



17/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

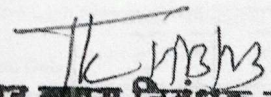
दस्त क्रमांक : 4665/2023

नोंदणी :

Regn.63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2450400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2450400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे कासारवडवली, ता. जि. ठाणे येथील टोकीयो वे फेज-2ए, रेरा नं.पी51700000520, झोन नं. 13/48/1ब/4, सर्वे नं.21/9पार्ट, 22/1पार्ट, 22/5पार्ट, 21/11अ पार्ट, 23/4 पार्ट, सदनिका क्र. 403,4 था मजला, टोकीयो वे, बिल्डींग नं.2, टायझो, घोडबंदर रोड, वडवली, ठाणे पश्चिम. सदनिका क्षेत्र 36.87 चौ.मी. कार्पेट आणि एक कार पार्किंग. कोंकण गृहनिर्माण यांचे आदेश जा.क्र.मि.व्य-4/कों.मं./सोडत-2021/सं.क्र.285/123/2023, दिनांक 04/01/2023 ( ( Survey Number - सर्वे नं.21/9पार्ट, 22/1पार्ट, 22/5पार्ट, 21/11अ पार्ट, 23/4 पार्ट ; ) )
(5) क्षेत्रफळ	1) 36.87 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.साईपुष्प इंदरप्रायईशेस चे भागीदार पुराणिक बिल्डर्स लि. चे संचालक पुराणिक योगेश गोविंद यांचे तर्फे कबुली जबाब करीता शहाजी कर्डेकर वय:-58; पत्ता:-प्लॉट नं:-, माळा नं: तळ ते पाच मजले, इमारतीचे नाव: पुराणिकस वन, ब्लॉक नं: कांचनपुष्प, कावेसर, ठाणे पश्चिम, रोड नं: घोडबंदर रोड, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-ACCF52245K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास जयराम मानेरे - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: क्रम नं- २६४, बिल्डिंग नं- २०, टाईप-१ क्वाटर, हिल साइड एरिया, आय आय टी कॅम्पस, पवई, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400076 फॅन नं:-BRGPM7557Q 2): नाव:-प्रियांका विकास मानेरे - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: क्रम नं- २६४, बिल्डिंग नं- २०, टाईप-१ क्वाटर, हिल साइड एरिया, आय आय टी कॅम्पस, पवई, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400076 फॅन नं:-GJMMP6914E
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4665/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	171600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24550
(14) शेरा	

  
 सह दुय्यम निबंधक बर्न २ ठाणे क. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN  
MTR Form Number-6



GRN	MH016145857202223E	BARCODE			Date	01/03/2023-17:11:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BRGPM7557Q			
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	VIKAS JAYRAM MANERE			
Location	THANE			Flat/Block No.	TAIZO 403, 4RTH FLOOR,			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	PURANIKS TOKYO BAY OPP.EURO SCHOOL,KASARVAVALI,G.B ROAD.			
0030046401	Stamp Duty	171600.00		Area/Locality	THANE WEST			
0030063301	Registration Fee	24550.00		Town/City/District				
				PIN	4	0	0	6 1 5
				Remarks (If Any)	PAN2=ACCF52245K~SecondPartyName=SAI PUSHP ENTERPRISES-			
				Amount In	One Lakh Ninety Six Thousand One Hundred Fifty Rup			
				Words	ees Only			
Total	1,96,150.00			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>दस्तावेज क्र. 47879</p> <p>FOR USE IN RECEIVING BANK</p> </div>				
Payment Details	STATE BANK OF INDIA			Bank CIN	Ref. No.	000405720230301774301K0CCZNA2		
Cheque-DD Details				Bank Date	RBI Date	01/03/2023-17:24:14 Not Verified with RBI		
Cheque/DD No.				Bank-Branch	STATE BANK OF INDIA			
Name of Bank				Scroll No. , Date	Not Verified with Scroll			
Name of Branch				<div style="border: 2px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p>THE SEAL OF THE SUB REGISTRAR THANE 9</p> <p>जि. ठाणे</p> <p>DIST. THANE</p> </div>				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयत नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणीत करवायाच्या दस्तासाठी सध्या लागू नाही.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 16<sup>th</sup> day of MARCH in the Christian Year Two Thousand Twenty Three.

BETWEEN

SAIPUSHP ENTERPRISES, Firm Registered under Partnership Act, 1932 having its Registered office at: Puranik's One, Kanchan Pushpa, Kavesar, Ghodbunder Road, Thane (W) 400 615, Email Id : \_\_\_\_\_ through its Authorised Partner M/s Puranik Builders Ltd, hereinafter referred as "the PROMOTER"(which expression shall unless repugnant to the context or meaning thereof, be deemed to include all partners of the Firm and their heirs, legal representatives, administrators, executors, nominees, successors and their assigns)of the ONE PART; AND;

FOR INDIVIDUALS/JOINT ALLOTTEES

a. Sh./S/ht. VIKAS JAYRAM MANERE

S/DW of Sh. \_\_\_\_\_

Resident of ROOM NO-264, BLDG NO-20,

TYPE-1 QTR, HILL SIDE AREA, IIT

CAMPUS, POWAI, MUMBAI-400076

PAN BRGPM75570

Email Id : \_\_\_\_\_

b. \*Sh./Smt. PRIYANICA VIKAS MANERE

S/DW of Sh. \_\_\_\_\_

Resident of \_\_\_\_\_

\_\_\_\_\_

PAN GJMPM6914E

Email Id : \_\_\_\_\_

(\*To be filled In case of joint Allottees)

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(hereinafter singly/ jointly, as the case may be, referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, legal representatives, successors, nominees and permitted assigns of the) OTHER PART.

