

75/4614

Monday, March 13, 2023

11:39 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5208

दिनांक: 13/03/2023

गावाचे नाव: शिळ

दस्तऐवजाचा अनुक्रमांक: टनन3-4614-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रविभूषण जगदीश पांडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11.54 AM ह्या वेळेस मिळेल.

श्री. राजीव जी. पाटील Thane 3

सह दुय्यम निबंधक वर्ग - ३  
ठाणे क.३

बाजार मूल्य: रु. 1864970.58 /-

मोबदला रु. 4046296/-

भरलेले मुद्रांक शुल्क : रु. 283300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1303202300029 दिनांक: 13/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1303202300345 दिनांक: 13/03/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016045025202223E दिनांक: 13/03/2023

बँकेचे नाव व पत्ता:

रवि भूषण पांडे

पक्षकाराची सही \_\_\_\_\_

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

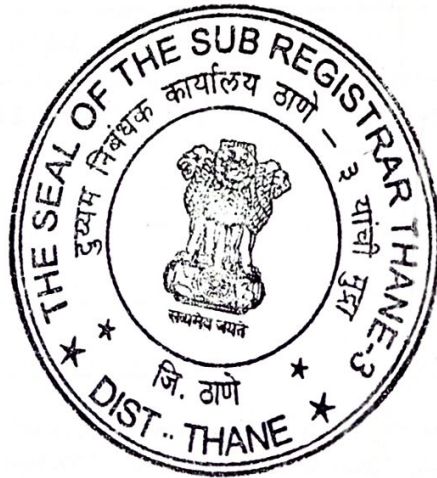
गावाचे नाव : शिळ

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	4046296
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1864970.58
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं-3001, तिसावा मजला, विल्डिंग नं-1, पॅरामाउंट, सर्व्हे नं-19, शिळ, ता-ठाणे, जि-ठाणे. क्षेत्रफळ-कारपेट-35.49 चौ.मी, एनक्लोज बाल्कनी- 3.96 चौ.मी, कपवोर्ड-0.84 चौ.मी. (( Survey Number : 19 ; ))
(5) क्षेत्रफळ	1) 35.49 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. मेट्रो डीम होम्स तर्फे भागिदार मनोज एल कोठारी यांचे कु.मु महेश नाचरे - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-301, तिसरा मजला, एम्बीयंस कोर्ट, प्लॉट नं-2, सेक्टर-19डी, वाशी, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABGFM8503M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रविभूषण जगदीश पांडे -- वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस एस -2, रूम नं-628, सेक्टर-1, कोपरखैरणे, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BFTPP2116P 2): नाव:- सरोज देवी -- वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस एस -2, रूम नं-628, सेक्टर-1, कोपरखैरणे, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ILHPD3611L
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4614/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	283300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

श्री. जी. पी. खोत  
सह दुय्यम निबंधक वर्ग -  
ठाणे क.३

प्लॉकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



**AGREEMENT FOR SALE**

रविभूषण पांडेय

This Agreement for Sale is made at Navi Mumbai, District Thane Maharashtra on this 18<sup>th</sup> Day of MARCH, Two Thousand and Twenty Three.

**BETWEEN**



M. Manoj Kothari

**M/s. METRO DREAM HOMES** a partnership firm registered under the Indian Partnership Act, 1932, PAN: **ABGFM8503M** having its registered office at **301, 3<sup>RD</sup> FLOOR, THE AMBIENCE COURT, PLOT NO. 2, SECTOR 19-D, VASHI, NAVI MUMBAI 400703** (the "**Promoter**") through its authorized partner **MR. MANOJ L. KOTHARI** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the **ONE PART**;

**AND**

**1) MR. RAVIBHUSHAN JAGDISH PANDEY** individual aged about **35 years** (PAN No. **BFTPP2116P**), (AADHAR No. **7128 7023 7370**) **2) MRS. SAROJ DEVI** individual aged about **57 years** (PAN No. **ILHPD3611L**), (AADHAR No. **2378 6165 9462**) residing at, **SS II, ROOM NO. 678, SECTOR 01, KOPARKHAIRANE, NAVI MUMBAI 400709** ("**Allottees**") (Which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the Party of the **OTHER PART**. (Party to One Part and Party to Other Part are collectively hereinafter referred to as "**Parties**")



