्या व त्यानुसार पाळणाघराच्या आवश्यकतेबाबतचे विकासक यांचे हमीपत्र सादर करणे आवश्यक.

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

दस्तावेजांनुसार बांधकामाचे नियम व सर्व नियम व नियमावलीनुसार आवश्यक त्या र घेता बांधकाम वापर करणे, महाराष्ट्र

अधिकारिता अर्थनियमांचे कलम १३
अनुसार मन्दा आहे. त्यासाठी जास्तीत
Office Stamp
कडून १०००/- देव हाऊ शकतो.

Date _____
Issued _____



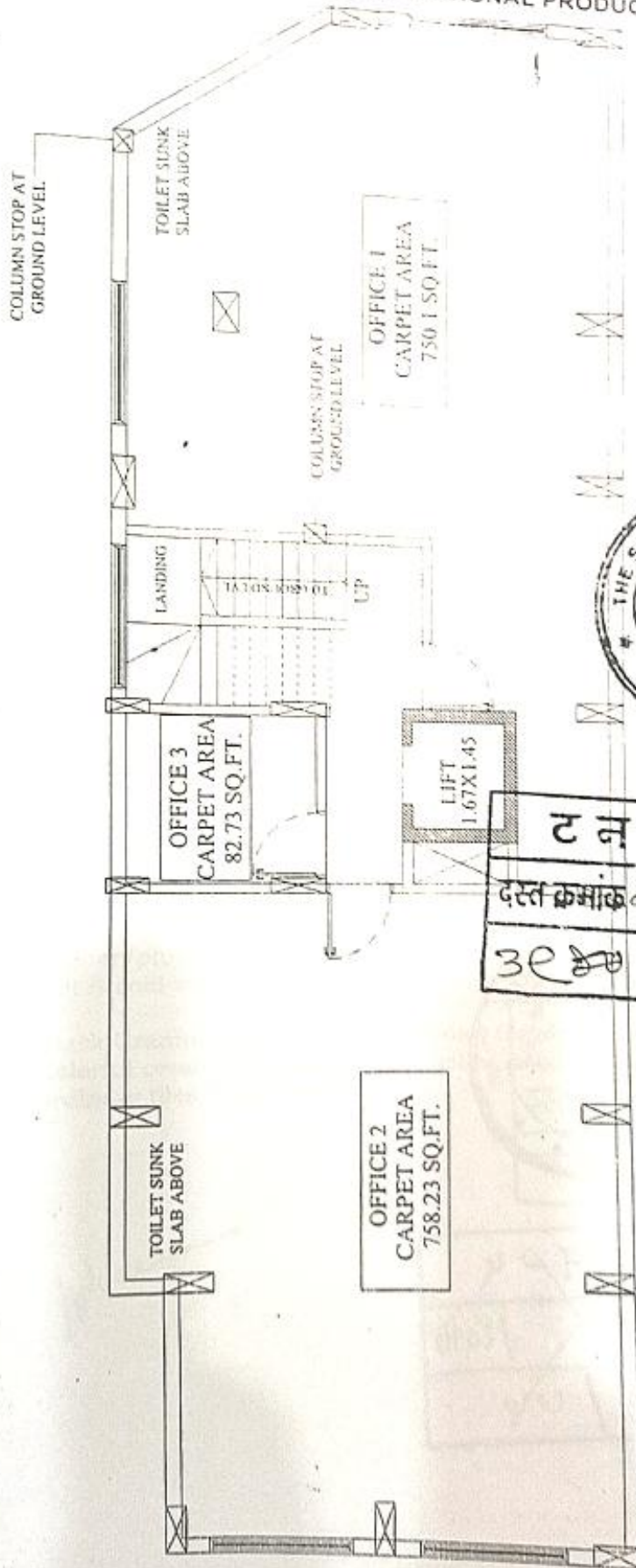
Yours faithfully,

[Signature]
शहर/विकास व नियोजन अधिकारी,
Municipal Corporation of
the city of, Thane.

टलल - ५
दस्त क्रमांक १०९१८/२०१४
३८/७७

power wiring

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



टनन - ५

दस्तावेज क्रमांक २००२/२०१७

३००० / ६००

Handwritten signature

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



21/03/2017 7:41:08 PM

पुस्तक संख्या/दिनांक

पुस्तक संख्या 10/1/10/10
दिनांक 25/02/2017

ES

पुस्तक क्रमांक: 2942/2017
दस्तावेजाचे प्रकार: करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: भैरवजी अनिरुद्र एम तर्फे प्रोवायडर श्री हेमचंद्र भास्कर वैद्य -
पत्ता: ऑफिस नं-1, - , शुभ ज्योत , ऑफ: राम मणज गडकरी रोड , घंटाळी, ठाणे पश्चिम, महाराष्ट्र (ए.आणे) , MAHARASHTRA, THANE, Non-Government
पिन नंबर: AAIPV6064F
 2. नाव: जीवनतारा को-ऑप.ही.सो.लि. तर्फे कृ.सुराजपुत्र श्री हेमचंद्र भास्कर वैद्य -
पत्ता: प्लॉट नं: ऑफिस नं-1, माळा नं: - , इमारतीचे नाव शुभ ज्योत , ब्लॉक नं: ऑफ: राम मणेश गडकरी रोड , रोड नं: घंटाळी, ठाणे पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर:
 3. नाव: डिम्पल दिनेश जोशी -
पत्ता: प्लॉट नं: 14/ए, माळा नं: 4 था मजला, इमारतीचे नाव: दीपधी को-ऑप.ही.सो.लि. , ब्लॉक नं: भास्कर कॉलनी जवळ, रोड नं: एम.जी.रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: AEYPJ9309R
 4. नाव: दिनेश माधवजी जोशी -
पत्ता: प्लॉट नं: 14/ए, माळा नं: 4 था मजला, इमारतीचे नाव: दीपधी को-ऑप.ही.सो.लि. , ब्लॉक नं: भास्कर कॉलनी जवळ, रोड नं: एम.जी.रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: AGGPJ5023Q

पक्षकाराचा प्रकार: विट्टन देणार
वय: 50
स्वाक्षरी: *Wid*

पक्षकाराचा प्रकार: विट्टन देणार
वय: 50
स्वाक्षरी: *Wid*

पक्षकाराचा प्रकार: विट्टन देणार
वय: 39
स्वाक्षरी: *D.K.*

पक्षकाराचा प्रकार: विट्टन देणार
वय: 42
स्वाक्षरी: *D.K.*

द्वयाचित्र अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तशाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 21 / 03 / 2017 07 : 15 : 14 PM

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

- अनु क्र. पक्षकाराचे नाव व पत्ता
1. नाव: अशोक नगराळे -
वय: 30
पत्ता: गणेश सिनेमा, चरई, ठाणे पश्चिम
पिन कोड: 400602
 2. नाव: विलास जोशी -
वय: 60
पत्ता: 103 नव मोनेका सोसा उद्येकर ठाणे
पिन कोड: 400601

द्वयाचित्र अंगठ्याचा ठसा

स्वाक्षरी: *Nagarale*
स्वाक्षरी: *Mjos*



शिक्का क्र.4 ची वेळ: 21 / 03 / 2017 07 : 15 : 44 PM
शिक्का क्र.5 ची वेळ: 21 / 03 / 2017 07 : 15 : 57 PM नोंदणी पुस्तक 1 मध्ये
Joint Sub Registrar, Thane 5