## II. FOR PARTNERSHIP FIRMS

\*\*M/s. \_\_\_\_\_ a Partnership Firm duly registered under the Partnership Act through its authorized representative/ partner Sh./ Smt. \_\_\_\_\_ having office at \_\_\_\_\_

\_\_\_\_\_ Email Id : \_\_\_\_\_  
(hereinafter referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership and their heirs, legal representatives, administrators, executors, nominees, successors and permitted assigns) of the OTHER PART

## III. FOR COMPANIES

\*\* M/s. \_\_\_\_\_ a Company registered under the Companies Act.1956, having its registered office at \_\_\_\_\_

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\_\_\_\_\_ Email Id : \_\_\_\_\_ through its duly authorized signatory Sh./Smt. \_\_\_\_\_ authorized by Board Resolution dated \_\_\_\_\_ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its administrators, successors in interest, nominees and permitted assigns) of the OTHER PART.



### WHEREAS :

The Promoter is entitled to piece and parcel of properties bearing 1) Survey No. 20 Hissa No.1 admeasuring 2740 sq.mtr.(therein after referred **First Property**), 2) Survey No. 20 Hissa No.2B admeasuring 4080 sq.mtr, (therein after referred **Second Property** 3) Survey No. 21 Hissa No. 9 admeasuring 3240 sq.mtr.(therein after referred **Third Property**), 4) Survey No. 22 Hissa No.5 admeasuring 2130 sq.mtr.(therein after referred **Fourth Property**), 5) Survey No. 21 Hissa

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Permission/Commencement Certificate by TMC its vide No. S06/0235/16 (2003/188) TMC/TDD/4220/22 dated 12/10/2022 for Building No. B-2 - Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor and Building No. B-3 - Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors, the Promoter will amend the plan by increasing the floors on Building No.1 from existing 2nd floor to 35th floors, on Building Nos. 2 and 3 from existing 26th floors to 35th floors and on Building No. 4 from existing 1st floor to 40<sup>th</sup> floors and ground coverage of Building No.4 will be increased to accommodate more Apartments on each floors. The Promoter is laying out foundation of the said buildings to withstand the number of floors that Promoter intends to construct. The copy of Sanction dated 20<sup>th</sup> December, 2018 and Copy of Commencement Certificate dated 20<sup>th</sup> December, 2018 and 12<sup>th</sup> October, 2022 are annexed hereto as ANNEXURE-"C" & "D" respectively.

O. Under Real Estate(Development and Regulation) Act 2016 (herein after referred as RERA) all real Estate Projects are required to be registered with Real Estate Regulatory Authority(herein after referred as Authority). If a project is developed in phases each phase is considered as standalone project and requires separate registration. Since Promoter is developing said property in phases, it will be registered as separate project. The phase of the said project alongwith present sanction, proposed amendment, phase etc are as under:-

Sr. No	Phase	Building	Present Sanction	Proposed amendment
1	Phase 1	Building No. 1 Wing A	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and	दस्ता क्र. 26914 26/10/2022
2	Phase 1	Building No. 1 Wing B	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor	No updation
3	Phase 2B	Building No.1	Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor,	From existing 1 <sup>st</sup> floor to 35 <sup>th</sup> floors
4	Phase 2A	Building No.2	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor	No Updation
5	Phase 2A	Building No.3	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors	From existing 32 (Part) to 35 (Part) Floors to