दस्तावेज क्र. ४६१४ / २०२३  
६ / १२०

**WHEREAS:**

A. Vide "Purchase Deed" dated 9<sup>th</sup> November, 2017 executed between Promoter and (1) Shri Sanjay G. Patil, (2) Shri Sandip Patil, (3) Shri Gajanan Patil, (4) Smt Yamuna Bhagat, (5) Smt Baimabai Bhoir, (6) Smt Sitabai Patil, (7) Smt Jijabai Mahade, (8) Shri Shankar Patil, (9) Shri Bhagwan Patil (the "**Vendor 1**") and is registered with the Sub Registrar of Thane, under serial no. TNN11-12475-2017, the said vendor 1 have therien conveyed and transferred all rights, interest and title in land bearing **Survey No.91, Hissa No.2** admeasuring **450 sq. meters** situated at Village Daighar, Taluka and District Thane (the said "**Land 1**"). The said land 1 is more particularly described in **SCHEDULE OF LAND 1** appended hereto.

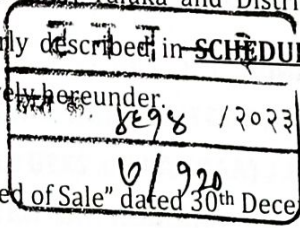
Kothari

रविभूषण पांडेय



B. Vide "Deed of Sale" dated 16<sup>th</sup> November, 2017 executed between Promoter and Shri Safiuddin Hasan Ali (the "**Vendor 2**") is registered with the Sub Registrar of Thane, under serial no. TNN11-12789-2017, the said vendor 2 therein has conveyed and transferred their all rights, interest and title in the land bearing **Survey No.19 admeasuring 133.83 sq. meters** situated at Village Shil, Taluka and District Thane (the said "**Land 2**"). The said land 2 is more particularly described in **SCHEDULE OF LAND 2** appended hereto.

C. Vide "Deed of Sale" dated 07<sup>th</sup> December, 2017 executed between Promoter and M/s Pehal Developer (the "**Vendor 3**") is registered with the Sub Registrar of Thane, under serial no. TNN11-13745-2017, the said vendor 3 therein has conveyed and transferred all rights, interest and title in of the (i) land bearing **Survey No.91 Hisaa No.1 admeasuring 590 sq. meters** (the said "**Land 3**") situated at Village Daighar, Taluka and District Thane and (ii) land bearing **Survey No.93 admeasuring 250 sq. meters** (the said "**Land 4**") situated at Village Daighar, Taluka and District Thane. The said land 3 & 4 are more particularly described in **SCHEDULE OF LAND 3 & SCHEDULE OF LAND 4** respectively hereunder.



Vide "Deed of Sale" dated 30<sup>th</sup> December, 2017 executed between Promoter and Shri Narendra Ramsharan Bhalla Alias (the "**Vendor 4**") and M/s. Pehal Developer as "confirming party" registered with the Sub Registrar of Thane on **1<sup>st</sup> January, 2018** under serial no. **TNN11-56-2018**, the said vendor 4 therein has conveyed and transferred their all rights, interest and title in respective of the land bearing **Survey No.19 admeasuring 6136.17 sq. meters** situated at Village Shil, Taluka and District Thane (the said "**Land 5**"). The said land 5 is more particularly described in **SCHEDULE OF LAND 5** hereunder.

E. The said land 1 to 5 totally admeasuring **7560 sq. meters** is collectively referred to as "**Said Total Land**". The promoter has got its name updated on 7/12 extract of said land 1 to 5 on 08<sup>th</sup> February, 2018. Vide Agreement dated **06<sup>th</sup> May 2019** between Thane Municipal Corporation and Promoter, TMC acquired land admeasuring **1835 sq. meters** out of said total land for road widening. The Promoter is thereafter developing residential cum commercial project on land admeasuring **5725 sq. meters** (the said "**Plot**") out of the said total land. The said plot is more particularly described in **SCHEDULE OF PLOT** hereunder. The Copy of the 7/12 extract of said land 1 to 5 showing name of promoter on said total land is annexed hereto as Annexure "A"

Mangal...

F. The Promoter has appointed a Structural Engineer "Structural Concept Designs Pvt. Ltd.", having its office at 803, Maithili's Signet, Plot No. 39/4, Sector 30A, Vashi, Navi Mumbai, for the preparation of the structural design and drawings of the buildings.

