

## FIRST SCHEDULE

ALL that piece and parcel of land, ground and plot admeasuring 1734.35 sq. metres (inclusive of 237.65 sq. metres as per Lease Deed plus 227.18 sq. metres additional area 322.05 sq. metres as NTB-NIB area and 947.47 sq. metres as encroached area) lying, being and situated at village Majiwade, sector IV, bearing survey No.206/4(pt) and 381(pt) at Vartak Nagar, Thane within the limits of Municipal Corporation of Thane, registration district and sub-district Thane and bounded are follows.

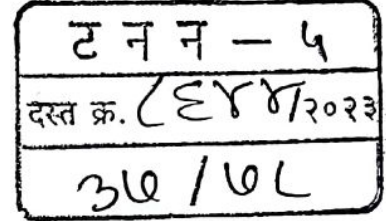
On or towards East : Proposed Road MTR Road & Rainart Building

On or towards West : Natasha Enclave

On or towards South : Existing Road & Velvet CHS

On or towards North : 40 Meters Proposed Road

Together with all easement rights, etc.



## SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities.

IN WITNESS WHEREOF we have set and subscribed our hand and seal to this writing

on the day and the year first hereinabove mentioned.



## SIGNED &amp; DELIVERED

By the within named

Promoters

M/s. Nakshatra Builders

a partnership firm,

Through its partner

Mr. Mahesh Avchar Gala



WITNESS:

1. Anuradha Bhandare

2. Parag Bhandare



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**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  
REGISTRATION NO: 1700029554  
Project: **METRO MAJESTIC, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 206 H. NO. 1 B, 4PT, 5PT, 6PT  
Thane (M Corp.), Thane, Thane, 400605;**

1. **Nakshatra Builders** having its registered office / principal place of business at Tehsil: **Kalyan, District: Thane, Pin: 421301.**

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 **04/06/2021** and ending with **30/11/2024** 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date: 04-06-2021 16:39:59

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

Dated: 04/06/2021  
Place: Mumbai



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Certificate No. 5056

# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION, COMMENCEMENT CERTIFICATE



Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor Scooter Parking + 3<sup>rd</sup> to 18<sup>th</sup> floor (Recreational Floor) + Part Floor Swimming Pool & Toilet and Part of 19<sup>th</sup> floor.

V. P. No. S04/0093/T5 TMC/TDD 4/42/22 Date: 21/7/2022

To, Shri / Smt. A. G. Jathar for (Architect)

M/s. Design Consortium

Shri M/s. Satnam Enterprises (Owners)

M/s. Nakshtra Builders (POAH)

With reference to your application No. 2221 dated 10/06/2022 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. A-06 & Enc. No. 4 in village Majiwade Sector No. IV Situated at Road/Street 40m. wide D.P. Road S. No. / E.S.T. No. / P.P. No. 206/4(Pt) & 381 (Pt) (Tahsa Pipeline Road)

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

- 1) The land vacated in consequence of the enforcement of the setback 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) Conditions mentioned in NOC of K.H. & D.B. shall be binding upon applicant vide letter no. CO/MB/AA/NOC/270/2022 dated 08/06/2022.
- 6) All the conditions mentioned in the layout approval dtd 31/01/2022 are binding Upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.
- 10) In case of any dispute arising between society, members and developer. TMC shall be not responsible for same.

**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**

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

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

Date \_\_\_\_\_

Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of Thane.