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26/10/2022



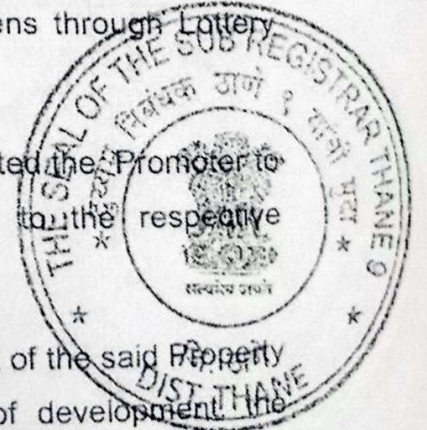
13	2	Taizo	Fourth	401	40.718
14	2	Taizo	Fourth	403	40.798
15	2	Taizo	Fourth	404	40.798
16	2	Taizo	Fourth	406	40.718
17	2	Taizo	Fifth	503	40.798
18	2	Taizo	Fifth	504	40.798
19	2	Taizo	Fifth	506	40.718
20	2	Taizo	Sixth	601	40.718
21	2	Taizo	Sixth	603	40.798
22	2	Taizo	Sixth	604	40.798
23	2	Taizo	Sixth	606	40.718
24	2	Taizo	Seventh	701	40.718
25	2	Taizo	Seventh	703	40.798
26	2	Taizo	Seventh	704	40.798
27	2	Taizo	Seventh	706	40.718
28	2	Taizo	Eighth	801	40.718
29	2	Taizo	Eighth	803	40.798
30	2	Taizo	Eighth	804	40.798
31	2	Taizo	Ninth	903	40.798
32	2	Taizo	Ninth	904	40.798
33	2	Taizo	Ninth	906	40.718
34	2	Taizo	Tenth	1001	40.718
35	2	Taizo	Tenth	1003	40.798
36	2	Taizo	Tenth	1004	40.798
37	2	Taizo	Tenth	1006	40.718
38	2	Taizo	Eleventh	1101	40.718
39	2	Taizo	Eleventh	1103	40.798
40	2	Taizo	Eleventh	1104	40.798
Total Area					1630.48

Above referred all flats are collectively referred to as "MHADA Apartments".

EE. MHADA had issued public notice for the allotment of units to the middle-income group and low-income group citizens through Lottery on AUG-2021.

FF. By letter dated March 11, 2022, Mhada has instructed the Promoter to handover possession of MHADA Apartments to the respective beneficiaries.

GG. Allottee is aware of whole scheme of development of the said Property and after being aware of the whole scheme of development the Allottee has agreed to accept the allotment of Apartment No. 403 on 4<sup>th</sup> floor (consisting of Living Room, Kitchen,



*[Handwritten Signature]*

*Priyanka*

1 Bed Room) admeasuring 3687 sq. mtr. carpet area, alongwith appurtenant area of — sq.mtr enclosed Balcony, — sq.mtr deck/balcony, (hereinafter referred to as "the said Apartment") in the Building No. 2 known as "Taizo" (hereinafter referred to as "the said building") being constructed on the said property and more particularly stated in the Second Schedule hereunder written alongwith one covered parking spaces bearing Nos — situated at Basement/silt/podium/ or stacked/<sup>SUV</sup>mechanised Car Parking Space(herein after referred as Car Parking Space). The typical floor plan of said Apartment is annexed and marked as Annexure "H"..

HH. On representation of Allottee in the said application, the Promoter has agreed to allot the said Apartment in favour of the allottee being the nominee of MHADA for concessional amount prescribed by MHADA aggregating to Rs. 19,50,400/- (Rupees Nineteen lachS Fifty Thousand Four Hundred only) and Car Parking Space for Rs. 5,00,000 /- (Rupees Five lachS

Only). The aggregate cost of the said Apartment and Car Parking Space is Rs. 24,50,400 /- (Rupees Twenty Four lachS Fifty Thousand Four Hundred.

only) and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing. In addition to said consideration the Allottee has also agreed to pay development charges, general charges, stamp duty, registration charges, society formation charges etc as stated hereinafter plus State/Central Goods and Service Tax 2017 (GST) and any other statutory charges/tax.

On or before the execution of these presents, the Allottee has paid to the MHADA sum of Rs. 1,63,252/- (Rupees One lachS Sixty Three Thousand Two Hundred Fifty Two Only) being the administrative charges for purchase of the said Apartment and the Allottee has agreed and undertaken to pay to the Promoter the

*[Signature]*

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TMC by its VP No. 2003/188(SO6/0235/16) TMC/TDD-2538/18 dated 12<sup>th</sup> March 2018 has granted permission and commencement certificate to construct Wing A consisting of ground plus lower ground one plus lower ground two plus upper stilt plus One to Sixteen (16) floor and Wing B consisting of ground plus lower ground one plus lower ground two plus upper stilt plus one to Fourteen (14) floor and Fitness Center on Part Upper Stilt floor of Wing A, and further revised and TMC by its VP. No. 2003/188(SO6/0235/16) TMC/TDD-2919/18 dated 20<sup>th</sup> December, 2018 has granted permission and commencement certificate to construct Building No. 1 and 4 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor, and Building No. 2 and 3 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 to 26 floor and Fitness Center on Part Lower Ground (Basement) of Building No. 2 and 3, The location of the said buildings are shown in the plan annexed hereto as "Annexure A".

### 3. SALE

- i. The Allottee hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee Apartment No. 408 (consisting of Living Room, Kitchen, 1 Bed Room)admeasuring 36.87 Sq. Mtrs carpet area alongwith appurtenant — sq.mtr enclosed balcony, — sq.mtr deck/Balcony, (hereinafter referred to as "the said Apartment") on 4<sup>th</sup> floor in Building No. 2 known as "Talzo" (herein after referred as said building) being constructed on the said property more particularly described in Second Schedule hereunder written and shown on the floor plan annexed and marked as Annexure "H", for concessional amount prescribed by MHADA aggregating to Rs. 19,50,400 /- (Rupees Nineteen Lacks Fifty thousand Four Hundred Only).

The Allottee hereby also agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos SUV situated at — Basement/stilt /podium/stacked/mechanized for consideration of Rs. 5,00,000 /- (Rupees Five Lacks Only)

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*[Handwritten signature]*

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D: All that piece or parcel of Survey No. 23 Hissa No.4 admeasuring 660 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Apartment No. 403 on 4<sup>th</sup> floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 36.87 sq. mtr. carpet area, alongwith appurtenant area of — sq.mtr enclosed Balcony, — sq.mtr deck/balcony, in the Building No. 213 known as "Taizo/Zuisen" being constructed on the said property.

THE THIRD SCHEDULE ABOVE REFERRED TO

INTERNAL SPECIFICATIONS IN THE SAID APARTMENT

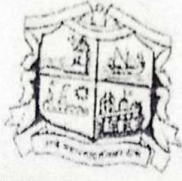
- 1) 600mm x 600mm, Vitrified tile flooring in all rooms.
- 2) 2' high 600mm x 600mm Vitrified tile Dado above Kitchen platform.
- 3) Polished granite kitchen platform with 21' x 18x S.S. sink.
- 4) Toilets with 600 mm x 600 mm Ceramic tile for flooring and dado upto  
intel level.
- 5) 2 nos 21 side Prelaminated Flush door for Main door and Bedroom doors.
- 6) CP fittings.
- 7) Sanitary fittings.
- 8) Hardware fittings.
- 9) Concealed wiring with modular electrical switches.
- 10) Acrylic emulsion paint on internal walls.
- 11) Acrylic paint on external walls.
- 12) Passenger lift (2nos.) and stretcher lift (1no.)

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ANNEXURE-D.



Certificate No.

002235

# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

## SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

AMEDED

इमारत विंग अ : तळ/ लोअर स्टिल्ट + स्टिल्ट - १ + अप्पर स्टिल्ट मजला + १ ते १५ मजले,  
इमारत विंग बी : लोअर स्टिल्ट + स्टिल्ट - १ + अप्पर स्टिल्ट मजला + १ ते ५ मजले

V.P. No. २००३/१८८ TMC/TDD 15 Date: 30/4/15

To. Shri / Smt. आर्कीटेक्ट्स कन्सल्टंट्स (इं) प्रा.लि. (Architect)

Shri शेवंतीबाई मोरेश्वर पाटील व इतर (मालक) (Owners)

में. साईपुष्प एंटरप्राइजेस भागीदार श्री. जगदीश कन्हैयालाल खेतवानी व इतर (कुलमुखत्यारपत्रधारक)

With reference to your application No. ८३०९ dated १९/११/२०१४ 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 कासारवडवली Sector No. ६ Situated at Road / Street खालील प्रमाणे S. No. / G.S.T. No. / H.P. No. खालील प्रमाणे

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 स.नं. २०/१, २०/२अ, २०/२ब
- ५) सुधारीत परवानगी/सी.सी. क्र. ठामपा/शवि/१४९ दि. १२/०६/२००९ मधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- ६) सी.एन. पुर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक राहिल.
- ७) सी.एन.पुर्वी ४०.०० मी. रुंद डी.पी. रस्त्याखालील क्षेत्र ठा.म.पा.स देत असल्याबाबतचे मोटणीकृत घोषणापत्र व ताबा पावती सादर करणे आवश्यक तसेच जोत्यापुर्वी सदर रस्त्याखालील जागेचे ठा.म.पा. च्या नावाने स्वतंत्र ७/१२ उतारे सादर करणे आवश्यक.

ट न न - ९  
दस्त क्र. १९३/२०२३



**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 \_\_\_\_\_  
Issued \_\_\_\_\_

Municipal Corporation of the city of, Thane.



Certificate No. 2771

# THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)

## SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

- इमारत क्र. १ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + २ मजले.  
 इमारत क्र. २ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ ते २६ मजले.  
 इमारत क्र. ३ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ ते २६ मजले.  
 इमारत क्र. ४ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ मजला.

V. P. No. S06/0230/16 (2001/05) TMC / TDD 1725/16 Date: 17/3/2016  
 To, Shri / Smt. अमिता आंबेकर (वा.वि.) (Architect)

Shri श्री. रतन काशिनाथ कवरे व इतर (मालक) (Owners)

से सार्वभूमि एन्टरप्रायझेसचे भागीदार श्री मनोज सुवामा खेतवानी व इतर (कुलमुखत्यारधारक)

With reference to your application No. १५४५२ dated ०३/०२/२०१६ 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 कासारवजवली Sector No. VI Situated at Road / Street \_\_\_\_\_ S. No. / ~~EST No.~~ / F. P. No. खालीक प्रमाणे

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.

स.क्र. २१/९ व २२/५, स.क्र. २१/११अ, २२/१, २३/२/१, २३/३/१ व २३/४

- ५) सी.सी. पुर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक.
- ६) सी.सी. विषयांकीत भुखंडाचे सुधारीत अद्यावत ७/१२ उतारे सादर करणे आवश्यक.
- ७) सी.सी. अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ८) सी. सी. पुर्वी वृक्ष विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ९) सी.सी.पुर्वी सदर विकास प्रस्तावा करीता अग्रिम L.B.T. चा भरणे केलेल्या पावत्या तसेच L.B.T. विभागाकडील नाहरकत प्रमाणपत्रव सादर करणे आवश्यक.

