



05/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 6360/2021

नोंदणी :

Regn 63m

गावाचे नाव : बाळकुप

(1) विवेकाचा प्रकार करारनामा

(2) मोबदला 14738000

(3) बाजारचाच 13464965 325

(4) वृ-  
वापन, पोटहिस्सा व  
बारक्रमांक(असल्यास)

1) वासिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्रमांक 505,5 वा मजला,ए विंग,दोस्ती सिडार विन्डींग,दोस्ती वेस्ट काऊंटी फेज 2, दोस्ती सिडार,2 कार पार्किंग सहित,बाळकुप,ठाणे. मीजे 3  
5/2,5/3,5/5,5/6,6,11,12/1,12/2,12/3,12/5,12/6,12/7,12/9,12/11,13/1,13/2ए,14/1,14/2,14/3,14/4,14/6,14/7,14/8,14/9,14/10,15/1,16/1,16/2,16/3,16/4,16/5,16/6,16/7,16/8,16/9  
ते 14,18/ 1 ते 11,19/ 23,19/29,19/30,19/31,19/32,19/37,19/38,19/42,19/43,19/ 45,21,22,23,24,25/ 1 ते 10,25/13,26/ 1 ते 12,27/ 1 ते 5,7 ते 13,27/15,16,17,33/16,33/17,34/1,2,  
ब,36/13,39/1 ते 3,39/9 ब,सी 39/10 ब,40/1 ते 8,9 ब,40/10,11,12,13,14,15,16,18,17,19,20,21ए,40/ 22,41/2,41/3 ब,3 सी,41/8,9 10,12,13,14,17,18,42/1,2,3,43/1 ते 5,44/1 ते  
3,45/2,46/1ए,46/5ब,47/1,47/2/1,2,47/3/1,2,47/4 बी,47/5,6,7,8ए,सी,बी,48/1,2,3ए,4ए,49/1ते7,8ए,50/2ए,3ए,4ए,51/1,2,3ए,4ए,5,52/1,53,54/1,2,3,77/1,2,5,7,8ए,8सी,8ई,77/9,10,11  
9/36-3ज-1). ( Survey Number : - )

(5) क्षेत्रफळ 1) 113.99 चौ.मीटर

(6)आकारणी किंवा  
बुद्धी देण्यात असेल  
तेव्हा.(7) दस्तऐवज करून  
देणा-बा/सिद्ध  
ठेवणा-या पत्रकाराचे  
नाव किंवा दिवाणी  
न्यायालयाचा  
हुकूमनामा किंवा  
आदेश  
असल्यास,प्रतिवादिचे  
नाव व पत्ता.

1): नाव:-मेसर्स. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुन सुरेश थोरवे -- वय:-46; पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लरिन्स आणि मेयो हाऊस, ब्लॉक :  
पिन कोड:-400001 पॅन नं:-AAFFD4236J

(8)दस्तऐवज करून  
देणा-या पत्रकाराचे  
व किंवा दिवाणी  
न्यायालयाचा  
हुकूमनामा किंवा  
आदेश  
असल्यास,प्रतिवादिचे  
नाव व पत्ता

1): नाव:-डॉ. अंकिता रोनक कुचेरिया -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-202,मक्ती पार्क फेज-2, ब्लॉक नं: -, रोड नं: आनंद नगर,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-  
2): नाव:-कल्पना राजेंद्र कुचेरिया -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-202,मक्ती पार्क फेज-2, ब्लॉक नं: -, रोड नं: आनंद नगर,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-  
3): नाव:-राजेंद्र भाणकचंद कुचेरिया -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-202,मक्ती पार्क फेज-2, ब्लॉक नं: -, रोड नं: आनंद नगर,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-  
4): नाव:-डॉ.रोनक राजेंद्र कुचेरिया -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-202,मक्ती पार्क फेज-2, ब्लॉक नं: -, रोड नं: आनंद नगर,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-

(9) दस्तऐवज करून  
दिण्याचा दिनांक 31/03/2021(10)दस्त नोंदणी  
केल्याचा दिनांक 05/04/2021(11)अनुक्रमांक,खंड  
व पृष्ठ 6360/2021(12) 589520  
बाजारभावाप्रमाणे  
मुद्रांक शुल्क(13) 30000  
बाजारभावाप्रमाणे  
नोंदणी शुल्क

