



## STATE BANK OF INDIA, RACPC ANDHERI

LOS ID :		LOAN TYPE :	TL / MAXGAIN
BRANCH :	JVPD	BRANCH CODE :	05349
QPAS ID :		RERA REG NO :	

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	Kunal Salvi	CIF NO :	1	85677504733
CO-APPLICANT NAME:	Tejaswi salvi		2	
CO-APPLICANT NAME:			3	
CO-APPLICANT NAME:			4	
CONTACT NO (1)			(2)	
EMAIL ID :				

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	18 months
LOAN AMOUNT :	37,00,000/-	INTEREST RATE :	
TENURE :	360 m.	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP			
SCHEME :		SBI LIFE: YES / NO	
PROPERTY COST :		PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION			
SOURCING NAME:	Shankar mahadik	CONTACT OF SOURCING	9892680840
SOURCING TYPE :	HLC	HLC / SSL CODE / PF NO :	MUMHLC03125
EMAIL :		SIGN OF THE COORD :	

PROPERTY INSURANCE OBTAINED :		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
DE NO :		ROI :		
TD NO :		ECS / SI :		

DOCUMENTATION OFFICER (NAME & FILE NO.)	
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CUSTODY FILE NO:	
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Receipt (पत्रिका)

73/8207

Friday, August 25, 2023

3:35 PM

पावती

Original/Duplicate

नोंदणी क्र. 394

Regn. 394

पावती क्र.: 9467

दिनांक: 25/08/2023

नावाचे नाव: वडवली

दस्तावेजाचा अनुक्रमांक: टनत1-6397-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कुणाल अंकुश साळवी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1300.00

पृष्ठांची संख्या: 65

एकूण:

₹. 31300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:56 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

बाजार मुल्य: ₹.3438341.445/-

मोबदला ₹.3968000/-

भरलेले मुद्रांक शुल्क : ₹. 277800/-

सह दुय्यम निबंधक वर्ग-२,  
ठाणे - १

1) देयकाचा प्रकार: DHC रक्कम: ₹.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823259810124 दिनांक: 25/08/2023

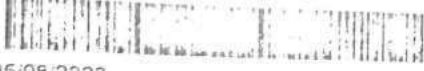
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007146781202324E दिनांक: 25/08/2023

बँकेचे नाव व पत्ता:





25/08/2023

सूची क्र.2

दुय्यम निबंधक : द.नि. ठाणे 1

दस्त क्रमांक : 6397/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

(1) विलंबाचा प्रकार	बगरनामा
(2) मोंबदना	3968000
(3) वाजार भाव(भाडेपट्ट्याच्या वाचनपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3438341.445
(4) भू-मापन, पोट्टिस्मा व परक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका नं.1009, माळा नं: 10 वा मजला, इमारतीचे नाव: एम एन्क्लेव, रोड : वडवली ठाणे, इतर माहिती: मळें नं.70 हिस्सा नं 6 मळें नं.53 हिस्सा नं.6 क्षेत्र 29.47 चौ मी कार्पेट व वाल्कनी क्षेत्र 2.75 चौ मी( ( Survey Number : 70 हिस्सा नं.6 मळें नं.53 हिस्सा नं.6 ; ) )
(5) क्षेत्रफळ	1) 29.47 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.एस सिप्रेचर ह्योम्स एल एल पी चे भागीदार मनीष डी देविया यांचे कु.मु. म्हणुन दिनेश पवार वय:-37; पत्ता:-प्लॉट नं: ऑफिस नं.ए/201, माळा नं: -, इमारतीचे नाव: मानम र मिडेमी, ब्लॉक नं: व्ही एम रोड, रोड नं: नीपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ABDFA9797L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल अंकुश साळवी वय:-34; पत्ता:-प्लॉट नं: 5वी-501, माळा नं: -, इमारतीचे नाव: एन्क्लेव महागणपती सोसायटी, ब्लॉक नं: जीसीसी क्लव हाटकेश, रोड नं: मीरा रोड ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BVWPS5957G 2): नाव:-तेजस्वी कुणाल साळवी वय:-33; पत्ता:-प्लॉट नं: 5वी-501, माळा नं: -, इमारतीचे नाव: एन्क्लेव महागणपती सोसायटी, ब्लॉक नं: जीसीसी क्लव हाटकेश, रोड नं: मीरा रोड ठाणे, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AETPL5444G
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6397/2023
(12) वाजार भावाप्रमाणे मुद्रांक शुल्क	277800
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-२,  
ठाणे - १

मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव )		25 August 2023, 03:10:25 PM	
Valuation ID	202308255989		
मूल्यांकनाचे वर्ष	2023		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : ठाणे		
उप मूल्य विभाग	13/48-1 व 4) रस्त्यापासून दूर असलेला भाग व वरील "1 अ/4" मध्ये दर्शविलेल्या सर्व नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्व नंबर सिटी सर्व नंबर ( गावठाण )		
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्रयानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
19900	97700	109100	121900
औद्योगिक	मोजमापनाचे एकक	चौ मीटर	
109100			
बाधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	32.417 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor
		मिळकतीचा प्रकार-	बांधकामाचा दर-
		बांधकामाचा दर-	Rs.26620 -
		कार्पेट क्षेत्र-	29.47 चौ. मीटर
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate = Rs.102585/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (102585-19900) * (100 / 100 ) ) + 19900 ) = Rs.102585/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 102585 * 32.417 = Rs.3325497.945/-		
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	2.75 चौ. मीटर		
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 2.75 * ( 102585 * 40/100 ) = Rs.112843.5/-		
Applicable Rules	= 3, 9, 18, 19, 14		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनवर्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3325497.945 + 0 + 0 + 0 + 0 + 112843.5 + 0 + 0 + 0 + 0 = Rs.3438341/- = ₹ चौतीस लाख अडतीस हजार तीन शो एक्केचाळीस /-		

Home	Print
ट न न 9	
दस्त क्र. 6386	2023
9	64





CHALLAN  
MTR Form Number-6



Case No. MHAD71467812023046	Case Code	Date 25/08/2023-11:24:25	Form ID 25.2
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Department Inspector General of Registration	Payer Details		
Type of Payment Stamp Duty	TAX ID / TAN (If Any)		
Office Name THIN1_HQR SUB REGISTRAR THANE URBAN 1	PAN No. (If Applicable) BVWPS5957G	Full Name MR KUNAL ANKUSH SALVI	
Location THANE	Flat/Block No.	FLAT NO. 1009, 10th FLOOR, ACE ENCLAVE	
Year 2023-2024 One Time	Premises/Building	G.B.ROAD, VADAVALI,	
Account Head Details	Amount In Rs.	Road/Street	Area/Locality
0030046401 Stamp Duty	277800.00	THANE	
0030063301 Registration Fee	30000.00	Town/City/District	
		Pin	4 0 0 6 1 5

Remarks (If Any)  
**उलज 9**  
 PAN=ABDYN997L and Part Name=MESSRS  
 HOMES LLP - CA-5908000  
**दस्तावे. ६३९०२०२३**  
**६५**  
 Amount In Words Three Lakh Seven Thousand Eight Hundred and Fifty



Total	3,07,800.00	Words	y
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Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332023082510655 730868917
Cheque/DD No.	Bank Date	RBI Date	25/08/2023-11:27:29 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. : 9821672387  
 सदर चलन केवल दुरुपेन निषेधक कार्यालयीय नोंदणी कार्यालयीय दस्तावेजाती लागू आहे. नोंदणी व कार्यालयीय दस्तावेजाती लागू नसलेल्या लागू नाही.



ट न न १	
दस्त क्र. E386	2023
3	EY
AGREEMENT FOR SALE	



THIS AGREEMENT made at Thane this 25<sup>th</sup> day of August in the year 2023.

M/S. ACE SIGNATURE HOMES LLP, PAN - AB DFA9797L, a Limited Liability Partnership Firm, duly Registered under the provisions of Limited Liability Partnership Act, 2008, having Office at: A/201, Manas Residency, V.S. Marg, Naupada, Thane West - 400602, through authorized partner and singatory **MR. MANISH D. DEDHIA**, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partnership firm, its partners and their respective heirs, successors in title, executors and assigns) **OF THE ONE PART;**

AND

**MR. KUNAL ANKUSH SALVI**, Age- 34 Years.

Official e-mail ID **kunalsalvi10@gmail.com**,

R/o 5B-501, EVERGREEN MAHAGANPATI CHS SOCIETY ,NEAR GCC CLUB, HATKESH, MIRA ROAD (EAST), THANE 401107.

PAN No. **BVWPS5957G**.

JOINTLY WITH\*

**MRS. TEJASWI KUNAL SALVI**, Age- 33 Years.

R/o 5B-501, EVERGREEN MAHAGANPATI CHS SOCIETY ,NEAR GCC CLUB, HATKESH, MIRA ROAD (EAST), THANE 401107.

PAN No. **AETPL5444G**

OR

(FOR FIRMS)

M/s. \_\_\_\_\_ a partnership/ proprietorship firm duly registered and having its office at \_\_\_\_\_

\_\_\_\_\_ through its Authorized Signatory Partner/ Sole Proprietor Mr./ Ms./ Mrs. \_\_\_\_\_ Official e-mail ID of the Firm \_\_\_\_\_ having Income tax PAN No. \_\_\_\_\_

Hereinafter jointly and severally referred to as the "Purchaser(s)" (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his/her/its heirs, executors, administrators, successors and legal representatives) **OF THE OTHER PART.**

ट न न ९	
दस्त क्र. ६३९७	२०२३
The Promoters and	
४	६५
individually as the 'Parties'	



Whereas the Promoters are development rights holders of and/or well and sufficiently entitled to all pieces and parcels of portion admeasuring 3165 square meters from and out of land bearing land bearing Survey No. 70, Hissa No. 6 admeasuring 3200 Square Meters situated at village Vadavali, Taluka and District Thane (**hereinafter referred to as first property**) and 2) portion admeasuring 35 square meters from and out of Survey No. 53, Hissa No. 6 admeasuring 1720 Square Meters lying, being and situated at village Mogharpada, Taluka and District Thane (**hereinafter referred to as second property**) and within jurisdiction of registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation (TMC).

**And Whereas** after deducting the Area under reservation and Area not in possession, the balance portion admeasuring 2450 square meters out of the First Property is the net area available for the development. The portion admeasuring 2450 square meters out of the First Property and portion admeasuring 35 square meters from and out of the Second Property are hereinafter collectively referred to as the "**Said Property**" and more particularly described in the First Schedule hereunder written.

**And Whereas Brief History of First Property is as under:**

- i) The land bearing Survey No. 70, Hissa No. 6 admeasuring 3200 Square Meters lying being and situate at village Vadavali, Taluka and District Thane (**First Larger Property**) was originally owned by Mr. DinshawKawasjiDongariwala alias Thanawala and cultivated by agricultural tenant Mahadu Gopal Ture.
- ii) Mr. Mahadu Gopal Ture demised in the year 1960 leaving behind his only son HendarMahadu Ture as only legal heir. HendarMahadu Ture also demised in the year 1971 leaving behind him his wife Smt. ThamibaiHender Ture, son NavnathHendar Ture, daughters 1) Mrs. Shakuntala ValkyaShinge, 2) Mrs. Gauribai Parasharam Patil, 3) Mrs. Kantabai Gajanan Bhoir, 4) Mrs. GulabbaiBalkrushna Thakur, 5) Mrs. Laxmibai Chandrakant Mukadam as his only legal heirs.
- iii) Agricultural Land Tribunal and Additional Tahsildar, Thane passed order dated 26.01.1965 bearing no. IPL-X-P-26/VADAVALI-72/1-65 under Section 32G of Maharashtra (Bombay) Tenancy and Agricultural lands Act, 1948 (MTAL Act) and thereby determined purchase price to be paid by Tenant purchaser Mr. HendarMahadu Ture.
- iv) Tahsildar and Agricultural Land Tribunal further issued Certificate of Purchase dated October 15, 1988, bearing no. IPL-I-X-26, KRAMANK 3965 under section 32M of MTAL Act after payment of entire purchase price by the tenant Mr. HendarMahadu Ture and the charge of original landowners was removed from the other rights column of Records of Rights of First Larger Property.
- v) Smt. Thamibai Hender Ture demised on 08/10/2014 leaving behind her son Mr. Navnath Hendar Ture and five daughters 1) Mrs. Shakuntala ValkyaShinge, 2) Mrs. Gauribai Parashuram Patil, 3) Mrs. Kantabai Gajanan Bhoir, 4) Mrs. Gulabbai Balkrushna Thakur, 5) Mrs. Laxmibai Chandrakant Mukadam as her only legal heirs.