रतन - ९  
 १२/२०२३  
 ११५/१८५

**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**

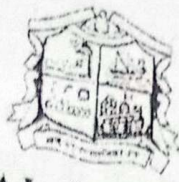
Yours faithfully,



Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_

Municipal Corporation of  
 the city of, Thane.

P.T.O



Certificate No. 2861

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

इमारत विंग अ : तळ + लोअर ग्राऊंड - १ + लोअर ग्राऊंड २ + अप्पर स्टिक्ट + १ ते १४ मजले.  
इमारत विंग बी : तळ + लोअर ग्राऊंड-१ + लोअर ग्राऊंड-२ + अप्पर स्टिक्ट + १ ते ४ मजले.

V.P. No. २००३/१८८ (S०६/०२३५/१६) TMC/TDD 1802/16 Date: 18/5/16  
To: Shri / Smt. आर्कोटाडेप कन्सल्टंट्स (इं) प्रा. लि. (Architect)

Shri शेवंतीबाई सोरेश्वर पाटील व इतर (मालक) (Qwners)  
मे. साईपुष्प एन्टरप्रायझेस चे भागीदार श्री. जगदाश कन्हैयालाल खेतवानी व इतर (कुलमुख्याय्यारधारक)

With reference to your application No. ७१४ dated १८/०४/२०१६ 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 कासारवडवली Sector No. ६ Situated at Road / Street खालील प्रमाणे S. No. / ~~C.S.T. No.~~ / ~~F.P. No.~~

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) ठामपा/शविवि/१५ दि.३०/०६/२०१५ गोजीच्या सुधारित परवानगी/सी.सी. मधील सर्व सर्विके २३ अटी आपणावर बंधनकारक राहतील.
- ६) वापर परवाना प्रमाणपत्रापूर्वी टि.आय.एल.आर. कडील मोजणी नकाशानुसार भूखंडाच्या लक्षावर कुपणभित्त बांधणे आवश्यक.
- ७) इमारतीचे १० व्या मजल्याचे काम सुरु करण्यापूर्वी रस्त्याखालील क्षेत्र ठाम पा.चे नवीन नकाशा वापर सदरी करणे आवश्यक राहिल.

ट न न - ९  
दि. १८/०५/२०१६  
९९०/९८५  
नकाशानुसार भूखंडाच्या लक्षावर



**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,

Municipal Corporation of the city of Thane.

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

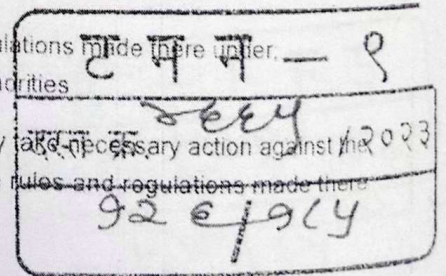
#### FORM 'C'

[See rule 6(a)]

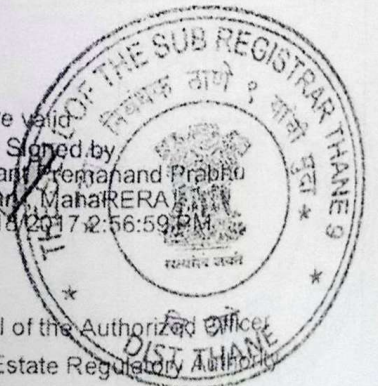
This registration is granted under section 5 of the Act to the following project under project registration number P51700000618

Project: Tokyo Bay Phase - 1, Plot Bearing / CTS / Survey / Final Plot No.: 20/1-Pt, 20/2B-Pt at Thane (M Corp.), Thane, Thane, 400615;

1. M/S. Sai Pushp Enterprises having its registered office / principal place of business at Tehsil: Thane, District Thane, Pin. 400615.
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 (I) 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 18/07/2017 and ending with 31/10/2022 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 herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Prerajand Prabhu  
(Secretary, MahaRERA)  
Date: 7/18/2017 2:56:59 PM



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

Dated: 18/07/2017

Place: Mumbai

ANNEXURE - E.



# 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 P51700000520

Project: Tokyo Bay Phase - 2a Plot Bearing / CTS / Survey / Final Plot No. 21/9-Pt 22/1-Pt 22/5-Pt 21/11A Pt23/4 Pt at Thane (M Corp.), Thane, Thane, 400615;

1 M/S. Sai Pushp Enterprises having its registered office / principal place of business at Tehsil: Thane, District Thane, Pin: 400615.

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 (I) 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 18/07/2017 and ending with 31/12/2023 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 herein, as per the Act and the rules and regulations made there under.

ट न न - ९  
 दस्त क्र. ४६५ / २०२३  
 १२० / १०५

Signature valid  
 Digitally Signed by  
 Dr. Vasant Premakand Prabh  
 (Secretary, Maharashtra  
 Date: 7/18/2017 2:38:27 PM



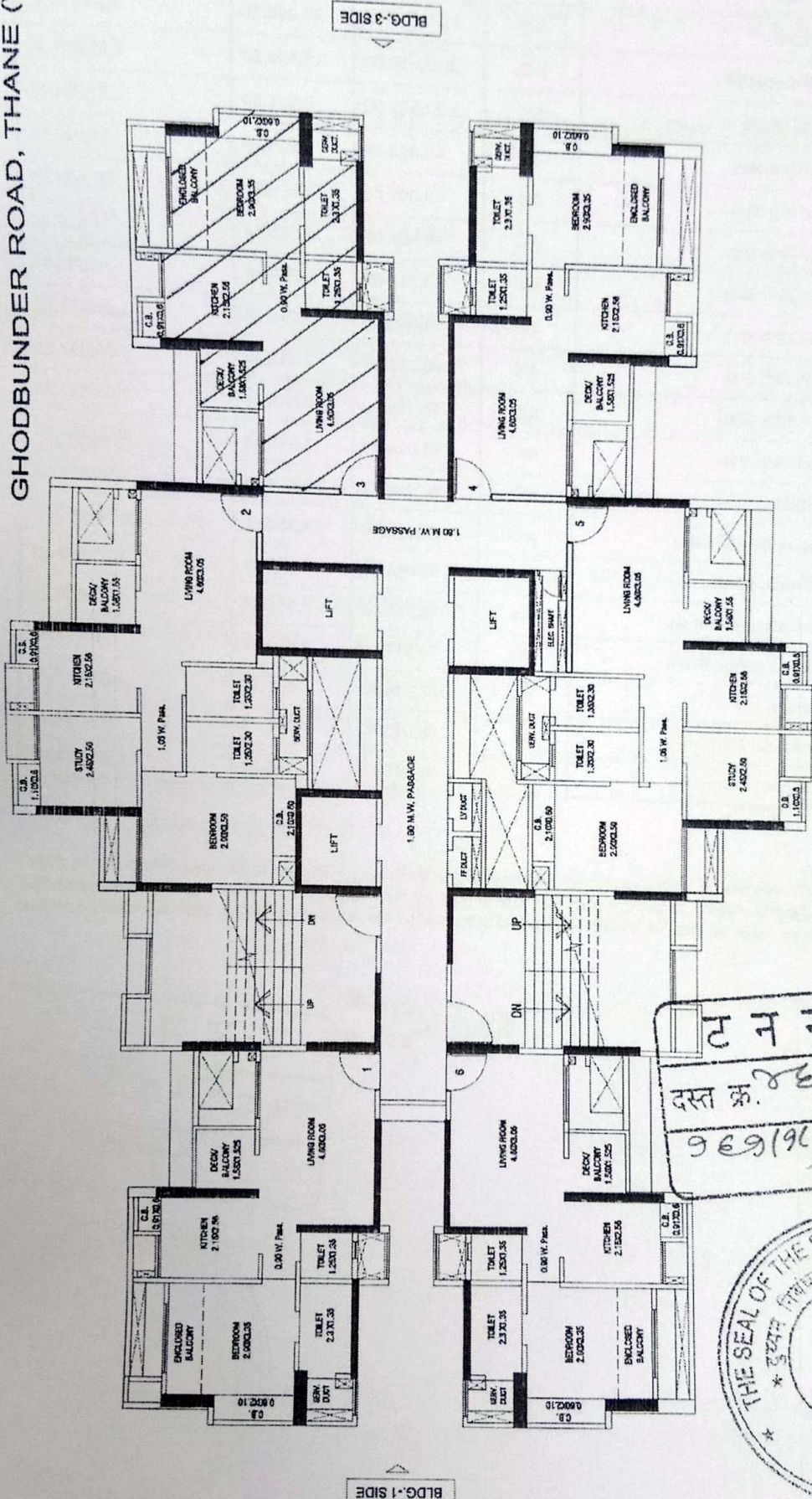
Signature and seal of the Authorized Officer  
 Maharashtra Real Estate Regulatory Authority  
 ज. थाने  
 DIST. THANE

Dated: 18/07/2017  
 Place: Mumbai

# TOKYO BAY - II

GHODBUNDER ROAD, THANE (W)

ANNEXURE - H

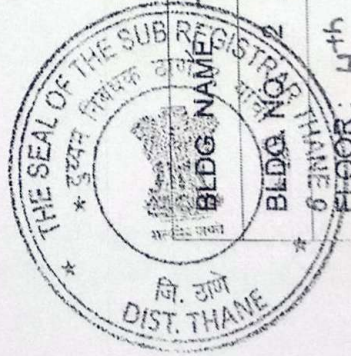


TYPICAL FLOOR PLAN.

(1ST TO 4TH, 6TH TO 8TH, 10TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD, 25TH & 26TH FLOOR)

NOTE - All dimensions mentioned in this drawing are from unfinished surfaces.

Handwritten text in a box: टनन - ९, दस्त क्र. १६११९८५, १२०२



FLAT NO.: 403.