(14)शेरा

सह दुय्यम निबंधक, ठाणे क.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



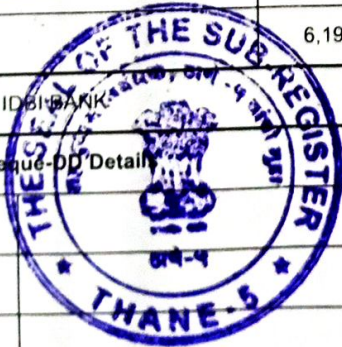
CHALLAN  
MTR Form Number-6

CHALLAN  
MTR Form Number-6



MH013998970202021E	BARCODE	Date 25/03/2021-17:10:34	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Mode of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA	PAN No.(If Applicable)	GDJPK3199A	
Location THANE	Full Name	DR ANKITA RONAK KUCHERIA	
Year 2020-2021 One Time	Flat/Block No.	FLAT NO 505,5th FLOOR, A WING DOSTI	
	Premises/Building	CEDAR BUILDING	
Account Head Details	Amount In Rs.	Road/Street	
0046401 Stamp Duty	589520.00	DOSTI WEST COUNTY,BALKUM,THANE	
0063301 Registration Fee	30000.00	Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 0 8
		Remarks (If Any)	PAN2=AAFFD4236J~SecondPartyName=DOSTI ENTERPRISES-
		Amount In	Six Lakh Nineteen Thousand Five Hundred Twenty Rup
		Words	ees Only
Total	6,19,520.00	FOR USE IN RECEIVING BANK	
Payment Details	IDBI BANK	Bank CIN	Ref. No. 69103332021032526034 2670819832
Cheque/DD Detail		Bank Date	RBI Date 25/03/2021-17:11:12 Not Verified with RBI
Cheque/DD No.		Bank-Branch	IDBI BANK
Name of Bank		Scroll No. , Date	Not Verified with Scroll
Name of Branch			

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दस्त नं. ६३६० / २०२१  
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Department ID: . . . . . Mobile No. 9820000000  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
दर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू होई.

ट ज न - ५  
दस्त क्र. ६३६० / २०२१  
५ / ०४०



*Ajanta*

श्री. अमरा राजेंद्र कुचेरीया  
रजेंद्र माणिक्य कुचेरीया

**AGREEMENT FOR SALE**

*Donkey*

THIS AGREEMENT FOR SALE made and entered into at Thane on this  
31<sup>st</sup> day of MARCH 2021.

**BETWEEN**

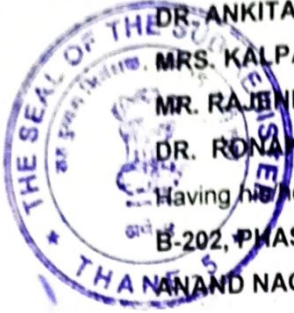
**M/S. DOSTI ENTERPRISES**, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 1<sup>st</sup> Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "the Promoters"(which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the last Survivor and their assigns) of the **ONE PART:**

*Ajanta* श्री. अमरा राजेंद्र कुचेरीया  
रजेंद्र माणिक्य कुचेरीया

*Donkey*

ट न न - ५
दस्त क. ६३६० / २०२१
६ / १४०

AND



DR. ANKITA RONAK KUCHERIA  
MRS. KALPANA RAJENDRA KUCHERIA  
MR. RAJENDRA MANAKCHAND KUCHERIA  
DR. RONAK RAJENDRA KUCHERIA  
Having his/her/their/it's address at  
B-202, PHASE-2, BHAKTI PARK,  
ANAND NAGAR, GHODBANDAR ROAD,  
THANE (W)- 400615

hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of HUF and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, it's successors in title) of the **OTHER PART:**

The Promoters and the Allottee are hereinafter collectively be referred to as "the Parties" and individually as "the Party", as the context may require.

**WHEREAS :**

- A. The Promoters, by virtue of diverse registered sale deeds and development agreements, are seized and possessed of and are legally empowered and fully entitled to develop the land admeasuring 73,000 sq.mtrs. more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "said Property"). In order to develop the said Property by exploiting the optimum development potential of the said Property, the Promoters have made an application to Mumbai Metropolitan Regional Development Authority ("MMRDA") seeking its approval for development of the said Property under MMRDA's Rental Housing Scheme and pursuant to the said application of the Promoters, MMRDA granted location clearance and layout approval bearing No. MMRDA/RHD/RHS-50/17/64 dated 3<sup>rd</sup> April, 2017 in respect of the said Property to the Promoters for development of the said Property under MMRDA Rental Housing Scheme. Copy of said location clearance and layout approval is marked and annexed as **ANNEXURE "A"** hereto;

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B. In terms of the above recited location clearance and layout approval granted by MMRDA for development of the said Property, the Promoters/ under Rental Housing Scheme of MMRDA, are required to convey a minimum of 25% land (i.e. 18,250 sq.mtr.) of the said Property in favour of MMRDA as freehold land without any encumbrances along with rental houses with FSI One of net plot area in conformity with the applicable Development Control Regulations and Government approvals.