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दस्त क्र. ६३९७	२०२३
The Promoters and	
४	६५
individually as the Parties	



Whereas the Promoters are development rights holders of and/or well and sufficiently entitled to all pieces and parcels of portion admeasuring 3165 square meters from and out of land bearing land bearing Survey No. 70, Hissa No. 6 admeasuring 3200 Square Meters situated at village Vadavali, Taluka and District Thane (**hereinafter referred to as first property**) and 2) portion admeasuring 35 square meters from and out of Survey No. 53, Hissa No. 6 admeasuring 1720 Square Meters lying, being and situated at village Mogharpada, Taluka and District Thane (**hereinafter referred to as second property**) and within jurisdiction of registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation (TMC).

**And Whereas** after deducting the Area under reservation and Area not in possession, the balance portion admeasuring 2450 square meters out of the First Property is the net area available for the development. The portion admeasuring 2450 square meters out of the First Property and portion admeasuring 35 square meters from and out of the Second Property are hereinafter collectively referred to as the "**Said Property**" and more particularly described in the First Schedule hereunder written.

**And Whereas Brief History of First Property is as under:**

- i) The land bearing Survey No. 70, Hissa No. 6 admeasuring 3200 Square Meters lying being and situate at village Vadavali, Taluka and District Thane (**First Larger Property**) was originally owned by Mr. DinshawKawasjiDongariwala alias Thanawala and cultivated by agricultural tenant Mahadu Gopal Ture.
- ii) Mr. Mahadu Gopal Ture demised in the year 1960 leaving behind his only son HendarMahadu Ture as only legal heir. HenderMahadu Ture also demised in the year 1971 leaving behind him his wife Smt. ThamibaiHender Ture, son NavnathHendar Ture, daughters 1) Mrs. Shakuntala ValkyaShinge, 2) Mrs. Gauribai Parasharam Patil, 3) Mrs. Kantabai Gajanan Bhoir, 4) Mrs. GulabbaiBalkrushna Thakur, 5) Mrs. Laxmibai Chandrakant Mukadam as his only legal heirs.
- iii) Agricultural Land Tribunal and Additional Tahsildar, Thane passed order dated 26.01.1965 bearing no. IPL-X-P-26/VADAVALI-72/1-65 under Section 32G of Maharashtra (Bombay) Tenancy and Agricultural lands Act, 1948 (MTAL Act) and thereby determined purchase price to be paid by Tenant purchaser Mr. HendarMahadu Ture.
- iv) Tahsildar and Agricultural Land Tribunal further issued Certificate of Purchase dated October 15, 1988, bearing no. IPL-I-X-26, KRAMANK 3965 under section 32M of MTAL Act after payment of entire purchase price by the tenant Mr. HendarMahadu Ture and the charge of original landowners was removed from the other rights column of Records of Rights of First Larger Property.
- v) Smt. Thamibai Hender Ture demised on 08/10/2014 leaving behind her son Mr. Navnath Hendar Ture and five daughters 1) Mrs. Shakuntala ValkyaShinge, 2) Mrs. Gauribai Parashuram Patil, 3) Mrs. Kantabai Gajanan Bhoir, 4) Mrs. Gulabbai Balkrushna Thakur, 5) Mrs. Laxmibai Chandrakant Mukadam as her only legal heirs.

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*[Handwritten signatures]*



vi) Thereafter, Mr. Navnath Hendar Ture and others executed Agreement for Sale dated January 11, 2017 in favour of the Promoters and thereby agreed to sell their (7/12<sup>th</sup>) un-divided share admeasuring 1866.67 square meters from and out of the First Larger Property, which is duly registered with the Sub Registrar of Assurances, Thane, at serial no. TNN-5/371/2017.

vii) Mr. Navnath Hendar Ture and others have executed Power of Attorney dated January 11, 2017 in respect of their (7/12<sup>th</sup>) un-divided share admeasuring 1866.67 square meters from and out of the First Larger Property in favour of the Developers which is duly registered with the Sub Registrar of Assurances, Thane, at serial TNN-5/372/2017.

viii) Mrs. Shakuntala Hendar Ture alias Mrs. Shakuntala Walakya Shinge and others have executed Agreement for Sale and Development dated October 27, 2016 in favour of Promoters and thereby agreed to sell their (5/12<sup>th</sup>) un-divided share admeasuring 1333.33 square meters from and out of the First Larger Property and also assigned exclusive development rights in respect of their un-divided share out of First Larger Property, which is duly registered with the Sub Registrar of Assurances, Thane, at serial no. TNN-5/12187/2016.

ix) Mrs. Shakuntala Hendar Ture (Shakuntala Walakya Shinge) and others executed Power of Attorney October 27, 2016 in favour of the Promoters in respect of their (5/12<sup>th</sup>) un-divided share admeasuring 1333.33 square meters from and out of the First Larger Property, which is duly registered with the Sub Registrar of Assurances, Thane, at serial no. TNN-5/12190/2016.

**And Whereas Brief History of Second Property is as under:**

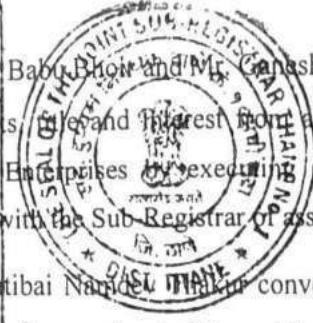
- i) The land bearing Survey No. 53, Hissa No. 6 admeasuring 1720 Square Meters lying, being and situated at village Mogharpada (Second Larger Property) was originally owned by Shri. Mankaya Alshya Thakur.
- ii) Mr. Mankya Alshya Thakur demised on 30/09/1956 leaving behind his only legal heir son Mr. Namdev Mankya Thakur.
- iii) **Mr. Namdev Mankya Thakur demised in or around 1966 leaving behind wife Smt. Raghubai Namdev Thakur, 4 sons viz. 1) Bhimdev Namdev Thakur, 2) Mr. Sakharam Namdev Thakur, 3) Mr. Sadashiv Namdev Thakur and 4) Mr. Suryadev Namdev Thakur and 2 daughters viz. 1) Parvatibai Namdev Thakur and 2) Laxmibai Namdev Thakur alias Mrs. Laxmibai Babu Bhoir.**
- iv) Laxmibai Namdev Thakur alias Mrs. Laxmibai Babu Bhoir demised on 17/08/2007 leaving behind 2 sons viz. 1) Mr. Ganesh Babu Bhoir and 2) Mr. Sachin Babu Bhoir as her only legal heirs.
- v) Smt. Raghubai Namdev Thakur demised on 27/1/2011 leaving behind, 4 sons viz. 1) Bhimdev Namdev Thakur, 2) Mr. Sakharam Namdev Thakur, 3) Mr. Sadashiv Namdev Thakur and 4) Mr. Suryadev Namdev Thakur and one daughter Parvatibai Namdev Thakur and 2 grandsons viz. 1) Mr. Ganesh Babu Bhoir and 2) Mr. Sachin Babu Bhoir as her only legal heirs.

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- vi) Mr. Sachin Babu Bhoir and Mr. Ganesh Babu Bhoir conveyed and transferred their undivided share, rights, title and interest from and out of Second Larger Property in favour of M/s. Shreelabh Enterprises by executing Conveyance Deed dated 30/08/2017 which is duly registered with the Sub-Registrar of assurances, Thane at serial no. TNN-12/2494/2017.
- vii) Mrs. Parvatibai Namdev conveyed and transferred her undivided share, rights, title and interest from and out of Second Larger Property in favour of M/s. Shreelabh Enterprises by executing Conveyance Deed dated 05/09/2018 which is duly registered with the Sub-Registrar of assurances, Thane at serial no. TNN-2/9795/2018.
- viii) Mr. Sakharam Namdev Thakur and others in confirmation with Mrs. Vatsala Sakharam Thakur and others granted development rights of their undivided share from and out of Second Larger Property in favour of Promoters by executing Development Agreement dated 19<sup>th</sup> October 2011 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/9505/2011 and further executed power of attorney on even date which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/863/2011.

And Whereas Exchange Of Portion Of First Larger Property & Second Larger Property As Under:

The Promoters and M/s. Shree Laabh Enterprises have mutually agreed to extend necessary cooperation to each other for development of their respective projects and also agreed to exchange certain portion of respective properties for facilitating better planning and further agreed to grant right of way to each other for ensuring better access for the respective projects.

First Larger Property and Second Larger Property are adjacent to each other and for better planning of both the projects proposed thereon, the Promoters in confirmation with Mr. Navnath Hender Ture and others and M/s. Shree Laabh Enterprises in confirmation with the Mr. Sadashiv Namdev Thakur and others have exchanged 35 square meters out of the First Larger Property (First Property) with M/s. Shree Laabh Enterprises and in consideration thereof M/s. Shree Laabh Enterprises have exchanged development rights of 35 square meters from and out of Second Larger Property (Second Property) in favour of Promotes by executing Agreement for Exchange dated 16<sup>th</sup> October, 2019 is duly registered with the Sub-registrar of Assurances, Thane at Sr.No.TNN-1/11559/2019.

And Whereasthe details of not in possession area in the Said Property are as under:

As per the revised sanctioned plan, portion admeasuring 160 square meters from and out of Said First Property not in possession of the Promoters. If the same is becomes available in the future, under such circumstances, the Promoters may amalgamate said area to the Said Property and promoter may utilize the said area and revise the building plan for construction of additional floors upon Said Building and/or construction of other independent and additional building/s on Said Property or may shift the parking building to the area not in possession, after amalgamation and shall use all permissible development potentiality of Said Property and/or such additionally amalgamated area and for that purpose, may submit revised plans for approval to the competent authorities and shall seek revised approval to the Said Latest Approved Plan as per their choice and in their sole discretion. The Promoters shall also be entitled to load DR and/or TDR in development of said property. By making use of said

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DR and/or TDR, Promoters are entitled to construct additional upper floors upon building.

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And Whereas details of various permissions obtained in respect of Said Property are as under:

- i. The Tehsildar and Agricultural Lands Tribunal granted permission u/s. 43 of KULVAHIVAT/KAWA No. 05/2020 dated March 05, 2020 in respect of First Larger Property.
- ii. After execution of Agreement for Exchange, the Promoters have submitted building plan, accordingly the Thane Municipal Corporation granted Commencement Certificate under V.P. No. S06/0320/19 TMC/TDD/4011/22 dated March 03, 2022 for carrying out construction and development of building consisting of Ground / Stilt + 21 Upper Floors + 22 Recreational Floor, hereinafter referred to as **SANCTIONED PLAN**.

The Promoters may amalgamate land bearing Survey no. 70/7, 70/10 and 70/11 with the Said Property and proposed additional construction on such amalgamated property by utilizing entire development potential thereof.

AND WHEREAS the Promoter has proposed to construct on the Said Property having Stilt + 21 Upper Floors + 22 Recreational Floor

AND WHEREAS the Allottee is offered an Apartment bearing number **Flat No.1009** admeasuring **29.47** square meters Carpet area (as defined under RERA) along with Balcony admeasuring **2.75** square meter on the **10<sup>th</sup>** floor (hereinafter referred to as the "Said Apartment") in the Project known as "**ACE ENCLAVE**" (herein after referred to as the said "Building") being constructed by the Promoter

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the **Council of Architects**;

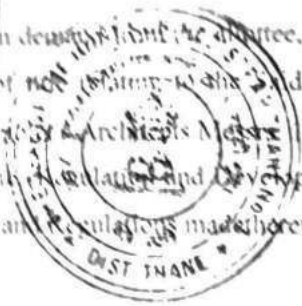
AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority and MAHARERA has granted registration certificate in respect of Said Project bearing registration no. **P51700046536** on 10/08/2022, authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Said Property and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;



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AND WHEREAS on development of the said property, the Promoter has given inspection to the Allottee of all the documents of non-objection to the said Property and the plans, designs and specifications prepared by the Architect's Messrs. [illegible] 10 Folds and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the Said Property on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A'** and **'B'** respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

AND WHEREAS the authenticated copy of the Commencement Certificate under V.P. No. S06 0320 19 TMC/TDD-4011/22 Dated: 30.03.2022 for carrying out building consisting of Ground Stilt + 1 to 21 upper floors + 22 recreational floor. The copy of Commencement Certificate have been annexed hereto and marked as **Annexure C-2**.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Property and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Said Apartment No. **Flat No. 1009** admeasuring 29.47 square meters Carpet area (as defined under RERA) along with exclusive balcony area admeasuring 2.75 square meters and        square meters appurtenant enclosed balcony on the **10th** floor, ( herein after referred to as the "Said Apartment") in the Building called **ACE ENCLAVE** (herein after referred to as the said "Building") being constructed on the Said Property, by the Promoter,

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AND WHEREAS the carpet area of the said Apartment is 29.47 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open space appurtenant to the said apartment, but includes the area covered by the internal partition walls of the apartment.