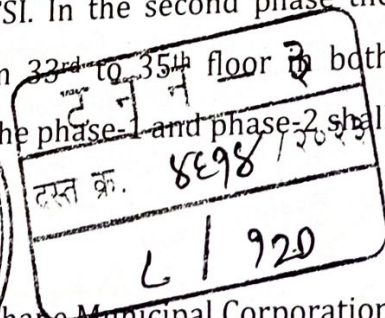
G. The Promoter has engaged Architect registered with the Council of Architect being "10 Folds Architects & Consultants" having address at G-2, A Wing, Devcorpara, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) 400 601 (the said "Architect").

H. The Promoter shall develop a housing project comprising of 2 buildings wherein 'Building No. 1' shall consist of Ground (Part) + Stilt (Part) + 1<sup>st</sup> floor/Mezzanine + 2<sup>nd</sup> to 35<sup>th</sup> floor and 'Building No. 2' shall consist of Stilt +1<sup>st</sup> and 2<sup>nd</sup> Floor + 3<sup>rd</sup> to 35<sup>th</sup> floor on the said plot. The said Project will be developed in two (2) phases and shall include the FSI available under UDCPR 2020.

I. In addition, the Promoter is providing amenities in the entire project more particularly described in "SCHEDULE OF AMENITIES". The Allottees has seen the plans for the entire project layout plan including the proposed future development and consents to the same. The said entire project together with the amenities will constitute the whole project named as "**PARAMOUNT**".

J. In the first phase the Promoters propose to construct 'Building No. 1' consisting of Ground (Part) + Stilt (Part) + 1<sup>st</sup> floor/Mezzanine + 2<sup>nd</sup> to 32<sup>nd</sup> floor and 'Building No. 2' shall consist of Stilt +1<sup>st</sup> and 2<sup>nd</sup> Floor + 3<sup>rd</sup> to 32<sup>nd</sup> upper floor on the said Plot (the "**Phase -1**") utilizing the FSI. In the second phase the Promoter will be constructing upper floors from 33<sup>rd</sup> to 35<sup>th</sup> floor in both building no. 1 and building no. 2. The phase-1 and phase-2 shall together be referred to as said "**Entire Project**".

K. Vide letter dated 06<sup>th</sup> December 2018 issued by Thane Municipal Corporation (the "**TMC**"), the Promoter has obtained "Sanction of Development Permission Certificate" bearing V.P.No. S11/0186/18 TMC/TDD/2901/18, whereby TMC has sanctioned layout plan/building plan to be constructed on said land. The Promoters are thereby entitled to construct 'Building No. 1' consisting of Ground (Part) + Stilt (Part) + 1<sup>st</sup> floor/Mezzanine + 2<sup>nd</sup> to 32<sup>nd</sup> floor and 'Building No. 2' shall consist of Stilt +1<sup>st</sup> and 2<sup>nd</sup> Floor + 3<sup>rd</sup> to 6<sup>th</sup> floor on the said plot. A copy of the said Sanction of Development Permission Certificate dated 06<sup>th</sup> December, 2018 is appended hereto as Annexure "**B**".



- L. Vide letter dated 25<sup>th</sup> January, 2019 bearing references no. TMC/Shilphata/HRC/32, TMC informed Promoter that, High Rise Committee has approved proposal no. S11/0186/18. Accordingly, Promoter is entitled to develop on said plot Building no.1 having Ground (Part) + Stilt (Part) + 1<sup>st</sup> floor/Mezzanine + 2<sup>nd</sup> to 22<sup>nd</sup> floor and Building no.2 having Stilt +1<sup>st</sup> and 2<sup>nd</sup> Floor + 3<sup>rd</sup> to 32<sup>nd</sup> floor (the said "**Entire Project**") on terms and conditions mentioned therein.
- M. Vide letter dated 20<sup>th</sup> May, 2019 bearing No. **V.P. No. S11/0186/18 TMC/TDD/3075/19** TMC has granted Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to construct Building No. 1 consisting of Ground (Part) + Stilt (Part) + 1<sup>st</sup> floor/Mezzanine + 2<sup>nd</sup> to 22<sup>nd</sup> floor and Building No. 2 consisting of Stilt +1<sup>st</sup> and 2<sup>nd</sup> Floor + 3<sup>rd</sup> to 6<sup>th</sup> floor on the said plot utilizing FSI. A Copy of said Part CC for Phase-1 dated **20<sup>th</sup> May 2019** is appended hereto as Annexure "**C1**".
- N. The Allottees has seen the proposed plan for the entire project consisting of both phases and hereby consent to the same. Promoter shall be separately registering the additional Floors under RERA as and when the revised plans are sanctioned.
- O. Vide letter dated 14<sup>th</sup> August, 2019 bearing references no. TMC-29/2544, TMC informed that, plans for said Entire project are High Rise approvable as per the provisions of Development Control Regulations.