C. The Promoters have got the plans, sections and other details of the said Project viz; Dosti Cedar Building, duly approved and sanctioned from the Thane Municipal Corporation (TMC) vide Sanction/Amended Permission bearing V.P. No. S05/0006/08/TMC/TDD/2259/17, dated 27<sup>th</sup> July, 2017 and duly amended on 21<sup>st</sup> April 2018. The Promoters have also obtained the Commencement Certificate bearing V.P. No. S05/0006 /08/ TMC/ TDD/ 2548/18 dated 21<sup>st</sup> April, 2018 (hereinafter referred to as "the CC") upto 28<sup>th</sup> Floor of the said Dosti Cedar Building, on the terms and conditions set out therein, and the Promoters shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate in respect of the said Building. Copy of Sanction of Development/Amended Permission, Approved Layout Plan and Full Commencement Certificate, are marked and annexed as **ANNEXURE "B"**, **ANNEXURE "C"** and **ANNEXURE "D"** respectively, hereto;

D. In view of the aforesaid sanctioned plans and full commencement certificate granted by Thane Municipal Corporation ("TMC"), the Promoters are entitled to develop and construct:

- (i) Rental Housing Component on Rental Component Plot admeasuring 18,250 sq.mtr. being a portion of the said Property by consuming FSI Four (the "said Rental Component Plot") and more particularly described in the **SECOND SCHEDULE** hereunder written. The permissible Built-up area for Rental Housing Component is 73,000 sq.mtr. Copy of Plan delineating the said Rental Housing Plot in **RED** colour boundary line is marked and annexed as **ANNEXURE "E"** hereto;
- (ii) Sale Component on Sale Component Plot admeasuring 54,750 sq.mtr. (approx.) being a portion of the said Property by consuming FSI Four (the "said Sale Component Plot") more particularly described in the **THIRD SCHEDULE** hereunder written. The permissible Built-up area for Sale Component is 2,19,000 sq.mtr. Copy of Plan delineating the said Sale Component Plot in **BLUE** colour boundary line is marked and annexed as **ANNEXURE "E"** hereto; The composite development of the said Sale Component Plot and / or other adjoining lands/ amalgamated lands by utilising

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maximum permissible F.S.I that may be available from time to time for constructing multi-storeyed buildings in a phase-wise manner in separate phases to be registered with MahaRERA, with each phase comprising certain number of buildings and each building comprising self-contained independent residential flats, shops and other commercial premises as per the sanctioned plans as may be amended from time to time together with amenities and facilities specified therein is hereinafter referred to as the "Whole Project".

E. As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters are constructing Rental Housing Component on said Rental Component Plot comprising 2 Buildings being (i) Building No.1 having built up area of 34,476.86 sq. mtrs. And consisting of Ground/stilt + 1<sup>st</sup> to 23 upper floors containing in aggregate 999 tenements, (ii) Building No.2 having built-up area of 38,518.22 sq.mtrs. consisting of Ground/Stilt + 1<sup>st</sup> to 23 upper floors containing in aggregate 1,118 tenements, (iii) 12 Balwadis, (iv) 12 Welfare centres/halls and (v) 6 Manager office tenements and R.G. Area of 1548.88 sq.mtrs.;

F. As per the approvals granted by MMRDA and conditions stipulated therein, the Promoters are required to cause sub-division of lands forming part of said Rental Component Plot so as to make it feasible for conveyance of the same in favour of MMRDA;

G. As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters, inter alia, intend to develop the said Sale Component Plot of the said Property in phase-wise manner and accordingly in Phase-2, by constructing 1 (one) Building comprising of 2 wings viz. Wing "A", and Wing "B", corresponding to Building No.6 and 5 respectively of the amended plans and commencement certificate granted by TMC, on all that undivided portion of the said Sale Component Plot of the said Property bearing New Survey Numbers 19/43 (P), 25/13A(P), 17/6(P), 49/1(P), 17/3(P), 17/5(P), 17/9(P), 49/3(P), 49/4(P), 49/7A(P), 51/3A(P), 51/5A(P), 49/2(P), 17/9(P), 17/10(P), 17/11A(P), 17/11B(P), 17/11C(P), 17/12(P), 17/13, 17/14(P), 16/11A(P), 16/4, 49/5(P), 49/8A(P), 49/6(P), and 50/3A1 (P), admeasuring 18,413 square meters or thereabouts (herein after referred to as "Project Land") more particularly described in **FOURTH SCHEDULE** hereunder written, and the Promoters have registered the same as "Real Estate Project" to be known as "**Dosti West County- Phase 2 – Dosti Cedar**" (the "**said Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development)

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**THE FIRST SCHEDULE ABOVE REFERRED TO**  
***("said Property")***



All that Plot of land bearing Survey Number 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1), 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1), 51/3A, 51/5(New Survey NO. 51/5A), 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15, 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 73,000 sq.mtrs. situate at VILLAGE - BALKUM, TAL.- DIST.- THANE.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
***("Rental Component Plot")***

All that Plot of land bearing Survey Numbers 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15, 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 18,250 sq.mtr. situate at VILLAGE - BALKUM, TAL.- DIST.- THANE.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
***("Sale Component Plot")***

All that Plot of land bearing Survey Numbers 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1), 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1),

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दस्त क. ६३६०/२०२९
51/3A, 51/5 (New Survey NO. 51/5A), admeasuring 54,750 sq. mtr. (approx.) situate at VILLAGE - BALKUM, TAL. - DIST. - THANE.