Handwritten signature.

Priyanka

# कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

## KONKAN HOUSING AND AREA DEVELOPMENT BOARD

(A MHADA UNIT)



म्हाडा  
MHADA



जा.क्र. मि.व्य-४/को.मं./सोडत-२०२१/सं.क्र.२८५/१२३/२०२३  
दिनांक : ०५/०१/२३

### तात्पुरते देकार पत्र (Provisional Offer Letter)

प्रति,

VIKAS JAYRAM MANERE,

ROOM NO.२६४, TYPE-१ QTR, BUILDING NO २०,

BEHIND HOSTEL १५ & १६, HILLSIDE AREA, IITB CAMPUS, POWAI, MUMBAI-७६

**विषय:** कोंकण म्हाडा सोडत २०२१.

संकेत क्रमांक २८५ योजनेतील सदनिका वितरणाचे तात्पुरते देकार पत्र.

**संदर्भ:** १|आपला अर्ज क्रमांक.२२१०११२५९२ प्रवर्ग. GP-WT प्राधान्य क्र.६.

२| दिनांक ०५.११.२०२२ रोजीचे आपले स्विकृती पत्र व इतर कागदपत्रे.

महोदय / महोदया,

उपरोक्त विषयास अनुसरून आपण सादर केलेली कागदपत्रे व प्रमाणपत्रानुसार आपणांस प्राधिकृत अधिकारी/अम्पिल अधिकारी, कोंकण मंडळ यांनी पात्र ठरविलेले आहे.

२. आपणांस सादरहू योजनेतील संकेत क्र. २८५ अंतर्गत असलेल्या इमारत/सदनिका क्रमांक ४०३ चे वितरणासाठी तात्पुरते देकार पत्र देण्यात येत आहे.

३. आपणांस देण्यात येणा-या सदनिकेचा तपशिल पुढीलप्रमाणे :-

३.१) इमारत / सदनिकाचा क्रमांक २/४/४०३

३.२) योजनेचे नाव व ठिकाण : २०% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएस क्र.५ क्र. २०/४ २०/२/ब/१ व २३/४ बडवली ता. जि. ठाणे संकेत क्र. २८५ आहे.

३.३) सदनिकाचे चटई क्षेत्रफळ चौ.मी.३६.८७ आहे.

३.४) सदनिकेची अंदाजित किंमत रु. १९५०४००/-

३.५) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सादर प्रशासकीय आकारपत्रे २३ रक्कमचा (खालील तक्त्यामधील स्तंभ ३ मध्ये नमुद रक्कम) KHADA LOTTERY 2021 चा नावाने DD/ Pay Order द्वारे जमा करावे.

योजना संकेत क्र	सदनिकेची एकूण विक्री किंमत	प्रशासकीय आकार रक्कम	विकास भाववायाची उर्वरित रक्कम
१	२	३	
२८५	१९५०४००/-	१६२६००/-	१,७६,०००/-

वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेच्या नावाने M/S SAIPUSHP ENTERPRISES यांचेकडे करावयाचा आहे.

19/2/23

ट न न - १  
दस्तावेज  
१६३/२८५



पोटगाळा, गृहनिर्माण भवन, बंदी (पूर्व), मुंबई - ४०००५१

दूरध्वनी : ०२२-६६४०५०९० • ई-मेल : konkanmhada2008@gmail.com

Mezzanine Floor, Grih Nirman Bhavan, Bandra (E), Mumbai - 400051

Contact : 022-66405017 • E-mail : konkanmhada2008@gmail.com



- A (PERSONAL DETAILS)

APPLICANT  CO-APPLICANT  GUARANTOR

Customer  Yes  No

CIF No/ Account No. 24138084675

First Name: VIKAS Middle Name: JAYRAM Last Name: MANERE

Mrs  Ms  Dr.  Other MR.

Gender  M  F  Transgender

Single  Married  Other

Date of Birth 09061993

First Name: PRIYANKA Middle Name: VIKAS Last Name: MANERE



Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name: JAYRAM Middle Name: GANGARAM Last Name: MANERE

Phone No. 791165466316

PAN No. BR6PM7557Q

Driving License No.

MGNREGA Job Card No.

Status  Resident  NRI / CIO

Citizenship INDIAN

Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

SC  ST  OBC  General

Address

Address: Years at current address 05 Months at current address 02 Residence Type  Owned  Rented  Company Lease

ROOM NO. 264/A BLDG NO. 20 TYPE 1 QTR HILLSIDE AREA IITB CAMPUS POWAI

400076 Village POWAI City MUMBAI

MUMBAI SUB. State MAHARASHTRA Country INDIA

9821131482 Email ID manerevikas93@gmail.com

Permanent Address Same as Present Address?  Yes  No

Address: (If no, fill below)

[Empty address fields]

Village City

State Country

Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Chairman  Managing Director  Other Director

Name of Chairman/ MD or other director First Name Middle Name Last Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Name of applicant/ co applicant/ guarantor

(Dependent)  Daughter (including step daughter) (Independent)  Spouse (Independent)  Daughter's husband

Brother (including step brother)  Mother (including step mother)  Brother's wife

(Including step-son) (Dependent)  Sister (including step-sister)  Son (including step-son) (Independent)  Sister's husband

Brother (including step brother) of spouse  Daughter (including step daughter) (Dependent)  Sister (including step-sister) of spouse

M - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer  Yes  No

CIF No/ Account No. 34138092792



First Name: PRIYANKA Middle Name: VIKAS Last Name: MANERE

Mrs  Ms  Dr.  Other Gender  M  F  Transgender

Single  Married  Other Date of Birth: 14121994

First Name: VIKAS Middle Name: JAYRAM Last Name: MANERE

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name: BHAU Middle Name: BABA Last Name: KOLEKAR

ID No. 984014040780 PAN No. GJMPPM6914E

Driving License No.

MGNREGA Job Card No.

Status  Resident  NRI / CIO Citizenship: INDIAN

Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

SC  ST  OBC  General

*Priyanka*  
Please sign here

Address

Address: Years at current address 05 Months at current address 02 Residence Type  Owned  Rented  Company Lease

ROOM NO. 264/A TYPE-1 ATR, BLDG NO. 20, HILLSIDE AREA IITB CAMPUS POWAI MUMBAI

400076 Village: POWAI City: MUMBAI SUB.

MUMBAI SUB. State: MAHARASHTRA Country: INDIA

9821131067 Email ID: kolekarpriyanka14@gmail.com

Permanent Address Same as Present Address?  Yes  No

Address: (If no, fill below)

Village: City:

State: Country:



I.T. Powai Branch (01109)  
 Adi Shankaracharya Marg, I.T. Bombay Main Gate, Powai, Mumbai 400076.  
 Telephone: 022-25720912 / 0204 Email: sbi.01109@sbi.co.in

भारतीय स्टेट बैंक  
 भारतीय स्टेट बैंक  
 STATE BANK OF INDIA

FILE NO.

Loan A/c.No.	COLLATERAL No.	OTHER DETAILS
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<input type="checkbox"/> HOME LOAN	<input type="checkbox"/> CAR LOAN	<input type="checkbox"/> PERSONAL LOAN	<input type="checkbox"/> EDUCATION LOAN
<input type="checkbox"/> PAL	Model:  Make:  Dealer:	<input type="checkbox"/> XPRESS CREDIT	<input type="checkbox"/> Scholar Loan
<input type="checkbox"/> NEW		<input type="checkbox"/> SBI HOME TOP UP	<input type="checkbox"/> Student Loan
<input type="checkbox"/> RESALE		<input type="checkbox"/> SBI L.A.P.	<input type="checkbox"/> Study in India
<input type="checkbox"/> TAKEOVER		Purpose:	<input type="checkbox"/> Study in Abroad*
From:			COURSE: _____
<input type="checkbox"/> PRIVELEGE / SHAURYA	INST: _____		
<input type="checkbox"/> PMAY		*COUNTRY _____	
<input type="checkbox"/> Other: _____			

LOS:	LOS Dt.:	Scheme
Amt: ₹	Tenure: _____ months	A/c.type Maxgain [ ] / O.D. [ ] / Term Loan [ ]

Primary Applicant : Shri./Smt. Vikas Manere

Co-Applicant/s : Shri./Smt. Priyanka Manere (Relation: \_\_\_\_\_)

Co-Applt./Guarantor : Shri./Smt. \_\_\_\_\_ (Relation: \_\_\_\_\_)

<b>RESIDENCE</b>	<b>INCOME PARTICULARS</b>																
Address:	Income of (applt.): <input type="checkbox"/> Family, <input type="checkbox"/> 1 <sup>st</sup> Co.App, <input type="checkbox"/> Co.App																
	<table border="1"> <tr> <th>Applicant</th> <th>Service</th> <th>Business</th> <th>Profession</th> </tr> <tr> <td>Primary</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1<sup>st</sup> Co.App.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2<sup>nd</sup> Co.App.</td> <td></td> <td></td> <td></td> </tr> </table>	Applicant	Service	Business	Profession	Primary				1 <sup>st</sup> Co.App.				2 <sup>nd</sup> Co.App.			
Applicant	Service	Business	Profession														
Primary																	
1 <sup>st</sup> Co.App.																	
2 <sup>nd</sup> Co.App.																	
Contact/s																	
E-mail I.D./s																	

Property Details:	<b>SCHOLAR / STUDENT LOAN:</b>
	Course Period: _____ Repayment Term _____
	Category: GEN / OBC / SC / ST /
	Interest Subsidy YES / NO

Moratorium : Yes {} No {} (if yes, period : _____ mths.)	SBI Life : Yes {} No {} (Product : _____)
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AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	
VALUATION	22/02/2018 Vasthukar
SITE	
LOAN A/C	
T.D.	
D.E.	

C.I.F. DATABASE of Applicant/s		
	C.I.F. No.	87629913546
	C.I.F. No.	
	C.I.F. No.	
SEMENT	INSPECTION	MIGRATION