- P. Vide letter dated 31<sup>st</sup> March, 2020 having reference no. SIA/MIS/115022/2019 the State Level Environment Impact Assessment Authority informed Promoter has granted Environmental Clearance to the said Entire project upon terms and conditions mentioned therein.
- Q. Vide letter dated 11<sup>th</sup> September, 2020 bearing Plinth CC no. PCC/1269/20, the TMC informed Promoter that, it may proceed with the further work as per Commencement Certificate as the construction up to plinth level is done as per Commencement Certificate.

- R. Vide letter dated 04.05.2021 bearing No. **S11/0186/18 NEW** TMC has granted further Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The

Mangkathari

**RECEIPT**

Received with thanks from Allottees 1) **MR. RAVIBHUSHAN JAGDISH PANDEY** 2) **MRS. SAROJ DEVI** adults Indian Inhabitant, residing at **SS II, ROOM NO. 628, SECTOR 01, KOPARKHAIRANE, NAVI MUMBAI 400709** has paid a sum of **RS.4,04,630/- (RUPEES FOUR LAKHS FOUR THOUSAND SIX HUNDRED AND THIRTY ONLY)** as **part consideration** on execution hereof as per terms & conditions of this Agreement for Sale of **Unit No. 3001** admeasuring **35.49** Sq. Mts. Carpet area on **30<sup>TH</sup>** floor in **Building No. '1'** in the project known as "**PARAMOUNT**" to be constructed on all that piece and parcel of plot more particularly described in SCHEDULE OF LAND.

Date	UPI/RTGS/Cheque No.	Bank Name	Amount
18.10.2022	RTGS	ALAHABAD BANK	11,000/-
18.10.2022	RTGS	ALAHABAD BANK	20,000/-
18.10.2022	RTGS	ALAHABAD BANK	20,000/-
22.10.2022	039125	UNION BANK OF INDIA	49,000/-
30.10.2022	039127	UNION BANK OF INDIA	3,04,630/-
Total			4,04,630/-

Date: 13/3/2023

Place: Navi Mumbai

For, M/S. METRO DREAM HOMES

For Metro Dream Homes



Partner

**MR. MANOJ L. KOTHARI**

**(Partner)**



**THANE MUNICIPAL CORPORATION**  
(Regulation No.3 & 24)  
**SANCTION OF DEVELOPMENT**  
**COMMENCEMENT CERTIFICATE**

VP No : **S11/0186/18 NEW**

No : **TMC/TDD/3593/21**

Date : **4/5/2021**

**Building Details**

Building Name	: BULD (1)	Building Use	: Resi_Commercial
Name of PWork	: BULD-1 (1)		
Floor Name	: TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR		

To,

**Anil Hassanand Jagwani ( CA/2001/27699 )**

(Architect)

(Owner)

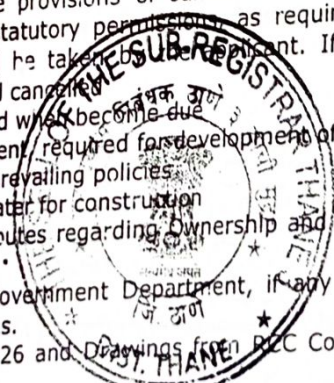
**METRO DERAM HOME, METRO DERAM HOME, METRO DERAM HOME, METRO DERAM HOME, METRO DERAM HOME**

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0186/18 dated 9/7/2018 and development Permission No. TMC/ TDD/2901/18 dated 6/12/2018 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 11,Village :- shil ,dighar, Survey No / H No. :- 19,91/,91/2,93, the Commencement 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.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Necessary Charges shall be paid to TMC as and when become due.
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
- 8) Thane Municipal Corporation will not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.