**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
***("Project Land")***

All that portion of the said Sale Component Plot of the said Property bearing Survey Numbers 19/43 (P), 25/13A(P), 17/6(P), 49/1(P), 17/3(P), 17/5(P), 49/3(P), 49/4(P), 49/7A(P), 51/3A(P), 51/5A(P), 49/2(P), 17/9(P), 17/10(P), 17/11A(P), 17/11B(P), 17/11C(P), 17/12(P), 17/13, 17/14(P), 16/11A(P), 16/4, 49/5(P), 49/8A(P), 49/6(P), 50/3A1 (P), admeasuring 18,413 square meters situate at Village, Balkum, Taluka & District Thane.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
***("Specifications of Flat")***

**FLOORING**

- Vitrified tiles in living, dining, bedroom, kitchen and passage

**KITCHEN**

- Quartz agglomerated kitchen platform with marble support
- Stainless steel sink of standard make
- Ceramic tiles dado upto beam bottom level
- Water heater

**SANITARY**

- Matt finish ceramic tiles for all toilet's flooring
- All toilets walls with tiles dado upto beam bottom level
- Concealed plumbing with standard fittings. Deluxe C.P brass fittings
- Sanitary fittings of standard make
- 15 Ltrs boiler with hot – cold mixer
- Toilet doors with laminate finish
- Dry area aluminium louvered door
- Bathrooms with louvers
- Mirror above counter wash basin
- False ceiling in toilets

**ELECTRICAL**

- Electrical wiring & fitting of concealed type
- All switches of standard make
- One ELCB per flat & MCB for each room
- T.V, telephone, internet, AC point, ceiling fan point & regulator in living room and bedrooms

Avantika

20/12/2029



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**DOORS**

- Flushed Doors in living, bedrooms with laminate finish

**WINDOWS**

- Aluminium sliding windows
- S.S railing with glass in living room
- M.S decorated grills for bedrooms and kitchen windows
- Mosquito net for bedrooms and living room

**PAINTING**

- Gypsum finish internal walls
- All the walls in living, bedroom painted in luster paint, ceilings in plastic paint

**SECURITY**

- Intercom system & video door phone in each flat.



**THE SIXTH SCHEDULE ABOVE REFERRED TO**

***("Proposed Buildings Amenities")***

- Security Access control with CCTV provision at podium & main entrance lobby
- Fire fighting & fire alarm system for the building
- Society office
- Common toilets at ground floor level

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

***("Whole Project Amenities")***

**I. Amenities to be completed with Dosti West county-Dosti Oak Project  
(MahaRERA Registration No.P51700006565)**

**A. Dosti Club - OAK**

- Swimming Pool
- Gymnasium with shower and locker area

**B. Outdoor Amnenities**

- Kids Play Area
- Multipurpose Sports Court
- Resting Plaza

**II. Amenities to be completed with Dosti Westcounty-Phase-2-Dosti Cedar  
Project (MahaRERA Registration No.P51700016258)**

**A. Dosti Club -COUNTY**

- Gymnasium With Shower and locker area

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दस्त क. ए३६०/२०२१  
Library  
५६ / १००  
Cafeteria



**B. OUTDOOR AMENITIES**

- Olympic Size Swimming Pool
- Club
- Kids Play Area
- Cycling Track

III. Amenities to be completed with Dosti Westcounty-Phase-3-Dosti Westwood Project (MahaRERA Registration No.P51700015501)

**Outdoor amenities**

- Box Cricket
- Lawn Tennis
- Amphitheatre
- Multipurpose Lawn
- Resting Plaza
- The Merlion Zone

**THE EIGHTH SCHEDULE ABOVE REFERRED TO:**

**Description of the Flat**

Flat No. 505 on 5<sup>TH</sup> floor, in A Wing in Dosti Cedar Building, having an area of 1033 sq. feet (Rera carpet) equivalent to 95.94 sq. meter (Rera carpet) (as per the definition of carpet area hereinabove mentioned) in the Project known as "DOSTI WEST COUNTY- PHASE 2- DOSTI CEDAR", being constructed on Project Land more particularly described in **FOURTH SCHEDULE** above.

In addition to the above the Allottee shall be entitled to use and enjoy on an exclusive basis 7.68 square metres (i.e.82 square feet) of appurtenant and utility area (which is appurtenant and attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as Balcony.

**(Description of Car Parking Space)**

All that 1 (one) number of Mechanized Stack Parking Space for parking of 2 (two) car in the said project.

**(Description of the consideration)**

The total Consideration/Purchase Price payable by the Allottee to the Promoter, in respect of the Flat shall be Rs.1,47,38,000/- (Rupees One Crore Forty Seven Lakhs Thirty Eight Thousand Only). The said Consideration/Purchase Price shall be Rs.1,47,38,000/- (Rupees One Crore Forty Seven Lakhs Thirty Eight Thousand Only), shall be paid by the Allottee to the Promoters in the following manner, time for such payment being of the essence of contract:

Handwritten signatures and notes at the bottom of the page.

iv. Property Tax at Actuals

If the Allottee is desirous to have membership of Dosti Club, then the Allottee shall be liable to pay following additional Charges, viz;

- i. Club Membership Charges (Non-Refundable) of Rs.2,25,000/-
- ii. Corpus Fund (Non-Refundable) of Rs.25,000/-
- iii. Monthly outgoings for 24 months of Rs. 30,500/-
- iv. GST on the payments at i to iii hereinabove, at applicable rate.