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AND WHEREAS, the Parties relying on the confirmations, representations and assurances other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 1,92,200/- (Rupees One Lakh Ninety Two Thousand Two Hundred Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P51700046536;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the garage/covered parking (if applicable)

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Promoter shall construct the said building/s consisting of Ground/Stilt and 21 upper floors and 22 Recreational Floor on the Said Property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law and the variations and modifications specifically informed by the Promoters in the present agreement.

1 (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment Flat No. 1009 measuring 29.47 square meters Carpet area (as defined under RERA) along with exclusive balcony area measuring 2.75 square meters and      square meters appurtenant enclosed balcony on the 10th floor in the Project known as

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the consideration of Rs. 39,68,000/- (Rupees Thirty Nine Lakh Sixty Eight Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith along with applicable GST thereon. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby specifically opted for Nil car parking space and therefore the Allottee shall not be entitled to Park any car/four wheeler vehicle in the Said Property.

1(b) The Allottee has paid on or before execution of this agreement a sum of Rs. 1,92,200/- (Rupees One Lakh Ninety Two Thousand Two Hundred Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 37,75,800/- (Rupees Thirty Seven Lakh Seventy Five Thousand Eight Hundred Only), in the following manner :-

Payment Schedule	% Payable	Amount In Figure (Rs.)	Amount In Word (Rs.)
On Booking	10.00	3,96,800/-	Rupees Three Lakh Ninety Six Thousand Eight Hundred Only
On Execution of agreement	10.00	3,96,800/-	Rupees Three Lakh Ninety Six Thousand Eight Hundred Only
On Completion of the Plinth	25.00	9,92,000/-	Rupees Nine Lakh Ninety Two Thousand Only
On Completion of casting of 2nd slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 5th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 8th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 11th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 14th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 17th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of 20th slab	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of casting of terrace slab	4.00	1,58,720/-	Rupees One Lakh Fifty Eight Thousand Seven Hundred and Twenty Only
On Completion of walls, internal gypsum	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only

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On Completion of external plaster, flooring, lift wells	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of doors, external plumbing	3.00	1,19,040/-	Rupees One Lakh Nineteen Thousand Forty Only
On Completion of waterproofing of terrace, external painting	4.00	1,58,720/-	Rupees One Lakh Fifty Eight Thousand Seven Hundred and Twenty Only
On Completion of windows, lobbies upto the floor level of the said apartment	4.00	1,58,720/-	Rupees One Lakh Fifty Eight Thousand Seven Hundred and Twenty Only
On Completion of electrical fittings, lifts	4.00	1,58,720/-	Rupees One Lakh Fifty Eight Thousand Seven Hundred and Twenty Only
On Completion of sanitary fitting, water pumps, entrance lobby	4.00	1,58,720/-	Rupees One Lakh Fifty Eight Thousand Seven Hundred and Twenty Only
At the time of possession	5.00	1,98,400/-	Rupees One Lakh Ninety Eight Thousand Four Hundred Only
Total :		39,68,000/-	

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1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter in the way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Said Apartment.

1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ \_\_\_\_\_ % per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of

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92	refund the excess money paid by Allottee within forty-five days with annual interest at the rates specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement. It is however clarified that, the carpet area shall be calculated on bare shell walls excluding the gypsum plaster and skirting.



three percent. The total amount payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rates specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement. It is however clarified that, the carpet area shall be calculated on bare shell walls excluding the gypsum plaster and skirting.

1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Said Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Said Property is 11182.44 square meters only and Promoter has planned to utilize Floor Space Index of 12181.16 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 12181.16sq meters as proposed to be utilized by him on the Said Property in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the

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Promoter, interest as specified in the Rule, on all the delayed payment which become payable by the Allottee to the Promoter under the terms of this Agreement from the said amount is payable by the allottee(s) to the Promoter.

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4.2 Without prejudice to the right of promoter to charge interest in terms of sub-clause 4.1 above on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of demand/reminders of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and/or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages of 10% of total consideration which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and common amenities to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31/12/2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Said Apartment, to the Allottee in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall give possession of the said apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on

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part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company and also after receipt of occupancy certificate, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all

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the right title and the interest of the Vendor/Lessor/Original Owner/Promoter and of the  
the project and in which the building with multiple wings or buildings are constructed  
13. Within 15 days after notice in writing is given by the Promoter to the Allottee  
the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay  
proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of  
the Said Property and Buildings namely local taxes, betterment charges or such other levies by the  
concerned local authority and or Government water charges, insurance, common lights, repairs and  
salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and  
incidental to the management and maintenance of the Said Property and building/s. Until the  
Society or Limited Company is formed and the said structure of the building/s or wings is  
transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may  
be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee  
shall pay to the Promoter provisional monthly contribution of Rs.3500 per month towards the  
outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and  
remain with the Promoter until a conveyance/assignment of lease of the structure of the building or  
wing is executed in favour of the society or a limited company as aforesaid. On such  
conveyance/assignment of lease being executed for the structure of the building or wing the  
aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the  
Promoter to the Society or the Limited Company, as the case may be.

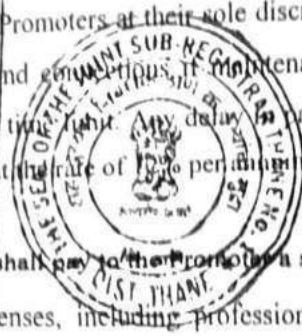
10. The Allottee shall on or before delivery of possession of the Said Apartment keep deposited with  
the Promoter, the following amounts :-

- (i) Rs.600/- for share money, application entrance fee of the Society or Limited  
Company/Federation/ Apex body.
- (ii) Rs.7000/- for formation and registration of the Society or Limited Company/Federation/ Apex  
body.
- (iii) Rs.20,000/- for proportionate share towards shuttle bus service charges.
- (iv) Rs.21,000/- for security deposit towards provisional monthly contribution (For 6  
Months) towards outgoings of Society or Limited Company/Federation/ Apex body excluding the  
Property Tax and NA Tax payable to the Municipal Corporation and Revenue Department.
- (v) Rs. \_\_\_\_\_ /- For Deposit towards Water, Electric, and other utility and services  
connection charges
- (vi) Rs. \_\_\_\_\_ /- for deposits of electrical receiving and Sub Station provided in Layout The  
Purchaser shall also be responsible for payment of GST (if applicable) on advance maintenance  
contribution. The Promoters shall utilize the amount so collected hereinabove for the purposes of  
meeting all deposits, costs, out of pocket costs, charges and expenses in connection with above  
stated activities. The Promoters shall be entitled to appropriate the amounts collected under one  
head for meeting expenses under another head. The Purchaser shall not be entitled to raise

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grievance in respect of the same. Purchaser(s) agree/s and understand/s that the Promoters from time to time and Promoters at their sole discretion can disconnect or keeping in suspension any or all the services and connections, if maintenance and/or consumption/usage charges are not paid within prescribed time limit. Any delay in payment of maintenance charges beyond due date shall result in forfeiture at the rate of \_\_\_\_\_ per annum of the due maintenance amount

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11. The Allottee shall pay to the Promoter a sum of Rs. \_\_\_\_\_/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the Said Property, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges, expenses payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the Said Property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Said Property and also has actual, physical and legal possession of the Said Property for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the Said Property or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the Said Property or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Property and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Said Property and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Said Property, Building/wing and common areas;

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vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created, prejudicially be affected;

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vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Said Property, including the Project and the said Said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the receipt of occupancy certificate;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the Said Property and/or the Project except those disclosed in the title report.

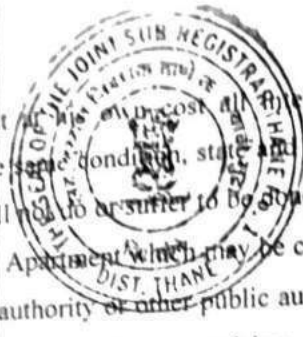
14. The Allottee/s or himself/themselves with intention to bring all persons into whose hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

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internal repairs to the said Apartment and maintain the order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Said Property and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned

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local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building, and contribute regularly and punctually towards the taxes, expenses or other charges in accordance with the terms of this Agreement.

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xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the Said Property on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said Property or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the Said Property is transferred to the Apex Body /Federation as hereinbefore mentioned.

**17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the \*[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Said Apartment. It is however clarified that, the Promoters may avail project finance for the construction and development on the Said Property, by mortgaging the Said Property, development rights of the Promoters, receivables from the Purchasers and proposed construction on the Said Property. It is further clarified that, such mortgage shall always be subject to rights of the Purchaser with respect to Said Apartment.

**18. BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s)

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fails to execute and deliver this Agreement within 30 (thirty) days from the date of its receipt by the Allottee, the Promoter may serve a notice to the Allottee for rectifying the default, which if not rectified within fifteen days from the date of its receipt by the Allottee, the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest OR compensation whatsoever. The intimation of willingness to register the present agreement shall absolve the promoter from the consequences of non-registration of the present agreement for the default of Purchasers.

19. **Part Occupancy Certificate:** The Promoters shall be at liberty and entitled to complete any part/portion/floor/building of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser(s) of the Said Apartment therein and the Purchaser(s) herein shall not object to the same. In such event, however, if the Purchaser(s) take/s possession of his premises in such part completed portion of the Project and the remaining work is carried on by the Promoters or their agent or contractors with the Purchaser(s) occupying his premises, the Purchaser(s) shall not obstruct or object to the execution of such work, even if the same shall cause any nuisance or annoyance to him or other occupan s of the Said Apartment.

20. **Site Visit:** The Purchasers shall be entitled to site visit during the course of development and construction at such intervals as the Promoters may permit. The request for site visit shall be in writing and well in advance with the necessary information relating to number of visitors and their age.

21. **Unsold Flats:-** It is agreed that till all the flats/shops/office premises/ parking spaces, and other premises are sold and/or allotted to the prospective purchasers, the Promoters shall be entitled to retain with them unsold flats/shops/office premises/parking spaces, and other premises. In case for any reason the society is formed in respect of any building/s even though all flats situate therein are not sold, then in that eventuality for unsold flats lying vacant and in possession of Promoters, the Promoters shall not require to pay the maintenance charges at par with other flats holders or allotted flat purchaser.

22. **Right Of Way:** The Promoters shall have full and unfettered right to grant to any of such society/ies and/or to the occupants of any other building standing on any plot/s adjacent to and/or in the vicinity of the Said Property, Right of Way inter alia on the Said Property and/or any part thereof even after formation of Said Organization as is hereby envisaged and/or after execution of a conveyance of the Said Property and/or any part thereof as is hereby envisaged and the Purchaser(s) either individually or collectively as a member of any Said Organization shall not object to any such arrangement on any ground whatsoever. Previously there was no access available to the said property.

23. **Furniture and Interior Decoration:** Purchaser shall be required to submit detailed furniture/Interior decoration plan to the Promoters/said organization alongwith undertaking in the format prescribed by the Promoters from the concerned contractor/architect/Interior designer to abide by all the applicable rules and regulations while carrying out furniture and Interior decoration.

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The Purchasers shall also be required to carry out furniture and Interior decoration strictly in accordance with the fit out guidelines of the Promoters/Said Organization and shall also be required to pay sum of Rupees 25,000/- as interest free security deposit for furniture activities and minor construction activities. Such fit out deposit shall be refunded by the Promoters/said organization within 15 days from completion of furniture and Interior decoration activities in accordance with the undertaking, rules and regulations. In the event of any default or deviation, Promoters/said Organization shall require the concerned Purchaser/Allottee to take necessary corrective actions and in the event of failure on the part of concerned Purchaser/Allottee, the Promoters/Said Organization may take necessary corrective action and cost thereof shall be deducted from interest free security deposit.

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24. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, shall constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

25. **RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.

26. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Said Apartment, in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

27. **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

28. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Said Apartment to the total carpet area of all the [Apartments/Plots] in the Project.