3  
3593/21  
4/5/2021



ANNEX "C3"



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

VP No : **S11/0186/18**  
Revised

No : **TMC/TDD/3816/21**

Date : **21/12/2021**

**Building Details**

Building Name	: 2 (BLDG)	Building Use	: Resi_Commercial
Name of PWork	: 2-1 (BLDG)		
Floor Name	: STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	: 1 (BLDG)	Building Use	: Resi_Commercial
Name of PWork	: 1-1 (BLDG)		
Floor Name	: GROUND(P)/STILT(P) FLOOR, MEZZ/FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR		

To,

**Anil Hassanand Jagwani ( CA/2001/27699 )** (Architect)

**M/S METRO DREAM HOMES THROUGH ITS PARTNER** (Owner)

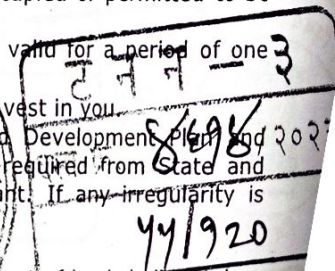
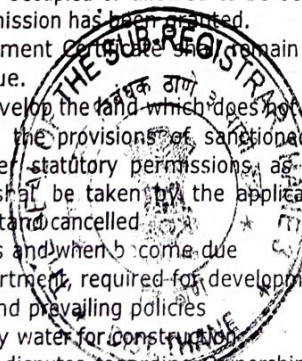
**HITESH SURESH JAIN, THANE MUNICIPAL CORPORATION**  
**60 M WIDE ROAD, THANE MUNICIPAL CORPORATION 60**  
**M WIDE ROAD, THANE MUNICIPAL CORPORATION 60 M**  
**WIDE ROAD, THANE MUNICIPAL CORPORATION 60 M**  
**WIDE ROAD**

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0186/18 dated 26/11/2021 and development Permission No. TMC/TDD/3816/21 dated 21/12/2021 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 11, Village :- Dighar, Survey No / H No. :- 91/1,91/2,93, Shil Survey No/ Hissa No. 19, the development Permission / Commencement 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.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Necessary Charges shall be paid to TMC as and when become due.
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
- 8) Thane Municipal Corporation will not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding ownership and boundary of plot & approach road.
- 10) Permissions/Clearance./NOCs from other Government Department, if any required, shall be



ANNEX "C4"

DRC No. 249 (Reservation) व DRC No. 12 (Slum)

Certificate No. 4708



THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT  
PERMISSION/ COMMENCEMENT CERTIFICATE

सुधारीत परवानगी :- इमारत क्र.2: स्टिल्ट (पार्ट) + 1 ते 35 मजले,  
सुधारीत सी.सी. :- इमारत क्र.2: स्टिल्ट (पार्ट) + 1 ते 12 मजले करिता फक्त

V. P. No. S11/0186/18

TMC / TDD / 4109/22

Date : 30/06/2022

To, Shri / Smt. 10 फोल्डर्स ऑफिस अँड कन्सल्टंट्स (Architect)

मे. मेट्रो ड्रीम होम्स वर्क प्रायिदार श्री. हितेश सुरेश जैन (विकासक/मालक)  
Shri (Owners)

With reference to your application No. 2175 dated 08/06/2022 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. वरीलप्रमाणे in village शिळ व डायघर, ठाणे Sector No. 11 Situated at Road / Street 60.00 मी. डि.प्री. रोड S. No. / C.S.T. No. / F.P. No. खालीलप्रमाणे

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. मौजे शिळ, ता. व जि. ठाणे येथील स.नं.19 व मौजे डायघर, ता. व जि. ठाणे स.नं. 91/1, 91/2, 93
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other conditions / permission as required from State and Central Govt. Departments / undertakings shall be given by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) All the provision mentioned in UDCPR, as applicable, shall be binding on the owner/developer.

**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**

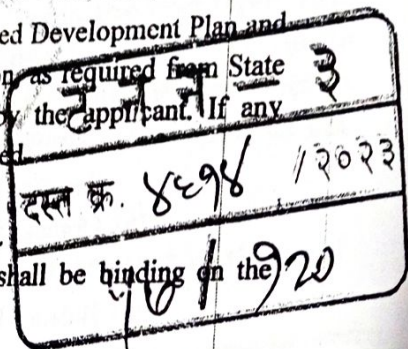
Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Municipal Corporation of  
the city of Thane





# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700021343**

Project: **Paramount**, Plot Bearing / CTS / Survey / Final Plot No.: Survey no. 19, at village shil and Survey no. 91/1, 91/2, 93 at village Diaghar at Thane (M Corp.), Thane, Thane, 421204;

1. **Metro Dream Homes** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400703**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **24/06/2019** and ending with **30/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted hereunder, under the Act and the rules and regulations made there under.



ट न न - ३
दस्ता क्र. ४६९४ / २०२३
७३/१२०
Signature valid
Digitally Signed by Dr. Vasant Pramanand Prabhu (Secretary, MahaRERA) Date: 08-09-2021 18:17:26

08/09/2021  
Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority