

AGREEMENT FOR SALE

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This Agreement for Sale is made at Navi Mumbai, District Thane Maharashtra on this 31st Day of July, Two Thousand and Twenty Three.

BETWEEN

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

AND

MR. DURGESH KUMAR RAMDEV VARMA individual aged about 43 years (PAN No. AGFPV6462N), (AADHAR No. 294992196965) residing at SHREE RAMTANU SNEH, SHOP NO-1, PLOT NO-3, SECTOR-16, 40 PLUS GROUND, GHANSOLI, NAVI MUMBAI - 400701 ("Allottee") (Which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the Party of the **OTHER PART**. (Party to One Part and Party to Other Part are collectively hereinafter referred to as "Parties")

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WHEREAS:



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

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

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

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

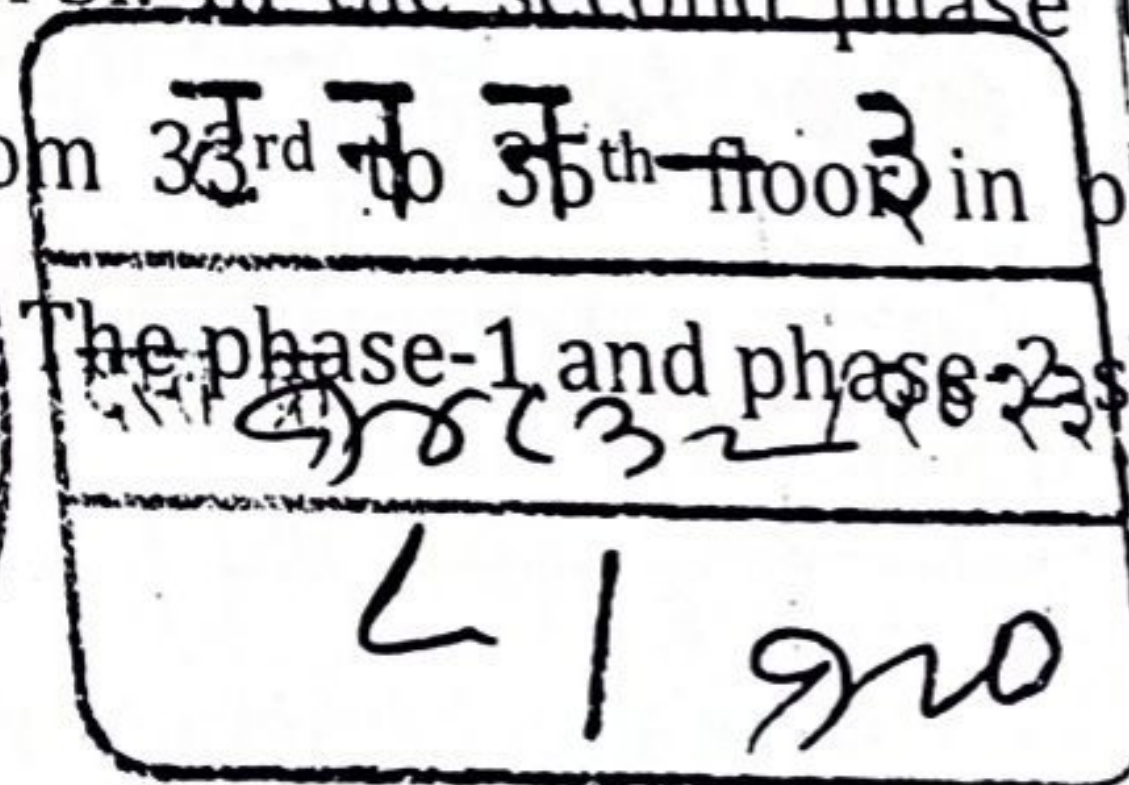


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E. The said land 1 to 5 totally admeasuring 7560 sq. meters is collectively referred to as "Said Total Land". The promoter has got its name updated on 7/12 extract of said land 1 to 5 on 08th February, 2018. Vide Agreement dated 06th May 2019 between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