- All payments to be made by the Allottee under this Agreement towards purchase consideration/price shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "DOSTI ENTERPRISES CEDAR COLLECTION A/C KOTAK MAHINDRA BANK A/c No.4811964827".
- All payments to be made by the Allottee under this Agreement towards other charges including taxes, GST, Stamp Duty and Registration Charges shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "DOSTI ENTERPRISES KOTAK MAHINDRA BANK A/c No. 4811964841".

SIGNED AND DELIVERED by the

within named "Promoters"

DOSTI ENTERPRISES

through its Authorized Signatory

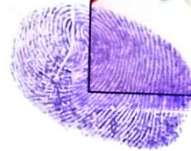
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in the presence of ...

1. J. Sonawane

2. H. W. Mandlecha

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SIGNED AND DELIVERED

by the within named "Allottee"

DR. ANKITA RONAK KUCHERIA

MRS. KALPANA RAJENDRA KUCHERIA

MR. RAJENDRA MANAKCHAND KUCHERIA

DR. RONAK RAJENDRA KUCHERIA

in the presence of ...

1. J. Sonawane

2. H. W. Mandlecha

Ankita

डॉ. अंकिता राजेंद्र कुचेरी यां.

राजेंद्र मानकचंद कुचेरी यां.

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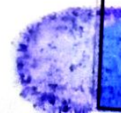
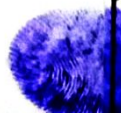
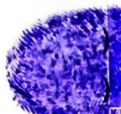
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Amount  
(Rs.)  
50000/-  
50000/-  
50000/-  
150000/-

RECEIVED  
ENTERPRISES

Authorized Signatory  
PROMOTERS



मुंबई महानगर प्रदेश विकास प्राधिकरण  
MUMBAI METROPOLITAN REGION  
DEVELOPMENT AUTHORITY

Date: 17 APR 2017



No. MMRDA/RHD/RHS-50/17/64

To,

M/s Dosti Enterprises,  
Lawrence and Mayo House,  
1st Floor, 276, Dr. D. N. Road,  
Fort, Mumbai 400 001.

Kind Attn.: Shri Rajul Vora.

Sub: Proposed Rental Housing Scheme at Village Balkum, Taluka and District Thane falling within the jurisdiction of TMC by M/s Dosti Enterprises - Revised Location Clearance and Layout approval.

- Ref: 1. MMRDA's revised Location Clearance and layout approval No. MMRDA/RHD/ RHS-50/15/270 dated 30.10.2015.  
2. MMRDA's revalidation of Location clearance No. MMRDA/RHD/RHS-50/16/89 dated 29.04.2016.  
3. Letter submitted by M/s Dosti Enterprises dated 22.02.2017

MMRDA vide its letter referred at (1) above dated 30.10.2015 has granted revised Location Clearance and layout approval to the Rental Housing Scheme proposed on the land bearing S. No. 16 (H. No. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12B), S. No. 17 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11), 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13, 14), S. No. 18 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11), S. No. 19 (H. No. 23, 29, 30, 31, 32, 37, 42, 43, 45), S. No. 21, S. No. 22, S. No. 23, S. No. 24, S. No. 25 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9 part, 10A, 10B, 13A, 13B), S. No. 26 (H. No. 1, 2, 3A, 3B, 4, 5A+B, 6, 7, 8A, 8B, 9, 10A, 10B, 11A, 11B, 12), S. No. 27 (H. No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16A, 16B, 17), S. No. 34 (H. No. 6, 7, 8), S. No. 35 (H. No. 13, 14), S. No. 39 (H. No. 3, 9B+C), S. No. 40 (H. No. 1, 2, 3, 4, 5, 6, 7, 8(pt), 8A, 9A, 9B part, 10A, 10B, 11, 12, 13, 14, 15, 16A, 16B, 17, 19, 20A, 20B, 21A, 21B, 22), S. No. 41 (H. No. 1A, 6A, 8, 9, 10, 11), S. No. 42 (H. No. 1, 2, 3), S. No. 43 (H. No. 2), S. No. 44 (H. No. 1, 2A, 2B, 3), S. No. 45 (H. No. 2), S. No. 47 (H. No. 1, 2A, 2B, 3, 5, 6, 7, 8A, 8C, 8D), S. No. 48 (H. No. 1, 2, 3A, 4A), S. No. 49 (H. No. 1, 2, 3, 4, 5, 6, 7, 8A), S. No. 50 (H. No. 2A, 3A, 4A), S. No. 51 (H. No. 1, 2, 3A, 5), S. No. 53, S. No. 54 (H. No. 1, 2, 3), S. No. 77 (H. No. 7A, 7B, 7C, 8Ept, 9pt, 10, 11, 12, 13B, 13C, 14A, 14B) at Village Balkum, Taluka and District Thane admeasuring total plot area 2,04,640.00 Sq. m (net plot area 1,33,470.84 Sq. m.) falling within the jurisdiction of TMC. Further, MMRDA vide letter dated 29.04.2016 referred at (2) above has revalidated said revised Location Clearance up to 29.04.2017.