29. **FURTHER ASSURANCES:** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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The Purchasers shall also be required to carry out furniture and Interior decoration strictly in accordance with the fit out guidelines of the Promoters/Said Organization and shall also be required to pay sum of Rupees 25,000/- as interest free security deposit for furniture activities and minor construction activities. Such fit out deposit shall be refunded by the Promoters/said organization within 15 days from completion of furniture and Interior decoration activities in accordance with the undertaking, rules and regulations. In the event of any default or deviation, Promoters/Said Organization shall require the concerned Purchaser/Allottee to take necessary corrective action in the event of failure on the part of concerned Purchaser/Allottee, the Promoters/Said Organization may take necessary corrective action and cost thereof shall be deducted from security deposit.

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**24. ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

**25. RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.

**26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Said Apartment, in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

**27. SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

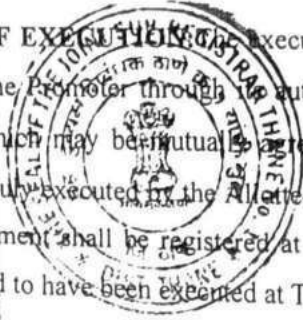
**28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Said Apartment to the total carpet area of all the [Apartments/Plots] in the Project.

**29. FURTHER ASSURANCES:** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to carry out or perform any right to be created or transferred hereunder or pursuant to any such transaction.

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execution of this Agreement shall be complete only upon its execution by the Promoter through authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

31. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof

32. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee **MR. KUNAL ANKUSH SALVI,**  
 Name of Allottee **MRS. TEJASWI KUNAL SALVI,**  
 (Allottee's Address **5B-501, EVERGREEN MAHAGANPATI CHS SOCIETY, NEAR GCC CLUB, HATKESH, MIRA ROAD (EAST), THANE 401107.**  
 Notified Email ID: [kunalsalvi10@gmail.com](mailto:kunalsalvi10@gmail.com)

M/s Promoter name: Ace Signature Homes LLP  
 Promoter Address: 313/314, Centrum IT Park, S.G. Barve Road, Wagle Estate, Thane West - 400602  
 Notified Email ID: [customer-care@acerealty.co.in](mailto:customer-care@acerealty.co.in) / [ace.mpatel@gmail.com](mailto:ace.mpatel@gmail.com)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

### 33. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

34. **Stamp Duty and Registration :-** The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

35. **Dispute Resolution:** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the **RERA** Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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*[Signatures]*

36. **GOVERNING LAW** :- That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the **Thane** courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective  
 this Agreement for sale at (city/town name) in presence of attesting witnesses.  
 the day first above written.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**SAID PROPERTY**

ALL THOSE pieces and parcels of 1) portion admeasuring 2450 square meters from and out of land bearing Survey No. 70, Hissa No. 6 admeasuring 3200 Square Meters and 2) portion admeasuring 35 square meters from and out of Survey No. 53, Hissa No. 6 admeasuring 1720 Square Meters lying, being and situated at village Vadavali, Taluka and District Thane and within jurisdiction of registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation and bounded as per village map.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SAID APARTMENT)**

All that pieces and parcels of Flat No.1009 admeasuring 29.47 square meters Carpet area (as defined under RERA) along with Balcony area admeasuring 2.75 square meter on the 10th floor in the Project known as "ACE ENCLAVE" constructed on Said Property.



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SIGNED, SEALED AND DELIVERED  
By the within names **PROMOTERS**

**M.S. ACE SIGNATURE HOMES LLP**  
represented by its partner

**MR. MANISH D. DEDHIA**

In the presence of

- 1.
- 2.

*Dedhia*



SIGNED AND DELIVERED by the  
Within named "the Purchaser/s"

**MR. KUNAL ANKUSH SALVI**

**MRS. TEJASWI KUNAL SALVI**

In the presence of

- 1.
- 2.



Annexure

ल न न १

दस्त क्र. ६३९७ २०२३



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६५

अहवाल दिनांक

17/11/2021

DIST. THANE



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

गाव :- वडवली

तालुका :- ठाणे

जिल्हा :- ठाणे

भ्रमापन क्रमांक व उपविभाग : 70/6

भ्रमापना पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : हे.आर.ची.मी. 598		नवनाथ हेदर तुरे				( 806 )	कुळाचे नाव व खंड
अ) जगावड क्षेत्र		शंकतला वालक्या चिंते				( 806 )	इतर अधिकार
जगावड 0.30.30		गौरी परसु पाटील				( 806 )	इतर
जगावड		कांताबाई गजानन मोईर				( 806 )	इतर
ब) गंगला यो. 0.30.30		गुलाब हेदर तुरे				( 806 )	इतर
ग) पोटे-खराब क्षेत्र (सागवड अयोग्य)		लक्ष्मीबाई हेदर तुरे				( 906 )	इतर
घ) 0.01.70		सामनाई हेदर तुरे				( 1784 )	इतर
च) 0.01.70		सागवड क्षेत्र	0.3030	4.00	0.0170		
द) 0.32.00							
अं-बा							
आकारणी 4.14)							
जुडी किंवा विशेष आकारणी							
जन्म फेरफार क्र. ( 9 ) ( 25 ) ( 497 ) ( 527 ) ( 762 ) ( 806 ) ( 821 ) ( 1682 ) ( 1772 ) ( 1784 ) ( 1784 ) ( 1967 ) ( 2074 )							पल्लित फेरफार : नाही शेताचा फेरफार क्रमांक : 2074 व दिनांक 03/07/2020

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961 यातील नियम 29 ]

गाव :- वडवली

तालुका :- ठाणे

जिल्हा :- ठाणे

भ्रमापन क्रमांक व उपविभाग : 70/6

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकांखालील क्षेत्र						निर्भळ पिकांखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी		
2019-20	खरीप							आत		0.3030				

"या प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले."  
दिनांक :- 10/03/2022  
संकेतिक क्रमांक :- 272100094213101400320221113

( नाव :- सत्येंद्र व गोधरी )  
तालाठी कार्यालय :- भोगवटा :- ठाणे जि :- ठाणे



Annexure - C2

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दस्त क्र. ६३९०

२०२३

Certificate No.

४९

६५



**THANE MUNICIPAL CORPORATION, THANE**

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

इमारत क्र.१: तळ/स्टिल्ट + १ ते २१ मजले +२२ वा मजला (Recreational Floor)

V. P. No. S06/0320/19

TMC / TDD / 4011 / 22

Date 30/03/2022

To, Shri / Sm & फोल्डस आर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

Shri

(Owners)

श्री. सबा राम नामदेव ठाकुर व इतर (मालक), मे. एस सिनेचर होम्स एल.एल.पी. तर्फे श्री. मनिष देवीया (विकासक/कुलमुखत्यारपत्रधारक)

With reference to your application No. 10335 dated 10/01/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village मोघरपाडा व मोजे वडवली Tal. ठाणे Sector No. ०६ Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. खालीलप्रमाणे

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.

- मोजे मोघरपाडा, ठाणे येथील नवीन स.नं. ५३/६(पे.) व मोजे वडवली, ठाणे येथील स.नं. ७०/६
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, 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. Authority will no. supply water for construction.
  7. Information Board to be displayed at site till Occupation Certificate.
  8. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority before issue of Commencement Certificate & Separate 7/12 extract/P.R. Card for area shall be submitted within 6 month from C.C.

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

Yours faithfully,

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

Municipal Corporation of Thane

P.T.O

टन नं 9	
दस्तावेज. F39U	2023
४२	६५



9. All the provisions mentioned in LDCPR, as may be applicable, shall be binding on the owner/contractor.
10. Permission for ~~any~~ use of Gray water, where ever applicable shall be completed of the project before the occupation of the building and documents to that if it shall be submitted along with the application form of occupancy.
11. Assessments where storm water drainage system exists or designed, design and drawings from service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.
12. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
13. Permission for cutting tree, if necessary, shall be obtained from the tree authority. Also the certificate / letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
14. If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.

ii. Additional Conditions :-

1. सार सगळ्या विषयांकरिता प्रस्तावामधून ३५००ची.मी. क्षेत्र मालका वि.प्र.क्र.३०६/०३१६/१८ मध्ये Give & Take करणेच्या अनुषंगाने भूखंडाकरिता तातुका निगिस्तक भूमी अधिनियम यांचेकडील पैकी पैकी या मोजणे केलेला हद्द कायदा मोजणी नकाशा सार करणे आवश्यक. नोटीसची सूचनापत्र (Intimation Letter) देणेपूर्वी सार करणे आवश्यक.

सावधान  
 सार सगळ्या विषयांकरिता प्रस्तावामधून ३५००ची.मी. क्षेत्र मालका वि.प्र.क्र.३०६/०३१६/१८ मध्ये Give & Take करणेच्या अनुषंगाने भूखंडाकरिता तातुका निगिस्तक भूमी अधिनियम यांचेकडील पैकी पैकी या मोजणे केलेला हद्द कायदा मोजणी नकाशा सार करणे आवश्यक. नोटीसची सूचनापत्र (Intimation Letter) देणेपूर्वी सार करणे आवश्यक.

Yours faithfully,

*[Signature]*  
 कार्यवाही अधिकारी

Town Development Department  
 Municipal Corporation of  
 The City of Thane.



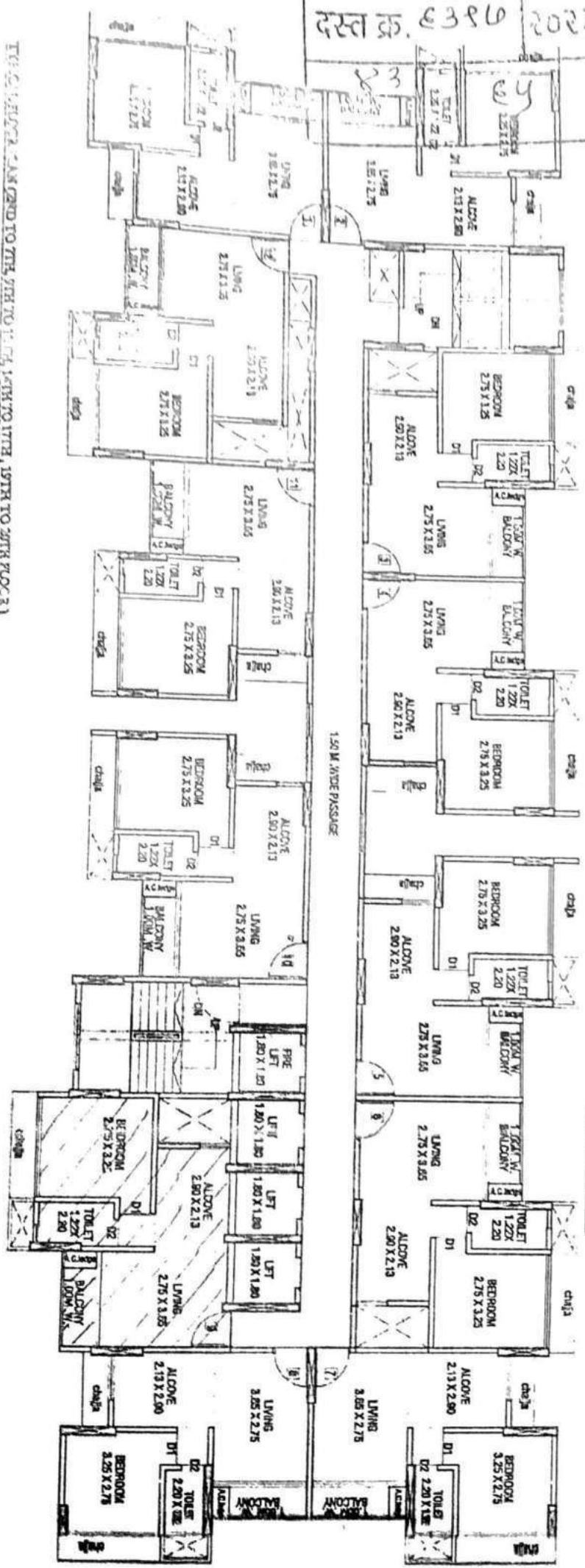
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Annexure D

दस्तक. 6386 2022



THE JOINT SUB-REGISTRAR RAIPUR TO THE 9TH TO 11TH FLOOR WITH 19TH TO 20TH FLOOR



Ace Enclave
Floor: 10 <sup>th</sup>
Flat Number: 1009

Handwritten signatures and initials at the bottom of the page, including 'Rami', 'Akhil', and 'Madhira'.

