



13/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2
दस्त क्रमांक : 677/2021
नोंदणी :
Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6635000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद कराचे)	4386692.2
(4) भू-भाषण, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सी - 2607, माळा नं: 26 वा मजला, इमारतीचे नाव: आशर मेट्रो टॉवर्स विंग सी, ब्लॉक नं: म्हाडा प्लॉट क्षेत्र, वर्तक नगर, ठाणे पश्चिम, इतर माहिती: सदनिकेचे क्षेत्र - 36.92 चौ मीटर कार्पेट (मोन नं - 6 / 23 - 3 ड) (Survey Number : 206(PT), 207(PT), 208(PT), 229 (PT) ; Plot Number : 2 TO 4 AND 7 TO 9 ;)
(5) क्षेत्रफळ	1) 36.92 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:-श्री साईबाबा गृहनिर्मिती प्रा लि तर्फे अधिकृत स्वाक्षरीकर्ता प्रकाश डाह्याभाई परमार -- वय:-53; पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: वी पी एस प्लाझा, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: देवीदयाल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AANCS5231K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विल्सन अब्राहाम जेम्स - वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र - सी / 1401, माळा नं: -, इमारतीचे नाव: हबटाऊन ग्रीनवूडस, ब्लॉक नं: वर्तक नगर, ठाणे पश्चिम, रोड नं: पोखरण रोड नं - 2, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ANRPJ3828P 2): नाव:-सरोजिनी अब्राहाम जेम्स - वय:-51; पत्ता:-प्लॉट नं: सदनिका क्र - सी / 1401, माळा नं: -, इमारतीचे नाव: हबटाऊन ग्रीनवूडस, ब्लॉक नं: वर्तक नगर, ठाणे पश्चिम, रोड नं: पोखरण रोड नं - 2, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AMWPJ9023C 3): नाव:-अब्राहाम अमजप्पा जेम्स - वय:-56; पत्ता:-प्लॉट नं: सदनिका क्र - सी / 1401, माळा नं: -, इमारतीचे नाव: हबटाऊन ग्रीनवूडस, ब्लॉक नं: वर्तक नगर, ठाणे पश्चिम, रोड नं: पोखरण रोड नं - 2, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AGLPJ7908D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	677/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	199100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



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दस्त क्रमांक ६९९ /२०२१

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CHALLAN
MTR Form Number-6

GRN MH009178195202021E	BARCODE	Date 28/12/2020-19:13:18	Form ID 252
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	
Location THANE		Full Name	WILSON ABRAHAM JAMES
Year 2020-2021 One Time		Flat/Block No.	FLAT NO C 2607 26TH FLOOR ASHAR METRO
		Premises/Building	TOWERS WING C
Account Head Details	Amount In Rs.	Road/Street	
0030046401 Stamp Duty	199100.00	MHADA PLOT AREA VARTAK NAGAR VILLAGE MAJIWADE	
0030063301 Registration Fee	30000.00	Area/Locality	VARTAK NAGAR THANE WEST
		Town/City/District	
		PIN	4 0 0 6 0 6
		Remarks (If Any)	SecondPartyName=SHREE SAIBABA GRIHANIRMAN PVT LTD-
Total	2,29,100.00	Amount In Words	Two Lakh Twenty Nine Thousand One Hundred Rupees Only
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332020122825238 2651119740
Cheque/DD No		Bank Date	RBI Date 28/12/2020-19:14:08 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID:

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No 9702225202
 सधर चलन केवल दुस्यम निवाक कार्यालयात नोदणो करावयाच्या दस्तासाठी लागू आहे. नोदणो न करावयाच्या दस्तासाठी सधर चलन लागू नाही.