Now, in response to the request referred at (3) above made by M/s Dosti Enterprises MMRDA is pleased to grant revised Location Clearance for the revised gross plot area of 84,134 Sq. M. and net plot area of 73,000 Sq. M. on land bearing S. No.16 (Hissa No. 1, 2, 3, 4, 5, 6, 8 pt, 9 pt, 10 pt, 11 pt, 12B pt), S. No. 17 (Hissa No. 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13,14), S. No. 18 (Hissa No. 1, 2, 3, 4, 5, 6pt, 7, 8, 9, 10 pt, 11 pt), S. No.19 (Hissa No. 23, 29, 30, 31, 32, 37, 42, 43pt, 45), S. No. 22pt, S. No. 23pt, S. No. 24, S. No. 25 (Hissa No. 1, 2, 3, 4, 5pt, 7pt, 9pt,10A pt, 10B pt, 13A pt), S. No. 26 (Hissa No. 8Apt, 9 pt, 10A, 10B, 11A pt, 11B pt,12), S. No. 27 (Hissa No. 10 pt, 11 pt, 15, 16A pt, 16B pt, 17), S. No. 40 (Hissa No. 15pt, 8A, 8B pt, 17 pt, 22 pt), S. No. 44 (Hissa No.1pt, 2 A pt, 2B pt), S. No. 47 Hissa No. (1pt, 2A pt, 3pt, 2/2+3/2Apt, 2/2+3/2B, 4B, 6 pt, , 7 B, 5 pt, 8A2, 8B2, 8C1), S. No. 48 (Hissa No. 4A. 4B), S. No. 49 (Hissa No. 1pt, 2, 3, 4, 5, 6, 7A

ऑफिस: २६५९ ९९९२ / २६५९ ९२६४ • वेब साईट : <http://www.mmrda.maharashtra.gov.in>

रजुल वोरा

Pankaj

श्री संकुल, वांद्रे (पूर्व), मुंबई - ४०० ०५९. कार्यालय : २६५९ ९२३४ • हूपीएबीएक्स : २६५९ ०००९/४०००.

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दस्त क. ६३६० / २०२१ ANNEXURE D  
५० / १४०

Certificate No. 3814



**THANE MUNICIPAL CORPORATION, THANE**

(Registration No. 3 & 24)  
**SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE**

V. P. No. Sol/000E/00 TMC / TDD / 2548/18 Date: 21/04/2018  
To, Shri / Smt. श्री. एन. फोल्डस आर्किटेक्ट अण्ड कन्सल्टंट्स (Architect)  
श्री. भालचंद्र बाळकृष्ण व इतर  
Shri / Smt. रोस्ती एटरभायबरोसेच भागीदार (Owners)  
श्री. दिगंबर गोरडभा व राजल कोठा (कलमवृत्त्यापत्रधारक)

With reference to your application No. १४६०९ dated १२/०३/२०१८ 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. मार्गाल पानावर in village वाळकुस Sector No. ५ Situated at Road / Street शिवडी - वडपा रोड S. No. / C.S.T. No. / F. P. No. मार्गाल पानावर

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. सुधारित परवानगी/ सी.सी. प्रमाणपत्र ठामपा/शिवडी/२४५९/१८ दि. ०५/०३/२०१८ मधील संबंधित अटी बंधनकारक राहतील.
६. विक्री इमारत क्र. ५ व ६ चे २४ ते २८ मजल्यांकरिता आणि इतरही विक्री इमारतींच्या सी.सी. पूर्वी सुधारित नकाशांनुसार मुख्य अग्निशमन विभागाकडील नाहरकत दाखला तसेच उच्च स्तरीय कमिटी (HRC) ची प्रजूरी घेणे आवश्यक राहिल.
७. पुढील इमारतींच्या मी. सी. पूर्वी ESR बाबत नाहरकत दाखला सादर करणे आवश्यक राहिल.

**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 \_\_\_\_\_

*Ajain*  
*२१/०४/२०१८*  
Years to / fully.