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- F. The Promoter has appointed a Structural Engineer "Structural Concept Designs Pvt. Ltd.", having its office at 803, Maithili's Signet, Plot No. 39/4, Sector 30A, Vashi, Navi Mumbai, for the preparation of the structural design and drawings of the buildings.
- G. The Promoter has engaged Architect registered with the Council of Architect being "10 Folds Architects & Consultants" having address at G-2, A Wing, Devcorpara, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) 400 601 (the said "Architect").
- H. The Promoter shall develop a housing project comprising of 2 buildings wherein 'Building No. 1' shall consist of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 35th floor and 'Building No. 2' shall consist of Stilt +1st and 2nd Floor + 3rd to 35th floor on the said plot. The said Project will be developed in two (2) phases and shall include the FSI available under UDCPR 2020.
- I. In addition, the Promoter is providing amenities in the entire project more particularly described in "SCHEDULE OF AMENITIES". The Allottee has seen the plans for the entire project layout plan including the proposed future development and consents to the same. The said entire project together with the amenities will constitute the whole project named as "**PARAMOUNT**".
- J. In the first phase the Promoters propose to construct 'Building No. 1' consisting of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 32nd floor and 'Building No. 2' shall consist of Stilt +1st and 2nd Floor + 3rd to 32nd upper floor on the said Plot (the "Phase-1") utilizing the FSI. In the second phase the Promoter will be constructing upper floors from 3rd to 35th floor in both building no. 1 and building no. 2 (the "Phase-2"). The phase-1 and phase-2 shall together be referred to as said "Entire Project".
- K. Vide letter dated 06th December 2018 issued by Thane Municipal Corporation (the "TMC"), the Promoter has obtained "Sanction of Development Permission Certificate" bearing V.P.No. S11/0186/18 TMC/TDD/2901/18, whereby TMC has sanctioned layout plan/building plan to be constructed on said land. The Promoters are thereby entitled to construct 'Building No. 1' consisting of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 32nd floor and 'Building No. 2' shall consist of Stilt +1st and 2nd Floor + 3rd to 6th floor on the said plot. A copy



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of the said Sanction of Development Permission Certificate dated 06th December, 2018 is appended hereto as Annexure "B".

L. Vide letter dated 25th January, 2019 bearing references no. TMC/Shilphata/HRC/32, TMC informed Promoter that, High Rise Committee has approved proposai no. S11/0186/13. Accordingly, Promoter is entitled to develop on said plot Building no.1 having Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 22nd floor and Building no.2 having Stilt +1st and 2ndFloor + 3rd to 32nd floor (the said "Entire Project") on terms and conditions mentioned therein.

M. Vide letter dated 20th May, 2019 bearing No. V.P. No. S11/0186/18 TMC/TDD/3075/19 TMC has granted Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to construct Building No. 1 consisting of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 22nd floor and Building No. 2 consisting of Stilt +1st and 2ndFloor + 3rd to 6th floor on the said plot utilizing FSI. A Copy of said Part CC for Phase-1 dated 20th May 2019 is appended hereto as Annexure "C1".

N. The Allottee has seen the proposed plan for the entire project consisting of both phases and hereby consent to the same. Promoter shall be separately registering the additional Floors under RERA as and when the revised plans are sanctioned.

O. Vide letter dated 14th August, 2019 bearing references no. TMC-29/2544, TMC informed that, plans for said Entire project are High Rise approvable as per the provisions of Development Control Regulations.

P. Vide letter dated 31st March, 2020 having reference no. SIA/MIS/115022/2019 the State Level Environmental Impact Assessment Authority informed Promoter that it has granted Environmental Clearance to the said Entire project upon terms and conditions mentioned therein.



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Vide letter dated 11th September, 2020 bearing Plinth CC no. PCC/1269/20, the TMC informed Promoter that, it may proceed with the further work as per Commencement Certificate as the construction up to plinth level is done as per Commencement Certificate.

R. Vide letter dated 04.05.2021 bearing No. S11/0186/18 NEW TMC/TDD/3593/21 TMC has granted further Commencement Certificate to the

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Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to construct Building No. 1 consisting of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 32nd floor. A Copy of said Further CC for Phase-1 dated **04.05.2021** is appended hereto as Annexure "C2".

S. Vide letter dated **21.12.2021** bearing No. **S11/0186/18 REVISED TMC/3861/21** TMC has granted further Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to construct Building No. 1 consisting of Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2nd to 35th floor. A Copy of said Further CC for Phase-1 dated **21.12.2021** is appended hereto as Annexure "C3".

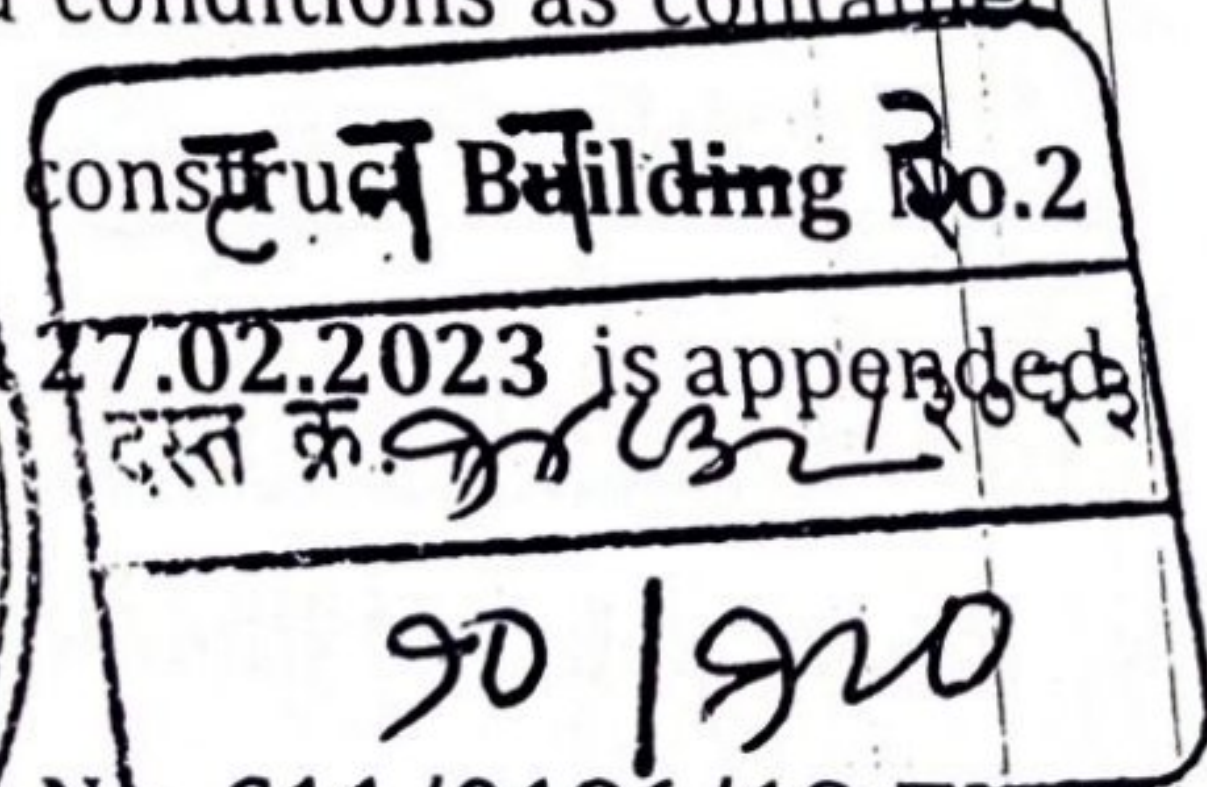
T. Vide letter dated **30.06.2022** bearing No. **S11/0186/18 TMC/TDD/4109/22** TMC has granted further Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to construct Building No.2 consisting of Stilt (Part) + 1st to 12th floor. A Copy of said Further CC for Phase-1 dated **30.06.2022** is appended hereto as Annexure "C4".

U. The Promoter has obtained amended Environmental Clearance for the expansion of the project vide Environmental NOC dated **23.02.2023**.

V. Vide letter dated **27.02.2023** bearing No. **S/11/0186/18 TMC/TDD/4310/23** TMC has granted further Commencement Certificate to the Promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions as contained therein. The Promoter is thereby entitled to further construct Building No.2 from 13th to 35th floor A Copy of said Further CC dated **27.02.2023** is appended hereto as Annexure "C5".

W. Vide letter dated 25th October 2021 bearing V.P. No. **S11/0186/18 TMC/TDD/OCC/0970/21** TMC has granted Part Occupancy Certificate ("OC") for Ground (Part) + Stilt (Part) + 1st floor/Mezzanine of building No. 1.

X. On 26th October, 2019 Adv. Rajesh R. Khaire has issued a "Title Certificate" for the said total land which has been seen and inspected by the Allottee. A copy of said Title Certificate is appended hereto as Annexure "D".



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Y. The Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 (the "RERA") with the Real Estate Regulatory Authority under Registration no P51700021343. A copy of the certificate of registration is appended hereto as Annexure "E".

Z. As per "Indenture of Mortgage Cum Charge" dated 14/10/2019 the Promoter availed construction loan facility from Bajaj Housing Finance Limited by mortgaging the sale units in said entire project upon terms and conditions mentioned therein. Thereafter they successfully repaid the loan to the said financial institution as per the No Dues Certificate dated 04th September 2022.

AA. Further as per "Indenture of Mortgage" dated 25.08.2022 the Promoter availed construction loan facility from Aditya Birla Finance Limited by mortgaging the sale units in said entire project upon terms and conditions mentioned therein.

BB. Upon the demand of Allottee the promoter has given Allottee the following documents for inspection;

- a) 'Purchase Deed' dated 09/11/2017 executed between Promoter and Vendor 1
- b) 'Deed of Sale' dated 16/11/2017 executed between Promoter and Vendor 2
- c) 'Deed of Sale' dated 07/12/2017 executed between Promoter and Vendor 3
- d) 'Deed of Sale' dated 01/01/2018 executed between Promoter and Vendor 4

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Fire NOC issued by Thane Municipal Corporation Fire Brigade Thane for said project dated 30/11/2018



- f) Copies of Sanctioned Plan
- g) Copy of proposed Master plan and Additional Floors in Building 1 and Building 2 plan as per New UDCPR.
- h) Development permission Ref No V.P.No.S11/0186/TMC/TDD/2901/18 dated 06th December 2018
- i) Commencement Certificate dated 21st December 2021 bearing No. V No. S11/0186/18 REVISED

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- j) Commencement Certificate dated 27th February 2023 bearing No. V.P. No. S11/0186/18 TMC/TDD/4310/23
- k) RERA registration Certificate bearing no. P51700021343
- l) Copy of letter dated 14th August, 2019 of High Rise approvability
- m) Copy of Indenture of Mortgage Cum Charge dated 25.08.2022
- n) Copy of EC approval dated 23rd February 2023.
- o) Copy of Plinth Completion letter dated 11th September, 2020

CC. The Allottee has taken inspection of the aforesaid documents and writings including, sanctioned plans, and other relevant documents and have perused RERA portal and have also perused proposed plans for phase -2 the Allottee has visited the site of construction and made himself/ herself familiar with the terms and conditions imposed by the TMC and other relevant authorities. The Allottee/s binds himself/herself/themselves to adhere with terms and conditions of the above documents. Besides a copy of all such documents are available at the site office & head office and is available for verification by the Allottee after giving a reasonable notice.

DD. The Allottee has applied to the Promoters for allotment of 'Unit No. 1204' on 12th floor of Building No. 1 admeasuring about 52.43 sq. mtrs of carpet area (the "said unit") which is more particularly described in "SCHEDULE OF UNIT". A copy of floor plan is appended hereto as Annexure "F" and the said unit is marked separately in the floor plan. In addition, without any further monetary consideration, the Allottee is entitled to **enclosed balcony of 4.64 sq. mtrs and cupboard of 2.09 sq. mtrs**, totally admeasuring about 6.73 sq. mtrs. Being ancillary area (the "additional area") marked separately in the floor plan appended as Annexure "G". The aggregate of carpet area and additional area is the "Gross Usable Area" totalling to 59.16 sq. meters available for use by the Allottee.

EE. The Allottee has offered to pay to the Promoter a sum of **RS.55.00.000/- (RUPEES FIFTY FIVE LAKHS ONLY)** as consideration for transferring the said unit in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of **RS.21,30,000/- (RUPEES TWENTY ONE LAKHS THIRTY THOUSAND ONLY)** being "**part consideration**" of the said unit agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The



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| RS.55.00.000/- |

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Allottee has agreed to pay to the Promoter balance consideration of RS. 33,70,000/- (RUPEES THIRTY THREE LAKHS SEVENTY THOUSAND ONLY) subject to TDS as applicable under Income Tax Act 1961.

FF. The parties have accordingly decided to record their agreement in writing for transfer of said unit upon the terms and conditions hereinafter appearing.

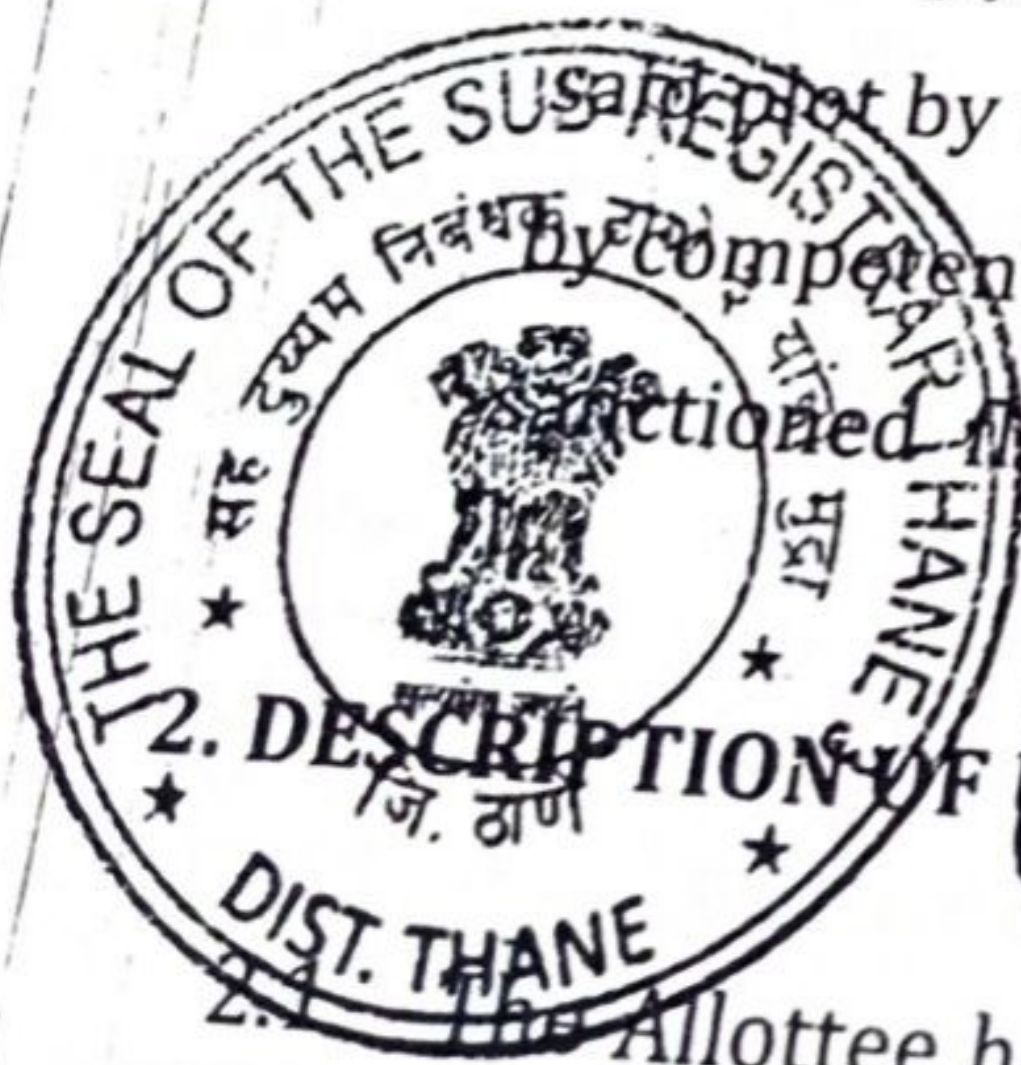
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. PROJECT:

1.1 The Promoter shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the competent authority with only such variations as may be required to utilize the total FSI and as approved by the competent authority or the Government.

1.2 If required by competent authority or Government, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottee, if such additions / alterations are adversely affecting the unit allotted to the Allottee and to the said project.

1.3 The Promoter has represented under this agreement that it is entitled to develop the said plot by utilizing the total FSI of 29436 sq. mtrs available on the said plot. Accordingly, the Allottee has given its consent to the Promoter to develop the said plot by utilizing total potential FSI of 29436sq. mtrs as per plan sanctioned by competent authority from time to time and add further three floors to existing sanctioned floors to take Building 1 & Building 2 to a total of 35 floors each.



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Allottee hereby agrees to purchase from Promoter and Promoter hereby agree to sell to Allottee 'Unit No.1204 carpet area admeasuring of 52.43 sq mtrs on 12TH Floor of the Building No."1" (the "said Unit"). The said unit is more particularly described in "SCHEDULE OF UNIT". In addition, without any further consideration, Allottee is entitled to enclosed balcony of 4.64 sq. mtrs and cupboard of 2.09 sq. mtrs, totally admeasuring about 6.73 sq. mtrs. being

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ancillary area (the "Additional Area") marked separately in floor plan appended as Annexure 'F'. The aggregate of carpet area and additional areas is the "Gross Usable Area" totaling to 59.16 sq. mtrs available for use by the Allottee.

- 2.2 The time for payment of the each every installment mentioned in the schedule of payment marked as Annexure "G" shall be of the essence of the contract. If the Purchaser/s commits default in payment of any of the installments as aforesaid on the respective due dates, the Promoter shall have full and absolute authority to terminate this Agreement. On the Promoter, terminating this Agreement under this clause, the promoter shall have full and absolute liberty and authority to sell the said flat to any other person or persons as the Promoter may deem fit and at such price and on such terms as the Promoter may determine and in that case, the Allottee shall not raise any objection in respect of such sale.
- 2.3 The fixtures, fittings and amenities to be provided by Promoter in the said unit are those that are set out in Annexure 'H'. Promoter shall not be obliged to accept or accede to any request from Allottee for making any changes in the amenities to be provided by Promoter.

3. CONSIDERATION:

3.1 It is mutually agreed by and between the parties that consideration for sale of said unit shall be **RS.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY)** (the "said Consideration"). The said consideration amount does not include the taxes and other statutory payments which are to be paid separately by Allottee. The consideration as agreed between the parties hereto for the sale of said flat has been determined on the basis of the following considerations.

3.2 The Allottee has negotiated the consideration herein above by offering to pay to the Promoter consideration in the following manner as per schedule of Payment which has been accepted by the Promoter.

3.3 Allottee hereby agrees to pay the escalation on said consideration on following grounds:

- (a) Any increase on account of development charges payable to the competent authority.
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time.



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SCHEDULE OF PLOT

All that piece and parcel of land admeasuring 5725 sq.mtr part of said total land after deduction of Road widening by TMC situated at village Shii , Taluka and District Thane bounded as under;

- On or towards North : S.No.18
- On or towards East : Daighar Village Boundary
- On or towards West : S. No.20
- On or towards South : 60.0 Mt. wide D.P.Road

SCHEDULE OF ENTIRE PROJECT

Phase I

Two residential cum commercial buildings comprising of 2 Buildings of Building No. 1 having Ground (Part) + Stilt (Part) + 1st floor/Mezzanine + 2 to 32 floor consisting of 139 residential units for sale and 8 commercial units for sale and Building no.2 having Stilt +1st and 2nd Floor + 3 to 32 floor consisting of 138 residential units in the project known as "PARAMOUNT" constructed on all that piece and parcel of said plot.

Phase II

Three upper floors i.e. 33rd floor to 35th floor with additional 15 nos. of residential flats for sale in Building No. 1 and Three upper floors i.e. 33rd floor to 35th floor with additional 15 nos. of residential flats for sale in Building No. 2 in the project known as "PARAMOUNT" constructed on all that piece and parcel of said plot.

SCHEDULE UNIT

Residential unit bearing Unit No. '1204' admeasuring 52.43 Sq. Mts. Carpet area on 12th Floor in Building no. "11" in the Project Known as "PARAMOUNT" be constructed on the said plot more particularly described hereinafter



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ANNEX "B"

Certificate No. 4050



THANE MUNICIPAL CORPORATION, THANE

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

इमारत क्र.१ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १st floor/Mezz + २ ते ३२ मजले
इमारत क्र.२:- स्टिल्ट + १st & २nd floor + ३ ते ६ मजले
फिटनेस सेंटर : इमारत क्र.२ च्या शल्या व २-या मजल्यावर पार्ट भागात

V. P. No. S11/0186/18 TMC / TDD / 2901/18 Date : 06/12/2018
To, Shri / Smt. श्री. फॉल्डस आर्किटेक्ट्स अण्ड कन्सल्टंट्स Architect
Shri मे. मेट्रो ड्रीम होम्स तर्फे भागीदार हितेश सुरेश जैत (मालक/विकासक)
(Owners)

With reference to your application No. ३०१३ dated २८/०६/२०१८ 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. ११ Situated at Road / Street वरील प्रमाणे in village शिळव डायघर Sector No. खालील प्रमाणे S. No. / C.S.T. No. / F.P. No. ११

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.
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- a) सी.सी. पुर्वी मा. आयुक्त सां. यांनी Ease of Doing Business संदर्भात दि.०३/११/२०१५ रोजीच्या पारित केलेल्या परिपत्रकानुसार Storm Water Drain बाबतचे कन्सल्टंटचे नकाशे सादर करणे आवश्यक असून सदर बाबत पुर्णत्वाचा दाखला वापर परवानगीसाठी आवश्यक व ताबा पावती सादर करणे आवश्यक.
 - ब) सी.सी. पुर्वी ६० मी. डी.पी. रस्त्याखालील क्षेत्राचे नोंदणीकृत नकाशे सादर करणे आवश्यक.
 - ग) सी.सी. पुर्वी मलनिःसारण/ड्रेनेज विभागाकडील नकाशा पुर्वी सादर करणे आवश्यक.
 - द) सी.सी. पुर्वी आर.सी.सी. तऱ्हांचे स्वाक्षरीसह नकाशा सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PEANS UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966



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ANNEX "C2"



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

VP No : S11/0186/18 NEW

No : TMC/TDD/3593/21

Date : 4/5/2021

Building Details

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

To,

Anil Hassanand Jagwani (CA/2001/27699)

(Architect)

METRO DERAM HOME, METRO DERAM HOME, METRO

(Owner)