टॉकन - २	
पंजीकरण क्र. ६०१०	/२०२१
३	/११०

AGREEMENT FOR SALE

Sarogini James
[Signature]
[Signature]

THIS AGREEMENT FOR SALE ("the Agreement") is made and entered into at Thane on this 28th day of December, 2020 BETWEEN

SHREE SAIBABA GRIHANIRMITI PRIVATE LIMITED,
 (Pan No. AANCS5231K)

A Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 201, B.P.S. Plaza, 2nd Floor, Devidayal Road, Mulund (West), Mumbai- 400 080, 1 hereinafter referred to as the

DEVELOPER/PROMOTER" (which expression shall and unless it be repugnant to the context or meaning thereof be deemed to mean and include its its executors, administrators and permitted assigns) of the **ONE PART**

[Signature]

[Signature]

Sarogini James



AND

MR. WILSON ABRAHAM JAMES (Pan No. ANRPJ3828P) and
MRS. SAROJINI ABRAHAM JAMES (Pan No. AMWPJ9023C) and
MR. ABRAHAM AMAJAPPA JAMES (Pan No. AGLPJ7908D) Indian
Inhabitants, having address C-1401, Hubtown Greenwoods, Pokhran

ट न क	Road No. 1
दस्तावेज क्रमांक	4/200
4	1/200

Vartak Nagar, Thane (West), Thane, Maharashtra - 400 606.
hereinafter referred to as the "PUCHASER/ ALLOTTEE" (which expression
shall unless otherwise be repugnant to the context or meaning thereof mean and
include his/her/their heirs, executors, administrators, and permitted assigns) of
the OTHER PART:

WHEREAS: -

- 1) Maharashtra Housing Board a corporation established under the Bombay Housing Board Act, 1948 (herein after referred to as the "said Act") was inter alia seized and possessed of or otherwise well and sufficiently entitled to by virtue of the provision of the said Act, several landed properties situated at Thane including the following six properties hereinafter mentioned all situated at Survey No.206(pt),207(pt),208(pt),229(pt), Vartak Nagar, Village-Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City and within the Registration District and Sub- District of Thane:
 - i) All that piece and parcel of land bearing Plot No. 2 admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/2, and which is more particularly described in the First Schedule hereunder written (which property hereinafter referred to as the "Said First Property").
 - ii) all that piece and parcel of land bearing Plot No. 3 admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/7 and which is more particularly described in the Second Schedule hereunder written. (which property hereinafter referred to as the "Said Second Property").
 - iii) all that piece and parcel of land bearing Plot No. 4 admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/7 & 229/1 and which is more particularly described in the Third Schedule hereunder written (which property hereinafter referred to as the "Said Third Property").
 - iv) all that piece and parcel of land bearing Plot No. 7 admeasuring about 634.63 Sq. Meters, bearing Survey no. 229 /1(pt) 206(pt) & 208 (pt) and which is more particularly described in the Fourth Schedule hereunder written (which property hereinafter referred to as the "Said Fourth Property").



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v) all that piece and parcel of land bearing Plot No. 8 admeasuring about 634.63 Sq. Meters, bearing Survey no. 206(pt) & 207 (pt) and within the Registration District and Sub- District of Thane and which is more particularly described in the Fifth Schedule hereunder written (which property hereinafter referred to as the "Said Fifth Property").

vi) all that piece and parcel of land bearing Plot No. 9 admeasuring about 634.63 Sq. Meters, bearing Survey no. 207(pt) & 208/7 and which is more particularly described in the Sixth Schedule hereunder written (which property hereinafter referred to as the "Said Sixth Property").
Extract of Village Form VII & XII of aforesaid First to Sixth Property are annexed hereto and collectively marked as Annexure "D".

2) In pursuance of the Housing Scheme formulated by the Government of India for the construction and allotment of tenements to the Industrial workers known as Subsidized Industrial Housing Scheme, the Board had built one building each on the said first to sixth property bearing building No. 2, 3, 4, 7, 8 & 9 on the said first property, second property, third property, fourth property, fifth property and sixth property respectively. Each of afore said six buildings consisting of 32 tenements each for all buildings except building No. 4 which consist of 40 enactments, which were allotted to individual allottees being a residential accommodation.

3) The allottees/occupants of the tenements of the said Building No. 2 constructed on said First Property had formed Co-operative Housing Society in the name and style of VARTAK NAGAR ASHIRWAD Co-Operative Housing Society Limited, duly registered under The Maharashtra Co-operative Societies Act, 1960 vide registration no. TNA/HSG/1466/1983 (hereafter referred to as the "said First Society")

4) The allottees/occupants of the tenements of the said Building No. 3 had formed Co-operative Housing Society in the name and style of SHREE-NIKETAN Co- Operative Housing Society Limited, duly registered under The Maharashtra Co-operative Societies Act, 1960 vide registration no. THA/HSG/TC/349-1985 (hereafter referred to as the "Said Second Society")

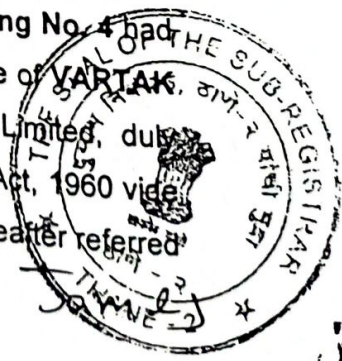
5) The allottees/occupants of the tenements of the said Building No. 4 had formed Co-operative Housing Society in the name and style of VARTAK NAGAR GEETANJALI Co- Operative Housing Society Limited, duly registered under The Maharashtra Co-operative Societies Act, 1960 vide registration no. TNA/TNA-BHDA/HSG(TC)/2889/97-98 (hereafter referred to as the "Said Third Society")

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6) The allottees/occupants of the tenements of the said **Building No. 7** had formed Co-operative Housing Society in the name and style of **SHIVAM Co-Operative Housing Society Limited**, duly registered under The Maharashtra Co-operative Societies Act, 1960 vide registration no. TNA/HSG/1506-1981 (hereafter referred to as the "**Said Fourth Society**").

7) The allottees/occupants of the tenements of the said **Building No. 8** had formed Co-operative Housing Society in the name and style of **TRIMURTI Co-Operative Housing Society Limited**, duly registered under the Maharashtra Co-operative Societies Act, 1960 vide registration no. TNA/HSG/1507-1981 (hereafter referred to as the "**Said Fifth Society**").

8) The allottees /occupants of the tenements of the said **Building No. 9** had formed Co-operative Housing Society in the name and style of **VARTAK NAGAR GURUKRIPA Co-Operative Housing Society Limited**, duly registered under The Maharashtra Co-operative Societies Act, 1960 bearing vide registration no. MUM/MHADDB/TNA/HSG/TC/2900/99-2000 (hereafter referred to as the "**Said Sixth Society**").

9) On dissolution of Maharashtra Housing Board as recited herein above Maharashtra Housing & Area Development Authority (in short- MHADA) became seized and possessed of or otherwise well and sufficiently entitled to the said First, Second, Third, Fourth, Fifth and Sixth Property.

10) FIRST PROPERTY

a) By a Sale Deed dated 20/11/2003 registered in the Office of the Sub-Registrar Thane at Document Serial No. TNN-2- 05796/2003 dated 20/11/2003, executed by and between Maharashtra Housing and Area Development Authority (MHADA), therein called "the Authority" of the One Part and the said First Society, of the other part, whereby the said MHADA conveyed, granted and assured unto the First Society therein by way of sale all the property consisting the said building No. 2 standing on said First Property more particularly described in the First Schedule written hereunder for the consideration and upon the terms and conditions mentioned therein.

b) By a Lease Deed dated 20/11/2003, duly registered at the Office of the Sub-Registrar of Assurances, Thane at Document Serial No. TNN2-05797-2003 on 20 /11/2003 made and executed in between Maharashtra Housing and Area Development Authority (in short-MHADA), therein called "the Authority" of the one part and the said First Society of the other part, the MHADA had demised unto the said First Society all and singular



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land underneath and appurtenant to the said Building No.2, for a period of 99 years, commencing on 1st April 1980 with provision of renewal for another term and on the terms and conditions therein contained.

c) In the premises aforesaid, the said First Society viz Ashirwad Co-Operative Housing Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said First Property together with building standing thereon.

11) SECOND PRPOERTY

a) By a Sale Deed dated 18/12/2003 registered in the Office of the Sub-Registrar Thane-2 at Document Serial No. TNN-2- 06585/2003 dated 18/12/2003, executed by and between Maharashtra Housing and Area Development Authority (MHADA), therein called "the Authority" of the One Part and the said Second Society, of the other part, whereby the said MHADA conveyed, granted and assured unto the said Second Society by way of sale all the property consisting the said building No. 3 standing on said Second Property more particularly described in the Second Schedule written here under for the consideration and upon the terms and conditions mentioned therein.

b) By Indenture of Lease dated 18/12/2003, duly registered in the Office of the Sub-Registrar of Assurances, Thane at Document Serial No. TNN2-06584-2003 on 18 /12/2003 made and executed in between Maharashtra Housing and Area Development Authority (MHADA), therein called "the Authority" of the one part and the said Second Society of the other part, the MHADA had demised unto the said Second Society all and singular the said Second Property i.e. land underneath and appurtenant to the said Building No.3, for the period of 99 years, commencing on 1st April 1980 with provision of renewal for another term and on the terms and conditions therein contained.

c) In the premises aforesaid, the said Second Society viz. Shree-Niketan CHS Ltd. is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Second Property and building constructed thereon.

12) THIRD PROPERTY

a) By a Sale Deed dated 18/11/2003 registered in the Office of the Sub-Registrar Thane-2 at Document Serial No. TNN-2- 05782/2003 dated 18/11/2003, executed by and between Maharashtra Housing and Area Development Authority (MHADA), therein called "the Authority" of the One



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S.P. KALANTRI

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of plot of Land bearing Plot No.2 to 4 and 7 to 9, admeasuring in total 5066.95 Sq. Meters, bearing Survey No. 207,208(p), 229(p) being part of layout of MHADA Plot of Vartak Nagar Area, lying, lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.

Mumbai, Dated 09th May, 2019.



S.P. Kalantri

Advocate

Certificate No. 3152



THANE MUNICIPAL CORPORATION, THANE

**REGULATION 3 & 24
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE**

Permission granted to : One building of three wings all consisting of Lower ground floor part Commercial + part Silt + Upper Ground floor & 1st floor part Commercial + part Residential + 2nd floor part Residential & Fitness Center, Society Office etc. + 3rd floor to 26th floor Residential.

V.P. No. S04/0092/16 TMC/TDD/2028/17 Date: 03/01/2017
Shri / Smt. Shri A.G. IATHAR For (Architect)
M/S. Design Consortium Architects (I) Pvt. Ltd.
Shri Aashirwad / Shri Niketan/ (Owners)
Geetanjali / Shivam / Trimurti / Gurukrupa CHSL.

With reference to your application No. 16521 dated 29/2/2016 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. 2,3,4,7,8 & 9 in village Majiwade Sector No. 4 Situated at Road / Street 40 Mt. wide Pokhran Road S.No./C.S.T.No./F.P.No. 207(pt), 208/7(pt), 229/1(pt)

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.
- 5) Condition mentioned in Mhada NOC no.
 - a) CO/KB/ARCH/NOC/2521/2011, Dt. 15/12/2011.
 - b) CO/KB/ARCH/NOC/2538/2011, Dt. 16/12/2011.
 - c) CO/KB/AA/NOC/4279/2016, Dt. 10/5/2016.
 - d) CO/KB/ARCH/NOC/2539/2011, Dt. 16/12/2011.
 - e) CO/KB/ARCH/NOC/2536/2011, Dt. 16/12/2011 are binding upon the applicant society,
- 6) All the conditions mentioned in the layout approval dtd.30.10.2009 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.

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,



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- 8) Before C.N. Temporary Creche and hygienic toilets for labour shall be constructed on site till the final O.C.
- 9) For any dispute between society members / encroacher's and Developer, Thane Municipal Corporation shall not be responsible.
- 10) Incentive Built-up area permissible under Appendix "R" admeasuring to 908.13 Sq.Mt. shall be released after the directives from U.D. Dept.
- 11) Environmental clearance from MoEF Dept. shall be submitted before C.C.
- 12) Pre NOC from Tree Authority shall be submitted before C.N. & Final NOC for same shall be submitted before O.C.
- 13) Information board should be displayed on site from C.N. till obtaining O.C.
- 14) Vacant land tax should be paid before C.N.
- 15) Proposed building should be structurally designed considering seismic forces as per I. S. code no. 1893 & 4326 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 16) Agreements with all encroacher's shall be submitted before Plinth.
- 17) Noc for amalgamation of Six Societies from Dy. District Registrar and Mhada shall be submitted before Plinth.
- 18) NOC from Storm water drain department shall be submitted before plinth.
- 19) NOC from Drainage dept. / Storm water drain dept. shall be submitted before O.C.
- 20) Final NOC from Fire Department shall be submitted before O.C.
- 21) Letter boxes should be provided on ground floor before O.C
- 22) Rain Water Harvesting shall be constructed and commissioned before O.C.
- 23) Solar water heating system should be installed and commissioned before O.C.
- 24) Parking Tower shall be installed before O.C.
- 25) Licence, NOC of concerned authority for Passenger Lift shall be submitted before O.C.
- 26) Supplementary lease deed between MHADA and society for balance Tit bit land admeasuring 430.83 sq.mt. after deducting road set back area shall be submitted before O.C.
- 27) Ownership of the area under road set back area admeasuring 723.69 Sq.Mt.(40 mt. wide Pokharan Rd. No.1) shall be transferred in the name of TMC before O.C.
- 28) C.C.T.V. surveillarc camera shall be installed and commissioned at strategic locations before O.C.
- 29) जिना अधिमूल्यांची रु. १००/-प्रति चौ.मी. ही रक्कम मा. महासभेच्या ठरावाच्या मान्यतेस अधिन राहून स्विकारण्यात आली असून, भविष्यात त्यातील फरकाची रक्कम भरणे विकासक /सोसायटी यांचेवर बंधनकारक राहिल.
- 30) Organic waste disposal shall be done within complex.

संलग्न नकाशावृत्तान् एतदन्वये न कदाचिं तसेच
विषयक विषयान् विद्यमानासीनवृत्तान् आण-यक म्हा
समाजकान् न एतेन वापुष्यानां धानर पत्राने, अन्वयान्
संश्लिष्टान्-अन्वय एतेन संश्लिष्टान् कृत्वा म्हा
समाजकान् म्हा. म्हा. आशासीन वृत्तान्
Issued

Your's faithfully,

Executive Engineer,
Town Development Department
Municipal Corporation of
The City of Thane.

Copy to :-
1) Dy. Municipal Commissioner (Encroachment)
2) Dy. Municipal Commissioner (Encroachment)
3) Dy. Municipal Commissioner (Encroachment)
4) Dy. Municipal Commissioner (Encroachment)
5) Dy. Municipal Commissioner (Encroachment)
6) Dy. Municipal Commissioner (Encroachment)
7) Dy. Municipal Commissioner (Encroachment)
8) Dy. Municipal Commissioner (Encroachment)
9) Dy. Municipal Commissioner (Encroachment)
10) Dy. Municipal Commissioner (Encroachment)

CERTIFIED TRUE COPY

Certificate No. 3310
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THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

C.C. granted to : One building of three wings all consisting of Lower ground floor part Commercial + part Sitlt + Upper Ground floor & 1st floor part Commercial + part Residential + 2nd floor part Residential & Fitness Center, Society Office etc. + 3rd floor to 25th floor Residential.

V.P. No. S04/0092/16 TMC / TDD / 2285/17 Date : 14/8/2017
To, Shri / Smt. Shri. A.G. JATHAR For (Architect)
M/S. Design Consortium Architects (I) Pvt. Ltd.
Shri Aashirwad / Shri Niketan/ (Owners)
Geetanjali/ Shivam/Trimurti/Gurukrupa CHSL.

With reference to your application No. 14474 dated 16/3/2017 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. 2,3,4,7,8 & 9 in village Majiwade Sector No. VI Situated at Road / Street 40 Mt. wide Pokhran Road S. No. / C.S.T. No. / F.P. No. 207(pt), 208/7(pt) 229/1(pt)

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.
- 5) Condition mentioned in Permission no. TMC/TDD/2028/17, Dt. 3/1/2017 are binding upon Owner/ Developers.

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

सावधानता
महाराष्ट्र नगरपालिका अधिनियम १९६६
अनुच्छेद ४५ व ६९ अन्वये, महाराष्ट्र
नगरपालिका अधिनियम १९६६ च कलम ५२
अन्वये, खालीलप्रमाणे अटी व शर्तीत
अनुमति देऊ शकतो.



Yours faithfully,

Executive Engineer,
Town Development Department,
Municipal Corporation of
the city of, Thane



7777-2
E00 / 2020
e9 / 998



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

VP No : S04/0092/16
Revised

No : TMC/TDD/3494/20

Date : 29/10/2020

Building Details

Building Name	(WING A,B & C)	Building Use	: Resi_Commercial
Name of PWork	-1 (WING A,B & C)		
Floor Name	BELOW GROUND FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR		

To,

Ashutosh Ghanashyam Jathar (CA/94/17790)

(Architect)

Ashirwad,Shriniketan Geetanjali ,Shivam, Trimurti & Gurukrupa CHSL.

(Owner)

SHREE SAIBABA GRIHANIRMITI PVT. LTD.

(Power of Attorney Holder)

Sir,

With reference to your application No. S04/0092/16 dated 14/9/2020 and development Permission No. TMC/TDD/3494/20 dated 29/10/2020 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Sector: Sector 4,Village :- MAJIWADE, Survey No / H No. :- S. No. 207/pt),208/7 pt & 229/1(pt), the development Permission / Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificate
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.



टनन - २
नम क्रमांक ९९९ / २०२१
९२ / ११४

- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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

Conditions

- All conditions mentioned in Permission dt. 03/01/2017 are binding upon Owner/Developer.
- All conditions mentioned in C.C. permission dt. 14/08/2017 are binding upon Owner/Developer.
- All conditions mentioned in Plinth permission of Wing A dt. 9/05/2019 are binding upon Owner/Developer
- All conditions mentioned in Plinth permission of Wing B dt. 14/11/2019 are binding upon Owner/Developer
- All conditions mentioned in Plinth permission of Wing C dt. 15/02/2020 are binding upon Owner/Developer.
- Permission/ NOC from NBWL for Flamingo shall be obtained before next permission.
- Balance TMC charges with applicable interest shall be paid before 31/03/2021
- Granted/Permitted C.C. for Wing 'A': - Lower Grd. stilt (pt) Comm. (pt) + Upper Grd. Comm. (pt), Resi. (pt) + 1st Fl. Comm. (pt), Resi. (pt), + 2nd Fl. Resi. (pt), fitness centre + 3rd to 23rd Fl. Resi. + 24th to 25th Fl. (228.93 sq.m. fl. - flat no. 01, 03, 04, 06, 07 & 08) + 26th Fl. (154.86 sq.m. - flats no. 01, 06, 07 & 08)only
- Granted/Permitted C.C. for Wing 'b': - Lower Grd. stilt (pt) Comm. (pt) + Upper Grd. Comm. (pt), Resi. (pt) + 1st Fl. Comm. (pt), Resi. (pt), + 2nd Fl. Resi. (pt), fitness centre + 3rd to 23rd Fl. Resi. + 24th to 25th Fl. (264.14 sq. m. - flats no. 01, 03, 04, 06, 07 & 08) + 26th Fl. (131.94 sq. m. flats no. 01, 07 & 08)only
- Granted/Permitted C.C. for Wing 'C': - Lower Grd. stilt (pt) Comm. (pt) + Upper Grd. Comm. (pt), Resi. (pt) + 1st Fl. Comm. (pt), Resi. (pt), + 2nd Fl. Resi. (pt), fitness centre + 3rd to 23rd Fl. Resi. + 24th to 25th Fl. (180.77 sq. m. flats no. 01, 03, 04, 07 & 08) + 26th Fl. (73.51 sq. m flats no. 07 & 08)only

Office No.....