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दस्त क्र. ६३९७	२०२३
४४	६५



**Annexure - E**

- Vitrified flooring 2ft x 2ft for entire flat
- Anti skid tiles for toilet flooring with ceramic tile dado
- Granite Kitchen platform with Stainless steel Sink
- Ceramic tiles dado upto 2 ft above kitchen platform
- Aluminum sliding windows to all rooms or equivalent material
- Concealed plumbing with Sanitary fittings and flushing system of reputed make
- Flush door for all internal room
- Concealed electrical wiring with modular switches
- Laminate flush main door
- Elevator of reputed make Kone or Otis or equivalent
- CCTV Camera will be placed in compound periphery
- Generator inverter backup for common areas and lift
- Amenities on Recreational floor like fitness centre, indoor games, kids play area, etc.

*Medusa*

*Rani*

*Alekar*



८ न न ९	
Annexure - F	दस्ता क्र. E380 2023
४५	६५



## 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 :  
**P51700046536**  
 Project: *Ace Enclave* , Plot Bearing / CTS / Survey / Final Plot No.: 70/6, 53/6 at Thane (M Corp.), Thane, Thane, 400615;

1. *Ace Signature Homes Llp* having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400602.*
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 10/08/2022 and ending with 31/12/2026 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 Premanand Prabhu  
 (Secretary MahaRERA)  
 Date: 11-08-2022 13:26:44

Dated: 10/08/2022  
 Place: Mumbai

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

८६	६५
६३९०	२०२३



**RECEIPT**

Received the day and year first hereinafter written of and from the within named Purchaser(s) a sum of **Rs. 1,92,200/- (Rupees One Lakh Ninety Two Thousand Two Hundred Only)** being the Part Consideration paid by him/her/them to us as per these presents, by Cheque/s Demand Draft/Card Swipe/RTGS/ as under –

Amount	Cheque#	ChequeDt	Bank
7,000/-	UPI	24/07/23	AXIS BANK
18,000/-	Cash	24/07/23	.
75,000/-	CARD SWIPE	27/07/23	.
92,200/-	Recd NEFT	24/08/23	Indian Overseas Bank
1,92,200/-			

WE SAY RECEIVED.

**M/s. Ace Signature Homes LLP**

**Represented by its Partners**

**Mr. Manish D. Dedhia**

*M. Dedhia*

*Manish D. Dedhia*      *[Signature]*

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दस्त क्र. ६३९७ २०२३


घोषणापत्र ६०

६५



मी दिनेश चतार याद्वारे घोषित करतो की, दुय्यम निबंधक  
यांचे कार्यालयात कशरनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. मनीष देढिया व इ. यांनी दि. 26/4/23 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करण कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 25/8/2023

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही

GOVERNMENT OF  
MAHARASHTRA



Marriage No 4-17

I, the undersigned, being a Special Marriage Officer, do hereby certify that each of the persons named in the above declaration made this declaration and solemnize it between them in my presence.

मै वरम विवाह अथवा अविवाह उपाय का कार्य करता हूँ - कर्णाल अंकुश माळवी आणि तेजस्वी  
दामोदर हे विवाह 20/02/2017 मी मराठवाड्यातील मिरा रोड येथील प्रत्येकी कक्षा  
में करणारे आहे. मला या दोघांनी वरम व वरमिया वरवी प्रत्येकी कक्षा  
मार्फत घोषणा करताना त्या दोघांनी या विवाहात सहभाग घेतल्याचे मला  
आपल्या सक्षमतेने कळले आहे. मला या दोघांनी या विवाहात सहभाग घेतल्याचे मला  
आपल्या सक्षमतेने कळले आहे.

345

330 2023



BY Marriage Officer  
SPECIAL MARRIAGE OFFICER  
DIST. THANE

Witness Photo



1) Vinayak S. ...  
Address: ...  
52/A, West ...  
Linking Rd - ...  
Mira Road Thane  
401107

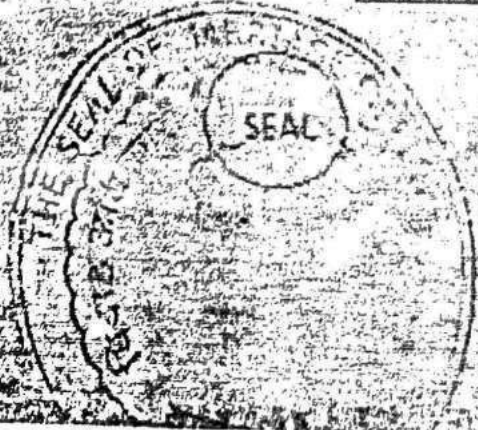
2) Dipesh S. ...  
Address: ... 201/A  
Evergreen Mahaganpati City/  
Hatesh - Mira Road Thane  
Maharashtra 401107

3) Vijay Shankar Yadav  
Address: ... 102/B1 A  
Wing Mira Amrut Mira Rd  
Mira Road Thane  
Maharashtra 401107

*[Handwritten signature]*

Place : Marriage Office,  
Thane

Dated : 20/02/2017





08/2023 3 43:40 PM

दस्तावेज भाग-2

दस्तावेज क्रमांक: 6397/2023

दस्तावेज क्रमांक: दस्तावेज/6397/2023  
 प्रकृत प्रकार: करारनामा

- पक्षकारांचे नाव व पत्ता  
 नाव: एम.एस. सिध्देकर हेमलक्ष्मी व मुलर्षी व भारती-भारत नवीपती  
 देविगा यांचे पु.मु. 1 व 2 नुसार निवेश प्रचार  
 पत्ता: प्लॉट नं. 3, बिल्डिंग नं. 1/201, माळा नं. - इमारतीचे नाव: मानस रेसिडेंस, ब्लॉक नं. व्ही एम रोड, रोड नं. लोपाटा ठाणे, महाराष्ट्र, ठाणे.  
 पॅन नंबर: ABDF A9797L
- नाम: कुणाल अंकुश साळवी  
 पत्ता: प्लॉट नं. 5वी-501, माळा नं. - इमारतीचे नाव: एव्हरग्रीन महागणपती सोसायटी, ब्लॉक नं. जीसीसी क्लब हाटकेश, रोड नं. मीरा रोड ठाणे, महाराष्ट्र, ठाणे.  
 पॅन नंबर: BVWPS5957G
- नाव: तेजस्वी कुणाल साळवी  
 पत्ता: प्लॉट नं. 5वी-501, माळा नं. - इमारतीचे नाव: एव्हरग्रीन महागणपती सोसायटी, ब्लॉक नं. जीसीसी क्लब हाटकेश, रोड नं. मीरा रोड ठाणे, महाराष्ट्र, THANE.  
 पॅन नंबर: AETPL5444G

पक्षकारांचा प्रकार  
 लिहून देणार  
 वय: -37  
 स्वाक्षरी:

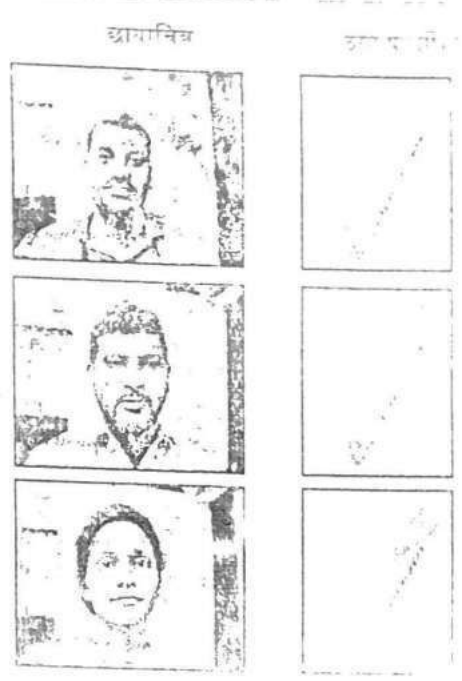
*[Signature]*

लिहून घेणार  
 वय: -34  
 स्वाक्षरी:

*[Signature]*

लिहून घेणार  
 वय: -33  
 स्वाक्षरी:

*[Signature]*



दस्तावेज करून देणार तबाबकीत करारनामा दस्तऐवज करून दिव्याचे वयुक्त करतात.  
 शेका क्र.3 ची वेळ: 25/08/2023 03:43:21 PM

टीप:-  
 मालीन इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकारांचे नाव व पत्ता

- नाव: निकेश शिगवत -  
 वय: 22  
 पत्ता: किरण बिल्डिंग दादा पाटील वाडी रोड ठाणे  
 पिन कोड: 400602
- नाव: निखिल ठडार -  
 वय: 42  
 पत्ता: किरण बिल्डिंग दादा पाटील वाडी रोड ठाणे  
 पिन कोड: 400602

*[Signature]*  
 स्वाक्षरी

*[Signature]*  
 स्वाक्षरी



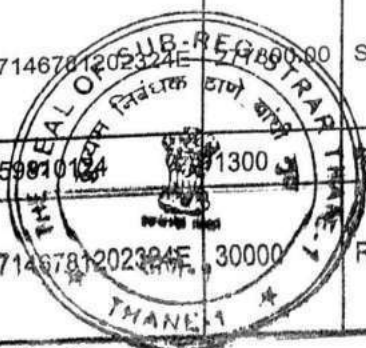
पुस्तक क्रमांक ..... 9 ..... मध्ये  
 दस्त क्रमांक: 6397/2023 तर नोंदला  
 असून त्यास एकूण ..... 64 ..... पाने आहेत.

शेका क्र.4 ची वेळ: 25/08/2023 03:43:58 PM

दस्तावेज क्रमांक: 6397/2023  
 प्रथम निबंधक वर्ग-2  
 Payment Details

दुसरे निबंधक वर्ग-2

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used दिनांक	डाटा-9 Deface Number	Deface Date
1	MR KUNAL ANKUSH SALVI	eChallan	69103332023082510655	MH007146781202324E	5000.00	SD	0003731012202324	25/08/2023
2		DHC		0823259810124D	1300	RF	0823259810124D	25/08/2023
3	MR KUNAL ANKUSH SALVI	eChallan		MH007146781202324E	30000	RF	0003731012202324	25/08/2023



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



Certificate No. 4914

# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION COMMENCEMENT CERTIFICATE

अनुमति प्रमाणपत्र + १ ते २१ मजले + २२ वा मजला (Recreational Floor)

V. P. No. S06/0320/19

TMC / TDD / 4011 / 22

Date: 30/03/2022

To, Shri / Smt. चौहान अशोकदास अण्ड कान्हालालदास (Architect)

Shri \_\_\_\_\_ (Owners)

श्री. सुधासन नानदेव वकुर व इतर (मालक), मे. एस. सिमरकर होम्स एल.एल.पी. तर्फे श्री. मनिष देहोया (विकासक/कुलमुष्यत्वारपत्रधारक)

With reference to your application No. 0335 dated 10/01/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. ३३३ in village चौहानवाडी Sector No. 06 Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. खालीलप्रमाणे

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.

मौज माध्यम, ठाणे येथील नवान स.नं. ५३/६(पं.) व मौज वडवली, ठाणे येथील स.नं. १०/६

5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, this permission shall stand cancelled.
6. Authority will not supply water for construction.
7. Information Board to be displayed at site till Occupation Certificate.
8. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority before issue of Commencement Certificate & Section 7/1 Extract/ R.R. Card for area shall be submitted within 6 months from C.C.

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

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

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

Date \_\_\_\_\_

Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of Thane.

P.T.O.

9. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
10. Provision for recycling of Gray water; where ever applicable shall be completed of the project before the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
11. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.
12. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
13. Permission for cutting tree, if necessary, shall be obtained from the tree authority. Also the certificate / letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
14. If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.

ii. Additional Conditions :-

१. सादर लगतच्या विषयांकीत प्रस्तावामधुन ३५.००चौ.मी. क्षेत्र लगतचा वि.प्र.क्र.०६/०३१६/१८ मध्ये Give & Take करणेच्या अनुषंगाने, भुखंडाकरीता तालुका निरीक्षक भुमी अभिलेख यांचेकडील पैकी पैकी चा मोजणी केलेला हद्द कायम मोजणी नकाशा सादर करणे आवश्यक. जोत्याची सूचनापत्र (Intimation Letter) देणेपूर्वी सादर करणे आवश्यक.

**सावधान**

"अंजुर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण विधमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, सरकारी प्रादेशिक व नगर स्वता अधिनियमाचे कलाम ५२ भनुसार दखलपत्र गुन्हा आहे. त्वासाठी जस्तित् चान्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Yours faithfully,

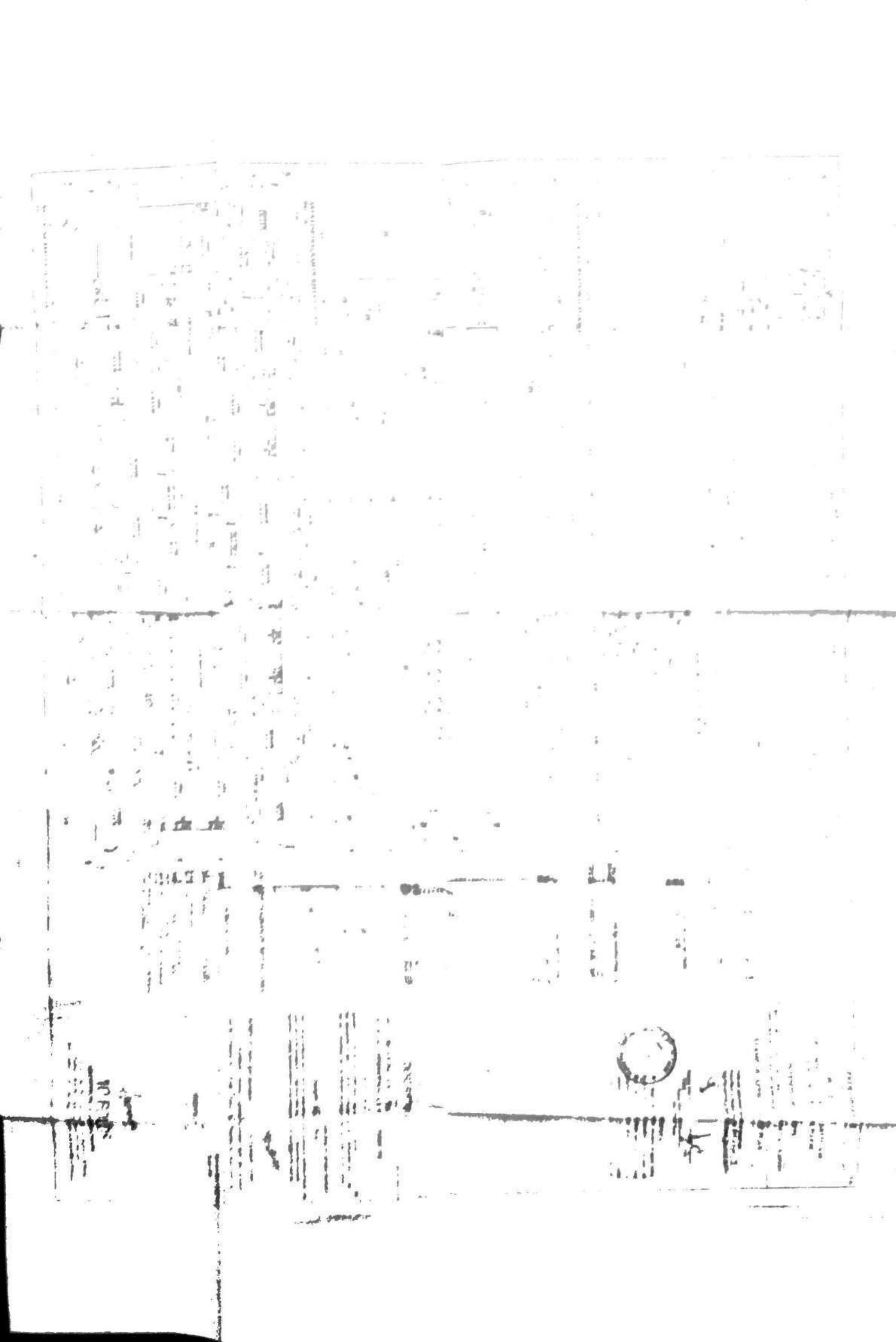
कार्यकारी अभियंता

Town Development Department

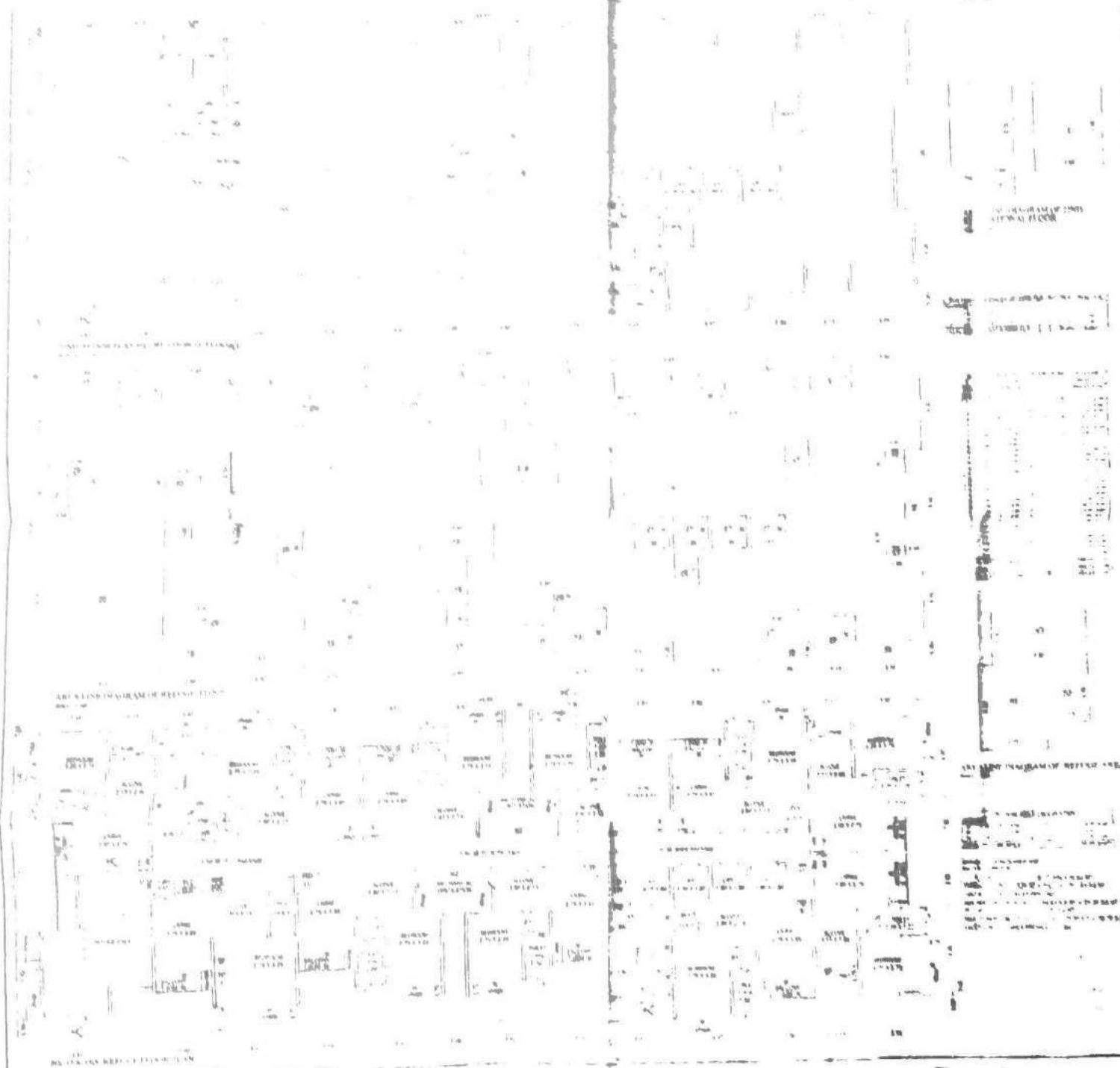
Municipal Corporation of

The City of Thane









ARCHITECTURAL  
 BUILDING  
 PROJECT NO. 1001  
 SHEET NO. 10 OF 10  
 DATE OF ISSUE: 10/10/10  
 SCALE: 1/4" = 1'-0"

STATE OF APPROVAL PLAN

[Signature]  
 [Seal]

**DESCRIPTION**  
 PLAN REVISIONS AND NOTES  
 AT THE END OF EACH SHEET OF THIS SET  
 THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED  
 THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED  
 THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED

OWNER'S REPRESENTATIVE  
 [Signature]  
 PROJECT ENGINEER

ARCHITECT  
 [Signature]  
**10 FOLDS**  
 ARCHITECTS & CONSULTANTS  
 1000 10th Avenue, Suite 1000, New York, NY 10018  
 Tel: (212) 123-4567 Fax: (212) 123-4568  
 www.architects.com

DESCRIPTION

PLOT BEARING S.NO.-70/6.  
AT VILLAGE-MOGHARPADA, G.B. ROAD, THANE (W)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR \_\_\_\_\_ AND  
THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND  
THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT'S OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We  
would execute the structure as per approved plans. Also I/We would execute the work under  
supervision of proper technical person so as to ensure the quality and safety at the work site

*Ace Signature*

OWNER (S) name and signature - Ace Signature Homes LLP.

Architect/ Licensed Engineer/Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by.	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor

ARCHITECT

*Salil Kumar*

10 FOLDS

ARCHITECTS & CONSULTANTS

G-2, A Wing, Dev. Corpora Eastern Express Highway,  
Cadbury Junction, Khopla, Thane (W) 400 601.  
t : 022-41008682 / 83 / 84 ,Email : 10fold-architects@gmail.com

= 198.00 SQ.MT  
= 494.04 SQ.MT  
= 494.04 SQ.MT

3.05  
2.13

REFUGE AREA

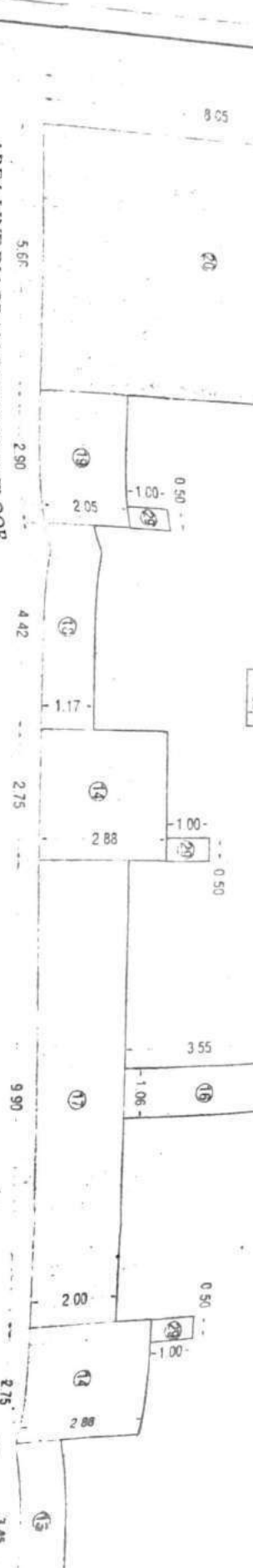
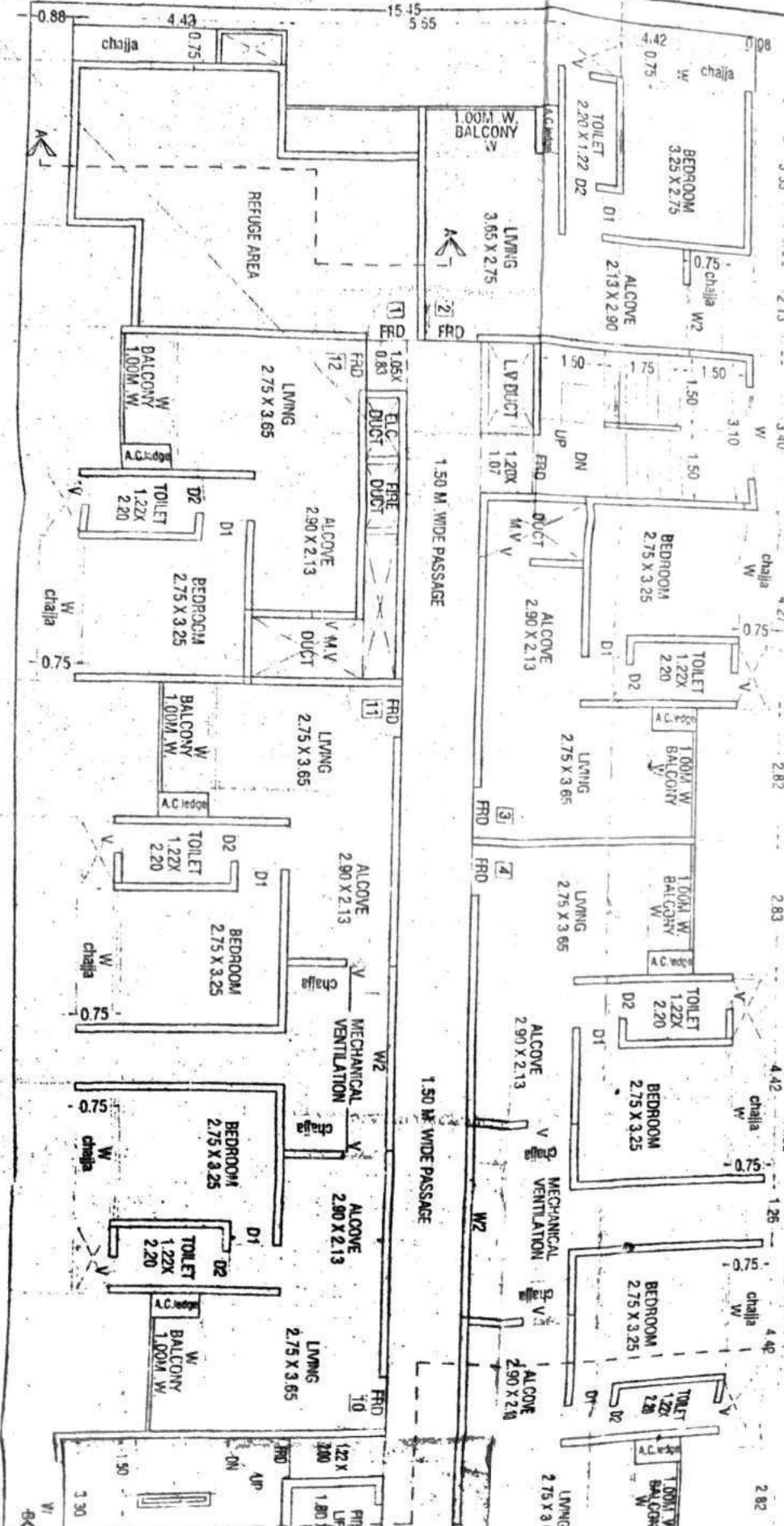
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6.55 SQ.MT  
22.45 SQ.MT  
36.39 SQ.MT

0.MT.  
8.4 SQ.MT  
25.39 SQ.MT  
2 = 50.78 SQ.MT.



ARPA LINE DIAGRAM OF REFUGE FLOOR  
SCALE: 1:100

Rth. 13th, 18th REFUGE FLOOR PLAN  
SCALE: 1:100







APR 11 1988

ADDITIVE

TOTAL NET AREA

1000 W

1000 W

1000 W

1000 W

1000 W

1000 W

1000 W

1000 W

1000 W

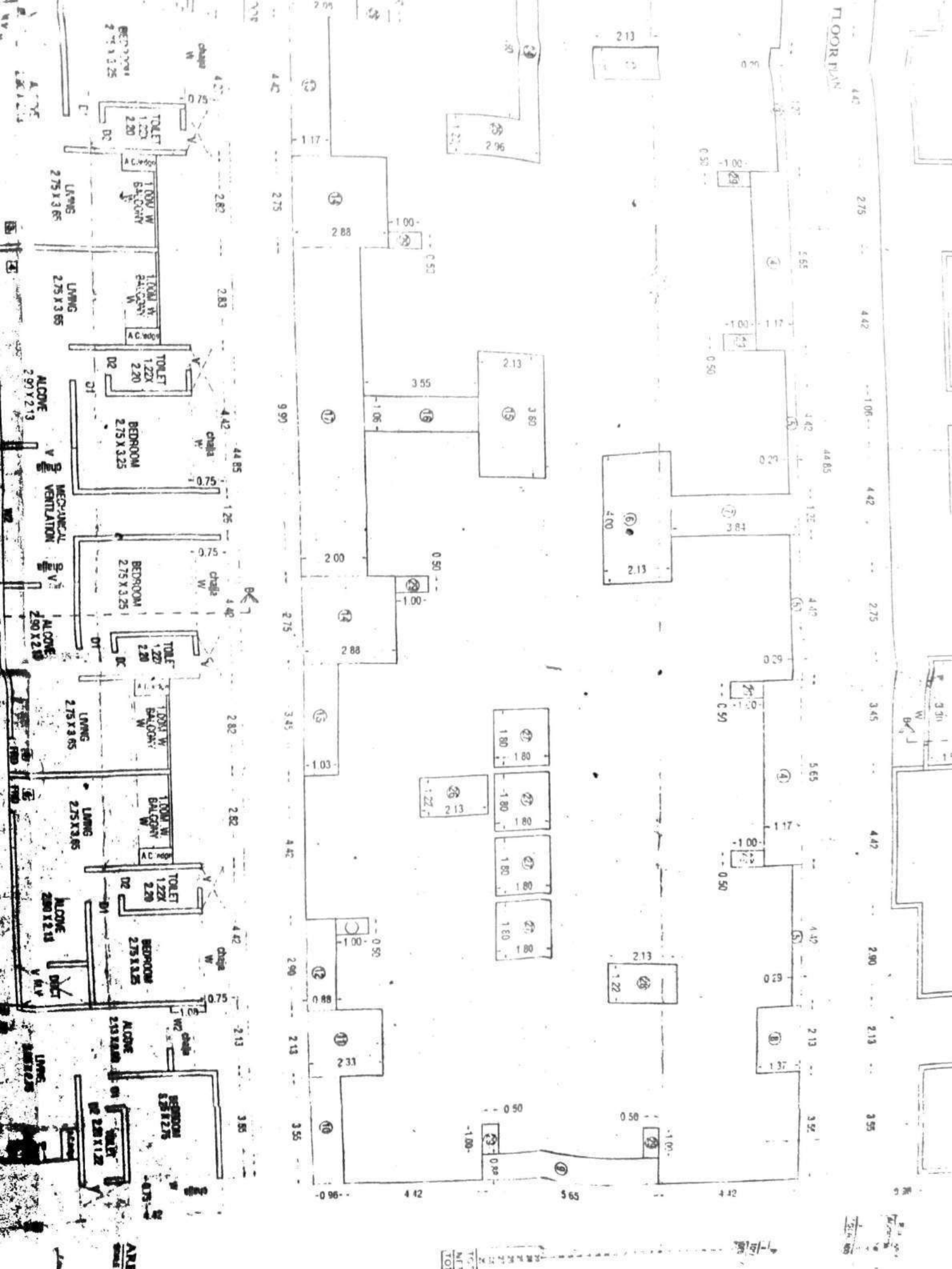
1000 W

1000 W





FLOOR PLAN

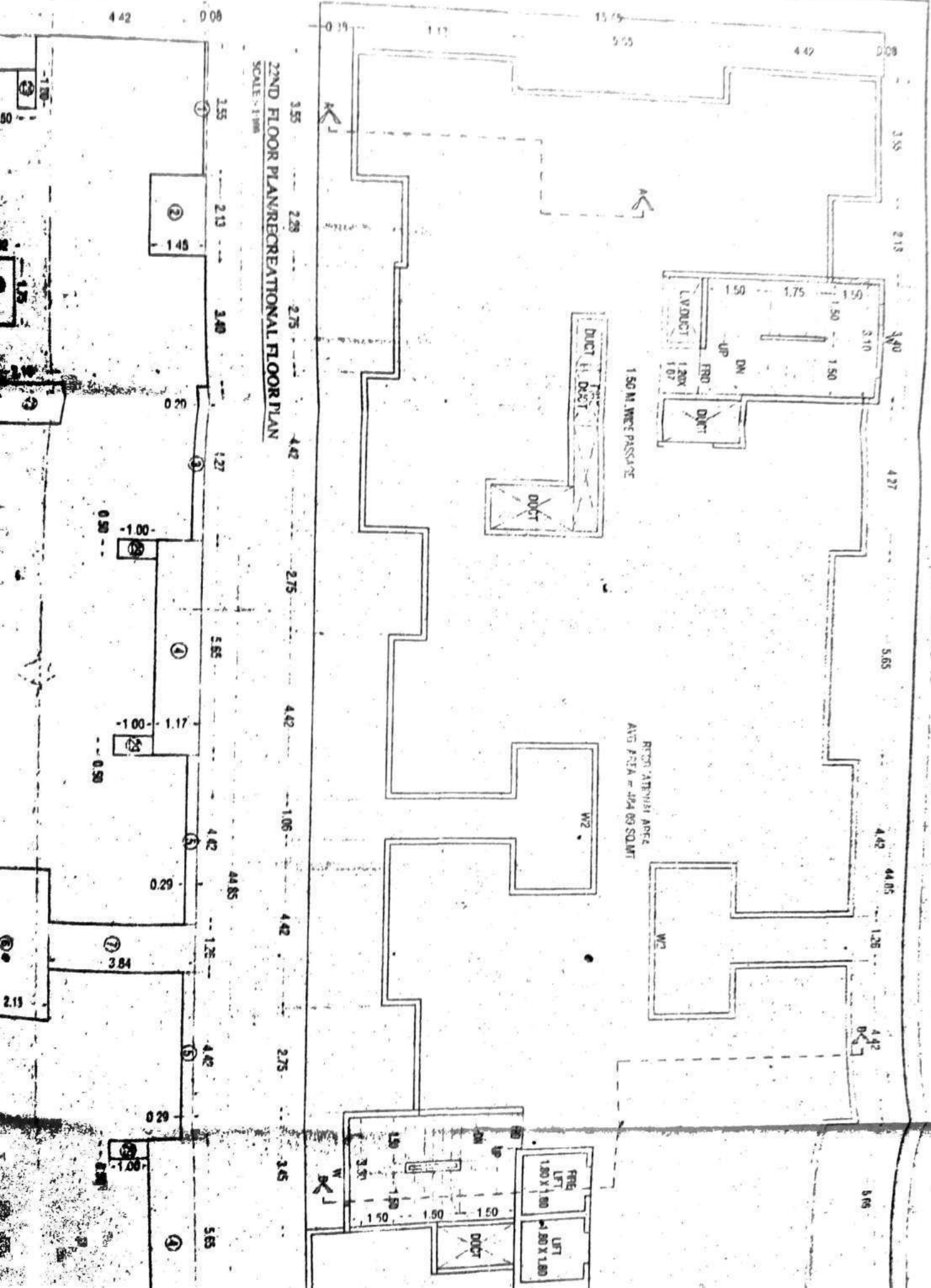


NO.	DESCRIPTION	TO
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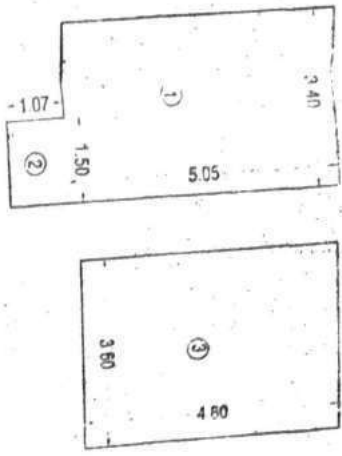
**22ND FLOOR PLAN/RECREATIONAL FLOOR PLAN**

SCALE: 1/8"=1'-0"





**AREA LINE DIAGRAM OF 22ND/  
RECREATIONAL FLOOR**  
SCALE: 1/250



**BUILT-UP AREA CALCULATION OF 22ND FLR / RECREATIONAL FLR**

ADDITION	X	5.05	X	1	X	17.17	SOMT	
1	3.40	X	1.07	X	1	3.64	SOMT	
2	1.50	X	1.50	X	1	2.25	SOMT	
3	3.60	X	4.63	X	1	17.28	SOMT	
<b>TOTAL ADDITION AREA 22ND FLR</b>						<b>=</b>	<b>36.08</b>	<b>SOMT</b>