Municipal Corporation of the city of Thane

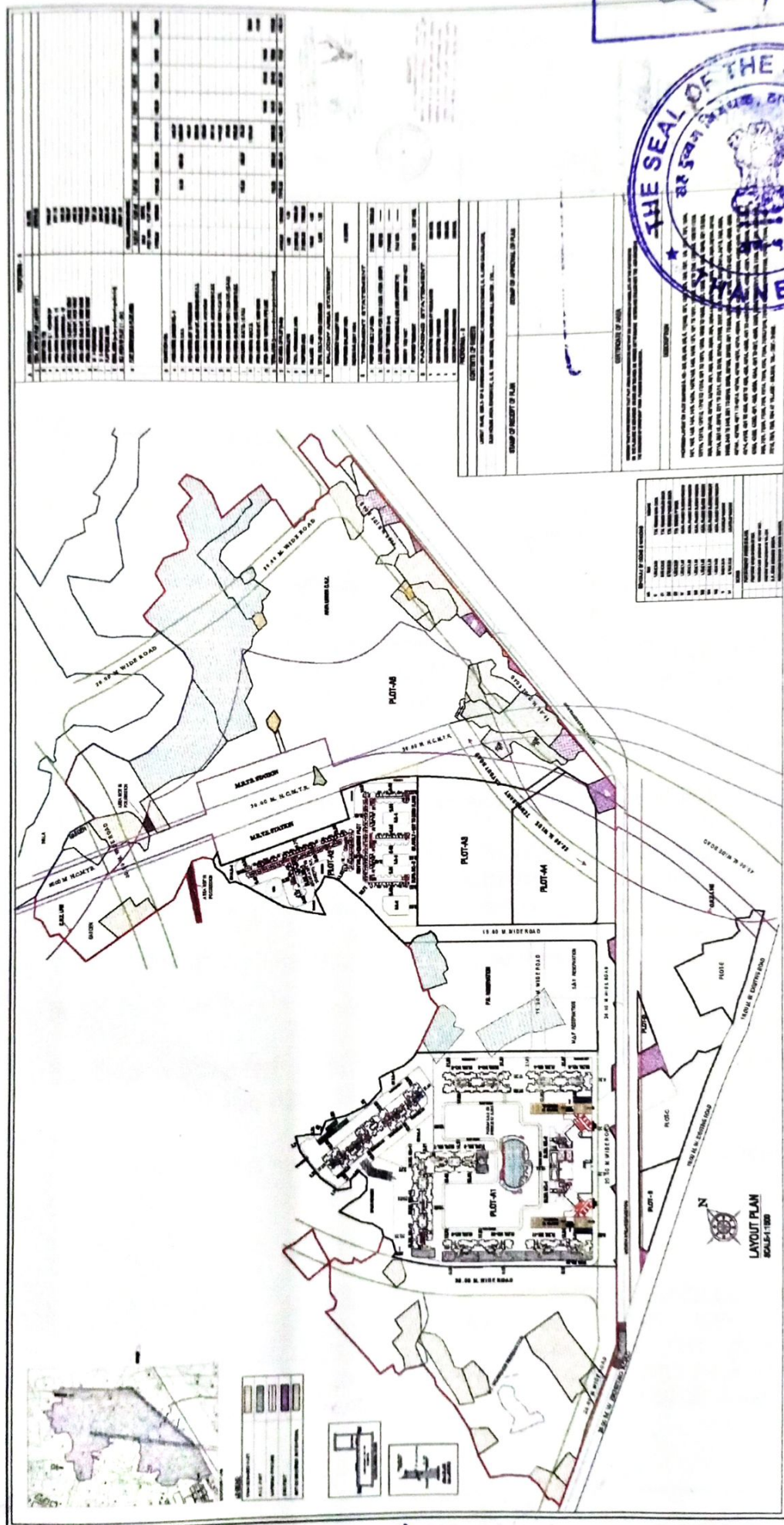
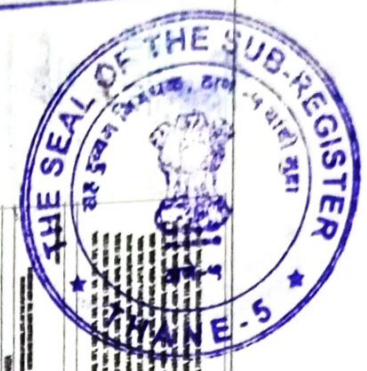
*Ranjan*

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६९ / १४०

ANNEXURE C

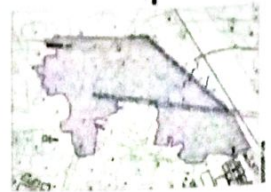


Sl. No.	Particulars	Area (sq. m)	Remarks
1	Plot-1	12000	
2	Plot-2	1500	
3	Plot-3	1500	
4	Plot-4	1500	
5	Plot-5	1500	
6	Plot-6	1500	
7	Plot-7	1500	
8	Plot-8	1500	
9	Plot-9	1500	
10	Plot-10	1500	

**GENERAL NOTES:**

1. The area shown in this plan is the area of the land as per the records of the Government.
2. The boundaries of the plots are shown by solid lines.
3. The roads shown in this plan are of the following widths: 14.75 M, 12.40 M, 10.00 M, 7.50 M, 5.00 M.
4. The area of the plots is given in square meters.
5. The area of the roads is given in square meters.
6. The area of the buildings is given in square meters.
7. The area of the open spaces is given in square meters.
8. The area of the water bodies is given in square meters.
9. The area of the other structures is given in square meters.
10. The area of the total land is given in square meters.