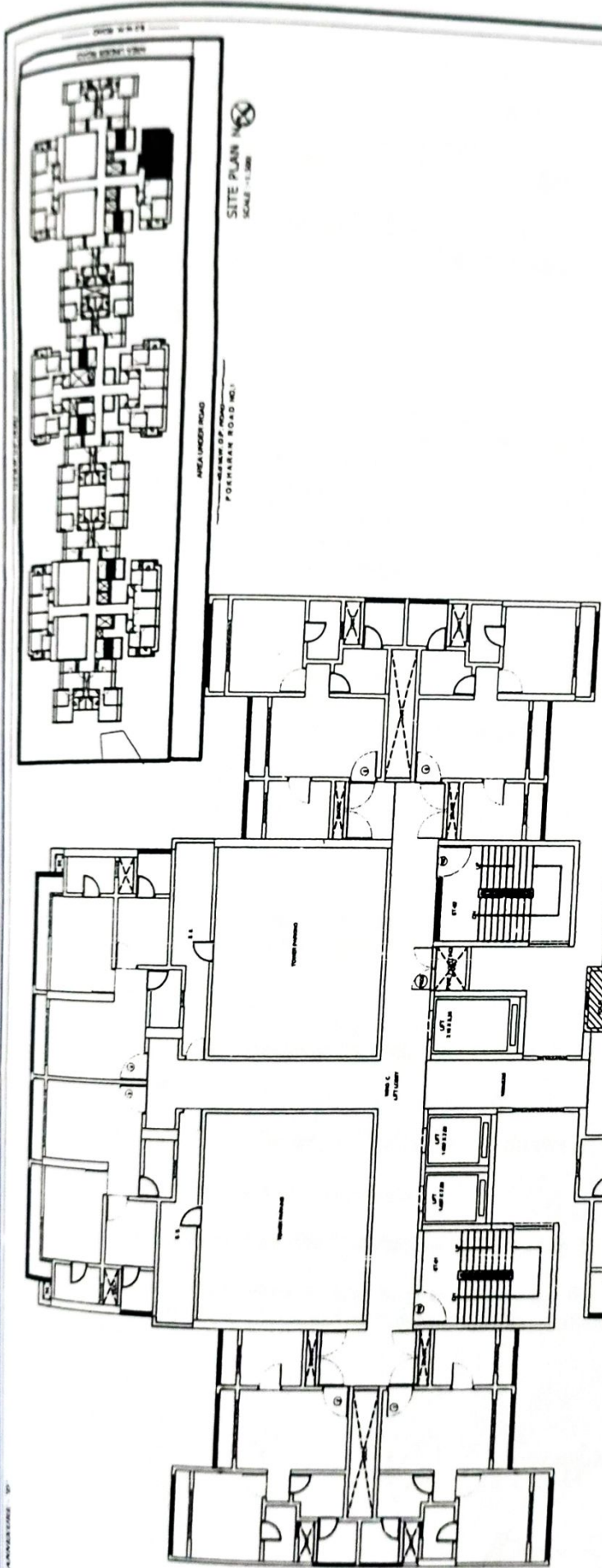
Office Stamp.....

Date :- 30/10/2020

Documents certified by Ramanshree
R Kulkarni - rathore@gn
Name Ramanshree R Kulkarni
Designation EE
Date 30/10/2020
Organization City
Certificate No. 112020
Permitted by



टन न - २
 दस्तावेज क्रमांक ६०० / २०२१
 २४ / ११२



Signature



Signature
 Saragini James

ASHAR METRO TOWER
 WING 'C' - 26TH FLOOR - C - 2607
 Panchajanya no. P51700006329 | Website at <http://maharera.mahaonline.gov.in>



टन न - २
दस्तावेज क्र ७७ / २०२१
२६ / ११४



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 :
PS1700006329
Project: ASHAR METRO TOWERS Plot Bearing / CTS / Survey / Final Plot No.: S.NO 229 PT H.NO 1, S.NO 207 PT
AND 208 PT H NO 7 PT at VARTAKNAGAR, Thane, Thane, 400606;

1. Shree Saibaba Grihanirimiti Private Limited having its registered office / principal place of business at Tehsil:
Kurla, District: Mumbai Suburban, Pin: 400080.