P.T.O

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ  
(महाडावा युनिट)  
**KONKAN HOUSING AND AREA  
DEVELOPMENT BOARD**  
(A MHADA UNIT)

महाडा  
**MHADA**

O. No. COKB/AA/P/481/2021

Date: 08 SEP 2021

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**CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**



This certificate is issued to R-Plot A-06 situated in Vartak Nagar Mhada Majiwade, Thane. This plot have executed to lease agreement with this office and this office has issued the lessee of this plot redevelopment NOC details of which

| Sr.No. | Description | Lease Agreement                       | Redevelopment NOC                   |
|--------|-------------|---------------------------------------|-------------------------------------|
| 01     | R-Plot A-06 | Sr.No. TNN1-01192-2006 dt. 01/03/2006 | COKB/AA/NOC/247/2021 dt. 28/04/2021 |

above said documents mention that these existing building are situated on Survey No. 206(pt) of Village Majiwade, Thane. Whereas the boundary verification map for the entire Vartak Nagar layout is obtained from Deputy Sup. dir. of Land Records Thane vide drawing no. M.R.N. 3679/2007 dt. 19/11/2007. On perusing this boundary verification map, it is observed that the said plot is situated on Survey no. 206 Hissa no.4(pt) Survey no.381 (pt) of Village Majiwade, Thane. Hence, this certificate is issued for the rectification of Survey numbers of the plot under consideration. The said rectification shall be incorporated in supplementary leased deed to be executed before obtaining Occupation Certificate of this redevelopment project.

*(Signature)*  
Chief Officer  
Konkan Hsg. & Area Dev. Board,  
Mumbai-51.

Copy to:-

1. M/s. Satnam Enterprises (Lessee)
2. Architect Design Consortium for information.
3. Executive Engineer-1/K.B. for necessary action.
4. Dy. CDO-1/K.B. for necessary action.

कोंकण गृहनिर्माण मंडळ, वार्ड (पूर्व), मुंबई - ४०००५१  
फोन: ०२२-२६५९१५०२ • फॅक्स: ०२२-२६५९१५०३  
ईमेल: konkanmhada2008@gmail.com

Mezzanine Floor, Grahinirman Bhavan, Bandra (E), Mumbai  
Contact: 022-26591502 Fax: 022-26591502  
Email: konkanmhada2008@gmail.com

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certificate and further renewal, extensions thereto from Maharashtra Housing and Area Development Authority at and for the consideration therein mentioned and in pursuance thereof the M/s. Satnam Enterprises also granted Power of Attorney in favour of the Promoter herein and the same is executed before the Sub-Registrar of Assurances at Than-5 under serial No. 327/2012 on 13.04.2012. AND WHEREAS the Konkan Housing and Area Development Board (a MHADA Unit) under its letter bearing No.CO/KB/AA/NOC/751/2015 dated 20.04.2015 granted the permission for:

- Grant of total area for conveyance of 464.83 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres)
- Allotment of additional and (as NTBNIB) admeasuring 322.05 sq. metres with 1.00 Floor Space Index
- Allotment additional built up area of 1523.01 sq. metres for residential use beyond existing 2.5 Floor Space Index subject to approval from Thane Municipal Corporation
- Allotment of additional built up area of 18.32 sq. metres (i.e. 15% of 122.14 sq. metres) AND WHEREAS Konkan Housing and Area Development Board (a MHADA Unit) under its letter bearing No.CO/KB/AA/NOC/485/2016 dated 14.01.2016 addressed to Additional Director of Town Planning, Thane Municipal Corporation granted the No Objection for sanction of plan on the admeasuring 786.88 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres plus additional land as NTBNIB 322.05 sq. metres).

AND WHEREAS Konkan Housing and Area Development Board (a MHADA Unit) under its letter bearing No.CO/KB/AA/Vartak Nagar/388/2017 dated 07.01.2017 considered the allotment of built up area of 355.51 sq. metres for commercial use kept reserved for Thane Municipal Corporation for encroached plot No.4 in approved layout of Vartak Nagar subject to approval of Thane Municipal Corporation, thereby permitting 1985.52 sq. metres built up area plus 355.51 sq. metres for commercial use.

AND WHEREAS Konkan Housing and Area Development Board (a MHADA Unit) under its letter bearing No.CO/KB/AA/NOC/5514/2017 dated 12.05.2017 read with Corrigendum bearing No.CO/KB/AA/Vartak Nagar/867/2018 dated 14.02.2018 addressed to Additional Director of Town Planning, Thane Municipal Corporation granted the No Objection for construction on the plot admeasuring 786.88 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres plus additional land as NTBNIB 322.05 sq. metres).

AND WHEREAS Konkan Housing and Area Development Board (a MHADA Unit) under its letter bearing No.Mi.Vya-1/Ko.Man./6615/2018 dated 23.08.2018 have considered the Promoter to be substituted in place and stead of M/s. Satnam Enterprises in the Records of Konkan Housing and Area Development Board (a MHADA Unit).

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possessed of the same as the Lessee of The Maharashtra Housing and Area Development Authority and the name of the M/s. Satnam Enterprises stood mutated in the records of the right of The Maharashtra Housing and Area Development

Authority AND WHEREAS by virtue of an Indenture of Lease dated 27<sup>th</sup> February 2006 registered at the office of Sub-Registrar of Assurances at Thane - 1 under serial No. TNN 5/2/2006 Maharashtra Housing and Area Development Authority demised by way of lease unto Shri Bhagwanrao Keshavrao Nagapurkar for a period of 30 years with effect from 04.09.1975 all that piece and parcel of land, ground and plot admeasuring 125.41 sq. metres situated, lying and being at village Majiwade, Vartak Nagar, Thane within the limits of Municipal Corporation of Thane, registration district and sub-district Thane and the said plot stood allotted to the said Bhagwanrao Keshavrao Nagapurkar under thereafter by and under the Renewal of Lease dated 05.09.2010 registered at the office of Sub-Registrar of Assurances at Thane -5 under serial No. TNN-5/12461/2010, The Maharashtra Housing and Area Development Authority extended the lease for a period 30 years commencing from 05.09.2005 and subsequently thereto by and under Deed of Assignment dated 15.09.2010 registered at the office of Sub-Registrar of Assurances at Thane-5 under serial No. TNN5/12463/2010 the said Bhagwan Keshav Nagapurkar transferred and assigned the said plot of land to M/s. Satnam Enterprises and The Maharashtra Housing and Area Development Authority joined the said Deed of Assignment as the Confirming Party and accordingly M/s. Satnam Enterprises became well and sufficiently entitled to the above said plot and is seized and possessed of the same as the Lessee of The Maharashtra Housing and Area Development Authority and the name of the M/s. Satnam Enterprises stood mutated in the records of the right of The Maharashtra Housing and Area Development Authority;

AND WHEREAS in terms of the said two Deed of Assignment both dated 15.09.2010 M/s. Satnam Enterprises became well and sufficiently entitled and / or seized and possessed of the said two plots admeasuring 112.24 sq. metres and 125.41 sq. metres as the Lessee of The Maharashtra Housing and Area Development Authority together with all rights, benefits and advantages thereto;

AND WHEREAS further by and under the Agreement for Development dated 13.04.2012 registered at the office of Sub-Registrar of Assurances at Thane -5 under serial No. TNN-5-3365/2012 made and executed between M/s. Satnam Enterprises as the Assignor and M/s. Nakshatra Builders viz. the Promoter herein as the Assignee, the said M/s. Satnam Enterprises granted the development rights in respect of the said two pieces and parcels of land viz. 112.24 sq. metres along with the right to obtain totally admeasuring 237.65 sq. metres along with the right to obtain the lease of adjoining plots, encroached area, Tit-Bit plots and further to amalgamate the same and to seek the sanction of plans, commencement

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## AGREEMENT FOR SALE

THIS AGREEMENT MADE AT THANE

On this 1<sup>st</sup> day of June, 2023

BETWEEN



M/s. **Nakshatra Builders**, a partnership firm, PAN NO. AAJFN2620G, having its office at Room No. 1, Borlikar Chawl, near Vinod Cooperative Housing Society, Limited, Edulji Road, Charai, Thane West, through its Partner **Mr. Mahesh Avchar Gala** hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, successor, survivors, administrators and assigns) being the Party Of The First Part.

AND

**1. Mr. ANURAG PARAG BHANDARE**

**Aged: 35**

**PAN No. ARCPB0584B**

**2. Mrs. PRADNYA NARAYAN KARANE**

**Aged: 34**

**PAN No. BZHPK0061Q**

**Residing at- S/O Parag Bhandhare, 8/10, Sachin Society, Mithagar Road, Mumbai 400081**

Hereinafter called and referred to as **Purchasers** (which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include his / her heirs, executors, administrators and assigns) being the **PPARTY OF THE SECOND PART.**

WHEREAS by virtue of an Indenture of Lease dated 30th September, 1999 registered at the office of Sub-Registrar of Assurances at Thane - 1 under serial No. TNN1-7151/1999 on 26.11.1999, The Maharashtra Housing and Area Development Authority demised by way of lease unto Shri Bhagwanrao Keshavrao Nagapurkar for a period of 30 years with effect from 31.08.1995 all that piece and parcel of land, ground and plot admeasuring 112.24 sq. metres situate, lying and being at village Majiwade, Vartak Nagar, Thane within the limits of Municipal Corporation of Thane, registration district and sub-district Thane and subsequently thereto by and under Deed of Assignment dated 15.09.2010 registered at the office of Sub-Registrar of Assurances at Thane under serial No. TNN-5/12462/2010 the said Bhagwan Keshav Nagapurkar transferred and assigned the said plot of land to M/s. Satnam Enterprises and The Maharashtra Housing and Area Development Authority joined the said Deed of Assignment as the Confirming Party and accordingly M/s. Satnam Enterprises became well and sufficiently entitled to the above said plot and is seized and

01/06/2023

गावाचे नाव : माजिवडे

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | कगगनामा   |
| (2) मोवदला   | 6484375   |
| (3) वाजागभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)   | 4830094.5   |
| (4) भू-मापन, पोट्टिमा व परक्रमांक(अमल्याम)   | 1) पातिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : इतर माहिती: मदनिका क्र 902.9 वा मजला मेट्रो मॅजस्टिक विल्डिंग, मौजे माजिवाडा, वतक नगर, ठाणे प. प. न. क्षेत्र 35.50 चौ. मी. रंग कारपेट म्हणजेच 382 चौ. फुट रंग कारपेट ( Survey Number : 206/4P 381P ; )  |
| (5) क्षेत्रफळ  | 1) 35.50 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 अमल्याम, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे. न. ध. विल्डर्स तर्फे भागीदार महेश अचरार गाला तर्फे तर्फे कवुलीजवावाकरिना ल. मु. नि. द्वार्थ केतन ठडकर वय:-29; पत्ता:- प्लॉट नं: रूम न 1, माळा नं: -, इमारतीचे नाव बोरळीकर चाल, ब्लॉक नं: विनांद को. औप ही मो. ली. जवळ, रोड नं: एडुलजी रोड, चराई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- AAJFN2620G  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:- अनुराग पराग भंडारे -- वय:-35; पत्ता:- प्लॉट नं: 8/10, माळा नं: -, इमारतीचे नाव: मचिन मं. मायटी, ब्लॉक नं: मीठागर रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ARCPBC584B<br>2): नाव:- अज्ञा नारायण काराणे -- वय:-34; पत्ता:- प्लॉट नं: 8/10, माळा नं: -, इमारतीचे नाव: मचिन मॉ. मायटी, ब्लॉक नं: मीठागर रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BZHPK0061Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 01/06/2023  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 01/06/2023  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 8644/2023   |
| (12) वाजागभावप्रमाणे मुद्रांक शुल्क  | 4540C0  |
| (13) वाजागभावप्रमाणे नोंदणी शुल्क  | 3000C   |
| (14) रंग   |   |

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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