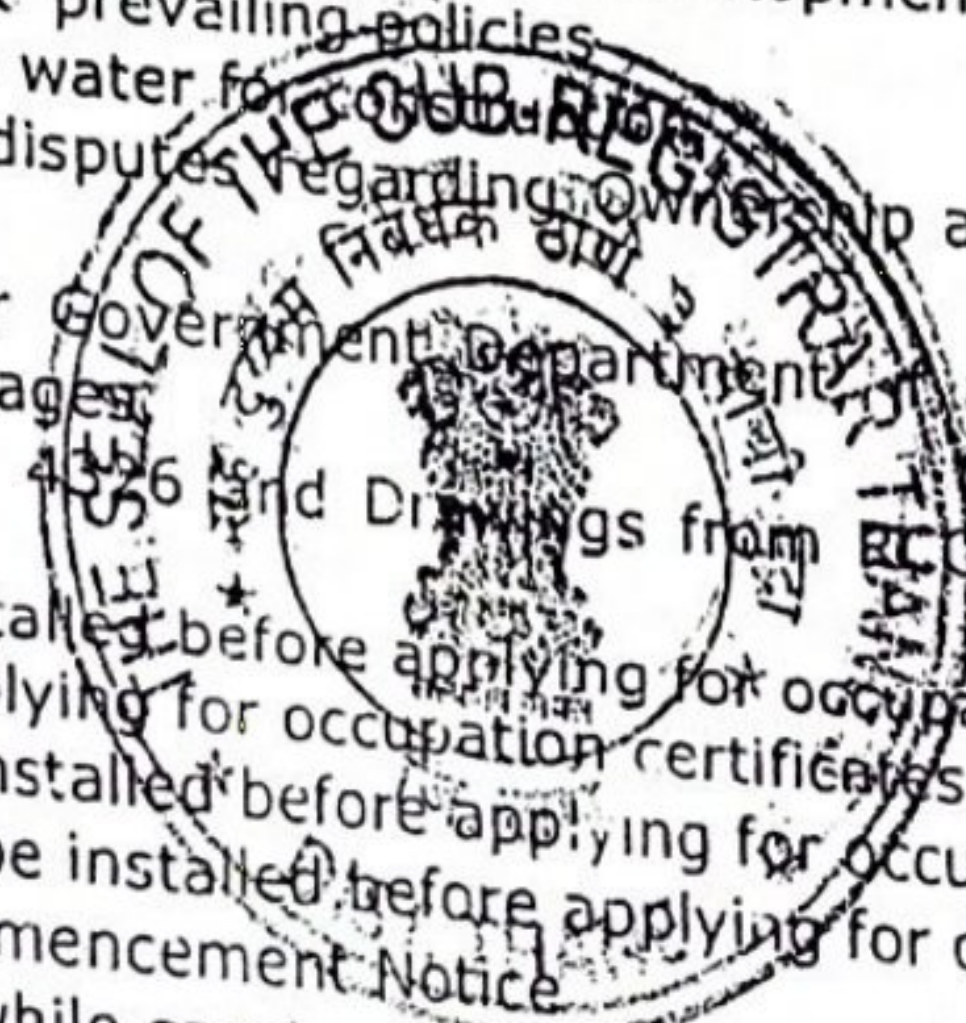
DERAM HOME, METRO DERAM HOME, METRO DERAM HOME

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0186/18 dated 9/7/2018 and development Permission No. TMC/TDD/2901/18 dated 6/12/2018 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out shil ,dighar, Survey No / H No. :- 19,91/,91/2,93, the Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for road and boundary of plot & approach road.
- 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 PCC 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.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.



3
43/1920
2023

ANNEX "C3"



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

VP No : S11/0186/18
Revised

No : TMC/TDD/3816/21

Date : 21/12/2021

Building Details

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

To,

Anil Hassanand Jagwani (CA/2001/27699)

(Architect)

M/S METRO DREAM HOMES THROUGH ITS PARTNER
HITESH SURESH JAIN, THANE MUNICIPAL CORPORATION
60 M WIDE ROAD, THANE MUNICIPAL CORPORATION 60 M
WIDE ROAD, THANE MUNICIPAL CORPORATION 60 M
WIDE ROAD, THANE MUNICIPAL CORPORATION 60 M
WIDE ROAD

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0186/18 dated 26/11/2021 and development Permission No. TMC/TDD/3816/21 dated 21/12/2021 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Sector: Sector 11, Village :- Dighar, Survey No / H No. :- 91/1,91/2,93, Shil Survey No/ Hissa No. 19, the development Permission / Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be