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 14/08/2017 and ending with: 30/06/2024 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 Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 11:05:27

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



18/05/2020
Mumbai

दस्त गोषवारा भाग-2

पत्र क्रमांक 677/2021



पत्रक्रमाचे नाव व पत्ता

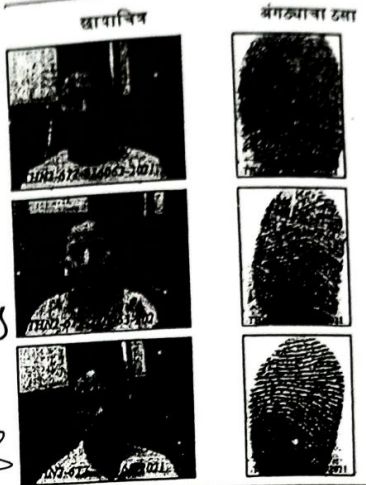
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2. नाव सरोजिनी अब्राहाम जेम्स -
पत्ता प्लॉट नं: सदनिका क - सी / 1401, माळा नं: -, इमारतीचे नाव हबटाऊन ग्रीनवूड्स, ब्लॉक नं: वर्तक नगर, ठाणे पश्चिम, रोड नं: पोखरण रोड नं - 2, महाराष्ट्र, ठाणे. पिन नंबर AMWJP9023C
3. नाव अब्राहाम अमजप्पा जेम्स -
पत्ता प्लॉट नं: सदनिका क - सी / 1401, माळा नं: -, इमारतीचे नाव हबटाऊन ग्रीनवूड्स, ब्लॉक नं: वर्तक नगर, ठाणे पश्चिम, रोड नं: पोखरण रोड नं - 2, महाराष्ट्र, ठाणे. पिन नंबर AGLPJ7908D

पत्रकाराचा प्रकार
लिहून घेणार
वय :-32
स्वाक्षरी:-

लिहून घेणार
वय :-51
स्वाक्षरी:-

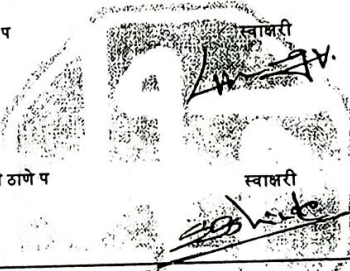
Sarojini Jamy

लिहून घेणार
वय :-56
स्वाक्षरी:-



पत्रकाराचे नाव व पत्ता

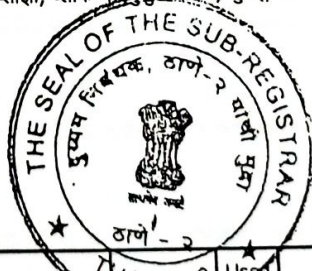
1. नाव विनय अर्जुन घाग -
वय 53
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पिन कोड:400604
2. नाव संजय वी शिंदे -
वय 54
पत्ता 20 वी 11 शांती निकेतन पांचापाखाडी ठाणे प
पिन कोड:400606



खालील पत्रकाराची कबली उपलब्ध नाही.

पत्रकाराचे नाव व पत्ता
श्री साईबाबा गृहनिर्मिती प्रा लि तर्फे अधिकृत स्वाक्षरीकर्ता प्रकाश डाहाभाई परमार - :-
प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: बी पी एस प्लाझा, ब्लॉक नं: मुंबई पश्चिम, मुंबई, रोड नं: देवीदयाल रोड, महाराष्ट्र, मुंबई.
AANC55231K

Registrar Thane 2



Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
WILSON ABRAHAM JAMES	eChallan	69103332020122825238	MH009178195202021E	199100.00	SD	0004577200202021	11/01/2021
	By Cash			2280	RF		
WILSON ABRAHAM JAMES	eChallan		MH009178195202021E	30000	RF	0004577200202021	11/01/2021

[Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

677/2021

wilson James.

11/01/21

SCANNED
ASHAR METRO "C" WING

NAME: MR. WILSON ABRAHAM JAMES

MRS. SAROJINI ABRAHAM JAMES

MR. ABRAHAM AMAJAPPA JAMES

FLAT NO: C/2607

Wilson James

9773622393