Sl. No.	Particulars	Area (sq. m)
1	Plot-1	12000
2	Plot-2	1500
3	Plot-3	1500
4	Plot-4	1500
5	Plot-5	1500
6	Plot-6	1500
7	Plot-7	1500
8	Plot-8	1500
9	Plot-9	1500
10	Plot-10	1500
11	Roads	10000
12	Buildings	5000
13	Open Spaces	2000
14	Water Bodies	500
15	Other Structures	1000
16	Total Land	40000



Symbol	Description
[Line Style]	Plot Boundary
[Line Style]	Road Boundary
[Line Style]	Building Footprint
[Line Style]	Open Space
[Line Style]	Water Body
[Line Style]	Other Structure



LAYOUT PLAN  
SCALE: 1:1000

# ANNEXURE B



Certificate No. 3458

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दस्त क्र. ६३६०/२०२१

६६ / १४०

## THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE



सुधारीत परवानगी खालील प्रमाणे :

रेंटल इमारती :

इमारत क्र. १ व २, : तळ (पार्ट) + स्टील (पार्ट) + १ ते २३ मजले.

विक्री इमारती :

इमारत क्र. १ व २: तळघर + तळ + पोटियम + १ ते २५ मजले.

इमारत क्र. ३, ४, ५, ६ : तळघर + स्टील + पोटियम + १ ते २३ मजले.

इमारत क्र. ७: तळघर + स्टील + पोटियम + १ ला मजला + २ रा मजला + ३ ते २२ मजले.

इमारत क्र. ८: तळघर + स्टील + पोटियम + १ ला मजला + २ रा मजला + ३ ते २३ मजले

इमारत क्र. ९: तळघर + तळ/स्टील + पोटियम (पार्ट) + १ ते २२ मजले

इमारत क्र. १०, ११, १२: तळघर + तळ/स्टील + पोटियम (पार्ट) + १ ते २२ मजले

इमारत क्र. १७: तळघर + स्टील + पोटियम + १ ते २२ मजले

इमारत क्र. १८, १९: तळघर + स्टील + पोटियम (पार्ट) + १ ते २२ मजले

फिटनेस सेंटर १ : विक्री इमारत क्र. १ व २ च्या तळघर + तळ + अप्पर स्टील मजल्यावर

सुधारीत परवानगी/सी.सी. खालील प्रमाणे :

विक्री इमारती :

इमारत क्र. १३ व १६: तळघर + स्टील + १ ते ३० मजले.

इमारत क्र. १४ व १५: तळघर + तळ + १ ला मजला + २ रा मजला (सर्व्हिस फ्लोअर) + ३ ते ३० मजले.

फिटनेस सेंटर २ : विक्री इमारत क्र. १३, १४, १५ व १६ च्या तळ + १ ल्या मजल्यावर पार्ट भागात.

V.P. No. ५५/०००६/०८ TMC/TDD/2259/17 Date 27/07/2017

To,

Shri / Smt. १० फोल्डस आर्किटेक्ट्स अण्ड कन्सल्टंट (Architect)

Shri / Smt. भालचंद्र बाळु म्हात्रे व इतर (मालक)

Sir, मे. दोस्ती एंटरप्राइजेस चे भागीदार श्री. दिपक गोरगडीया व श्री. राजल वीरा (कुलमुखत्यारपत्रधारक)

With reference to your application No. 4739 dated 05/07/2017 For development Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. वरिल प्रमाणे in village बाळवुम Sector No. V Ward No.  situated at Road/Street भिवंडी वडपा रोड

C.T.S.No./H.No./T.No. नविन स.क्र. 5/2, 5/3, 5/5, 5/6, 6, 11, 12/1, 12/2, 12/3, 12/5, 12/6, 12/7, 12/9, 12/11, 13/1, 13/2A, 14/1, 14/2, 14/3, 14/4, 14/6, 14/7, 14/8, 14/9, 14/10, 15/1, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/7, 16/8, 16/9, 16/10, 16/11, 16/12A, 16/12B, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 18/7, 18/8, 18/9, 18/10, 18/11, 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/38, 19/42, 19/43, 19/45, 21, 22, 23, 24, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/7, 25/8, 25/9, 25/10, 25/13, 26/1, 26/2, 26/3, 26/4, 26/5, 26/6, 26/7, 26/8, 26/9, 26/10, 26/11, 26/12, 27/1, 27/2, 27/3, 27/4, 27/5, 27/7, 27/8, 27/9, 27/10, 27/11, 27/12, 27/13, 27/15, 27/16, 27/17, 33/16, 33/17, 34/1, 34/2, 34/3, 34/6, 34/7, 34/8, 34/9, 35/1, 35/2, 35/3, 35/4, 35/5, 35/6, 35/7, 35/8, 35/9, 35/10, 35/11, 35/12, 35/13, 35/14, 35/15, 35/16, 36/6B, 36/13, 39/1, 39/2, 39/3, 39/9B+C, 39/10B, 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9B, 40/10, 40/11, 40/12, 40/13, 40/14, 40/15, 40/16, 40/18, 40/17, 40/19, 40/20, 40/21A, 40/22, 41/2, 41/3B, 41/3C, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14,

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