**BUILT-UP AREA CALCULATION OF REFUGE FLOOR**

ADDITION	X	1.46	X	1	X	2.13	SOMT	
1	4.42	X	1.22	X	1	5.38	SOMT	
2	0.65	X	0.50	X	1	0.32	SOMT	
3	0.65	X	0.50	X	1	0.32	SOMT	
4	0.65	X	0.50	X	1	0.32	SOMT	
5	0.65	X	0.50	X	1	0.32	SOMT	
6	0.65	X	0.50	X	1	0.32	SOMT	
7	0.65	X	0.50	X	1	0.32	SOMT	
8	0.65	X	0.50	X	1	0.32	SOMT	
9	0.65	X	0.50	X	1	0.32	SOMT	
10	0.65	X	0.50	X	1	0.32	SOMT	
11	0.65	X	0.50	X	1	0.32	SOMT	
12	0.65	X	0.50	X	1	0.32	SOMT	
13	0.65	X	0.50	X	1	0.32	SOMT	
14	0.65	X	0.50	X	1	0.32	SOMT	
15	0.65	X	0.50	X	1	0.32	SOMT	
16	0.65	X	0.50	X	1	0.32	SOMT	
17	0.65	X	0.50	X	1	0.32	SOMT	
18	0.65	X	0.50	X	1	0.32	SOMT	
19	0.65	X	0.50	X	1	0.32	SOMT	
20	0.65	X	0.50	X	1	0.32	SOMT	
21	0.65	X	0.50	X	1	0.32	SOMT	
22	0.65	X	0.50	X	1	0.32	SOMT	
23	0.65	X	0.50	X	1	0.32	SOMT	
24	0.65	X	0.50	X	1	0.32	SOMT	
25	0.65	X	0.50	X	1	0.32	SOMT	
26	0.65	X	0.50	X	1	0.32	SOMT	
27	0.65	X	0.50	X	1	0.32	SOMT	
28	0.65	X	0.50	X	1	0.32	SOMT	
29	0.65	X	0.50	X	1	0.32	SOMT	
30	0.65	X	0.50	X	1	0.32	SOMT	
31	0.65	X	0.50	X	1	0.32	SOMT	
32	0.65	X	0.50	X	1	0.32	SOMT	
33	0.65	X	0.50	X	1	0.32	SOMT	
34	0.65	X	0.50	X	1	0.32	SOMT	
35	0.65	X	0.50	X	1	0.32	SOMT	
36	0.65	X	0.50	X	1	0.32	SOMT	
37	0.65	X	0.50	X	1	0.32	SOMT	
38	0.65	X	0.50	X	1	0.32	SOMT	
39	0.65	X	0.50	X	1	0.32	SOMT	
40	0.65	X	0.50	X	1	0.32	SOMT	
41	0.65	X	0.50	X	1	0.32	SOMT	
42	0.65	X	0.50	X	1	0.32	SOMT	
43	0.65	X	0.50	X	1	0.32	SOMT	
44	0.65	X	0.50	X	1	0.32	SOMT	
45	0.65	X	0.50	X	1	0.32	SOMT	
46	0.65	X	0.50	X	1	0.32	SOMT	
47	0.65	X	0.50	X	1	0.32	SOMT	
48	0.65	X	0.50	X	1	0.32	SOMT	
49	0.65	X	0.50	X	1	0.32	SOMT	
50	0.65	X	0.50	X	1	0.32	SOMT	
51	0.65	X	0.50	X	1	0.32	SOMT	
52	0.65	X	0.50	X	1	0.32	SOMT	
53	0.65	X	0.50	X	1	0.32	SOMT	
54	0.65	X	0.50	X	1	0.32	SOMT	
55	0.65	X	0.50	X	1	0.32	SOMT	
56	0.65	X	0.50	X	1	0.32	SOMT	
57	0.65	X	0.50	X	1	0.32	SOMT	
58	0.65	X	0.50	X	1	0.32	SOMT	
59	0.65	X	0.50	X	1	0.32	SOMT	
60	0.65	X	0.50	X	1	0.32	SOMT	
61	0.65	X	0.50	X	1	0.32	SOMT	
62	0.65	X	0.50	X	1	0.32	SOMT	
63	0.65	X	0.50	X	1	0.32	SOMT	
64	0.65	X	0.50	X	1	0.32	SOMT	
65	0.65	X	0.50	X	1	0.32	SOMT	
66	0.65	X	0.50	X	1	0.32	SOMT	
67	0.65	X	0.50	X	1	0.32	SOMT	
68	0.65	X	0.50	X	1	0.32	SOMT	
69	0.65	X	0.50	X	1	0.32	SOMT	
70	0.65	X	0.50	X	1	0.32	SOMT	
71	0.65	X	0.50	X	1	0.32	SOMT	
72	0.65	X	0.50	X	1	0.32	SOMT	
73	0.65	X	0.50	X	1	0.32	SOMT	
74	0.65	X	0.50	X	1	0.32	SOMT	
75	0.65	X	0.50	X	1	0.32	SOMT	
76	0.65	X	0.50	X	1	0.32	SOMT	
77	0.65	X	0.50	X	1	0.32	SOMT	
78	0.65	X	0.50	X	1	0.32	SOMT	
79	0.65	X	0.50	X	1	0.32	SOMT	
80	0.65	X	0.50	X	1	0.32	SOMT	
81	0.65	X	0.50	X	1	0.32	SOMT	
82	0.65	X	0.50	X	1	0.32	SOMT	
83	0.65	X	0.50	X	1	0.32	SOMT	
84	0.65	X	0.50	X	1	0.32	SOMT	
85	0.65	X	0.50	X	1	0.32	SOMT	
86	0.65	X	0.50	X	1	0.32	SOMT	
87	0.65	X	0.50	X	1	0.32	SOMT	
88	0.65	X	0.50	X	1	0.32	SOMT	
89	0.65	X	0.50	X	1	0.32	SOMT	
90	0.65	X	0.50	X	1	0.32	SOMT	
91	0.65	X	0.50	X	1	0.32	SOMT	
92	0.65	X	0.50	X	1	0.32	SOMT	
93	0.65	X	0.50	X	1	0.32	SOMT	
94	0.65	X	0.50	X	1	0.32	SOMT	
95	0.65	X	0.50	X	1	0.32	SOMT	
96	0.65	X	0.50	X	1	0.32	SOMT	
97	0.65	X	0.50	X	1	0.32	SOMT	
98	0.65	X	0.50	X	1	0.32	SOMT	
99	0.65	X	0.50	X	1	0.32	SOMT	
100	0.65	X	0.50	X	1	0.32	SOMT	
<b>TOTAL ADDITION AREA</b>						<b>=</b>	<b>682.83</b>	<b>SOMT</b>
<b>REDUCTION</b>						<b>(P)</b>	<b>0.28</b>	<b>SOMT</b>
<b>TOTAL ADDITION AREA</b>						<b>=</b>	<b>682.55</b>	<b>SOMT</b>

REFUGE  
22ND / R

BUILDING - I  
 [GROUND/STILT+1ST TO 21ST  
 ] 22ND RECREATIONAL FLOOR

CONTENTS OF SHEET

REFUGE FLOOR PLANS, AREA DIAGRAM &  
 22ND / RECREATIONAL FLOOR PLAN.

STAMP OF APPROVAL

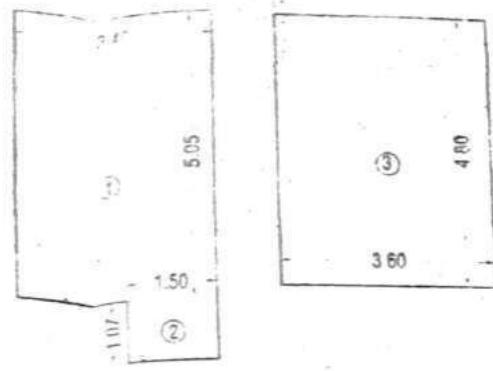
Plans are approved Subject to  
 Prescribed in Permit No. MP  
 TMC/TD-DP/TPS/5011/22

*(Signature)*

Deputy Engineer  
 (TDD)  
 Thane Municipal Corporation  
 The City of Thane



मंजूर नकारात्मक  
 विकास निर्देशनाय  
 मान्यता न देता  
 प्रदिसिक व नगर  
 धनुसार द्यावा  
 काय २ बंध किंदा



AREA LINE DIAGRAM OF 22ND/  
 RECREATIONAL FLOOR  
 SCALE: 1:200

BUILT-UP AREA CALCULATION OF 22ND FLP / RECREATIONAL FLR.

ADDITION :-								
1	3.48	X	5.05	X	1	=	17.17	SQMT
2	1.50	X	1.50	X	1	=	1.81	SQMT
3	3.60	X	4.80	X	1	=	17.28	SQMT
TOTAL ADDITION AREA 22ND FLR						=	36.06	SQMT

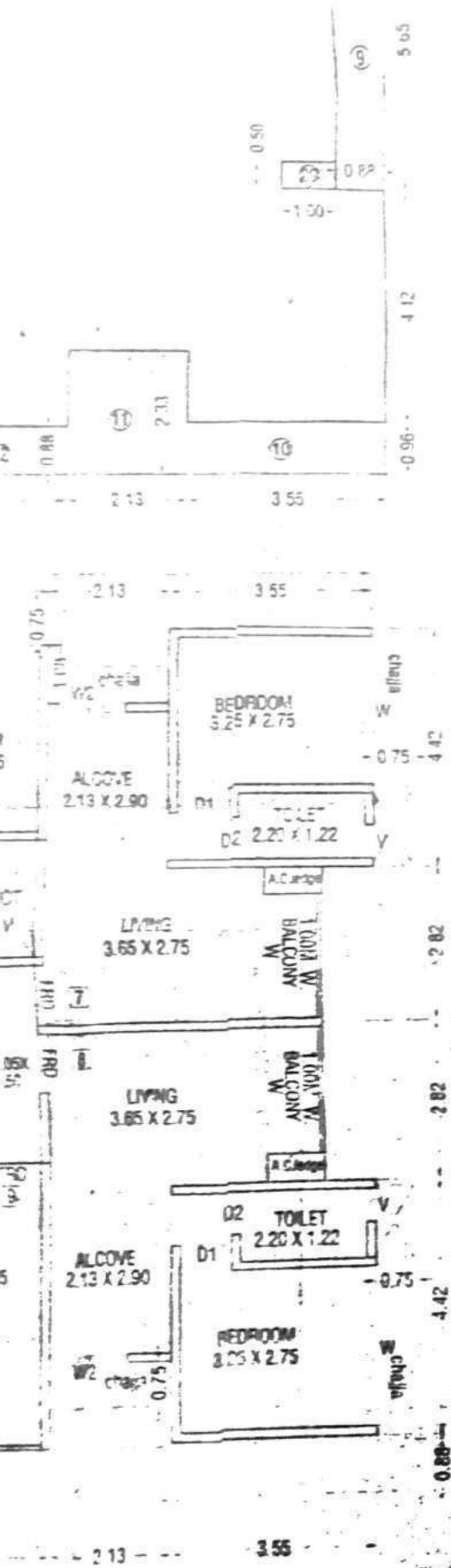
BUILT-UP AREA CALCULATION OF REFUGE FLOOR

ADDITION :-								
A	42.85	X	15.45	X	1	=	661.93	SQMT
TOTAL ADDITION AREA						=	662.93	SQMT
DEDUCTION :- (P)								
1	3.56	X	0.08	X	1	=	0.28	SQMT
2	2.15	X	1.45	X	1	=	3.05	SQMT
3	4.27	X	0.24	X	1	=	1.04	SQMT
4	5.65	X	1.17	X	2	=	13.22	SQMT
5	4.43	X	0.26	X	3	=	3.65	SQMT
6	4.28	X	2.14	X	1	=	9.17	SQMT
7	1.28	X	3.04	X	1	=	3.89	SQMT
8	1.13	X	1.37	X	1	=	1.55	SQMT
9	1.12	X	5.84	X	1	=	6.52	SQMT
10	1.12	X	0.98	X	1	=	1.11	SQMT
11	2.11	X	2.33	X	1	=	4.94	SQMT
12	1.24	X	0.88	X	1	=	1.09	SQMT
13	3.46	X	1.33	X	1	=	4.60	SQMT
14	2.73	X	2.88	X	2	=	15.64	SQMT
15	3.88	X	2.13	X	1	=	8.28	SQMT
16	1.05	X	3.35	X	1	=	3.52	SQMT
17	0.95	X	2.00	X	1	=	1.90	SQMT
18	4.43	X	1.17	X	1	=	5.17	SQMT
19	2.80	X	2.05	X	1	=	5.65	SQMT
20	5.88	X	0.08	X	1	=	0.47	SQMT
21	1.12	X	2.80	X	1	=	3.14	SQMT
22	1.12	X	0.88	X	1	=	0.99	SQMT
23	1.12	X	0.68	X	1	=	0.76	SQMT
24	1.12	X	2.96	X	1	=	3.31	SQMT
25	1.12	X	2.13	X	1	=	2.39	SQMT
26	1.12	X	1.80	X	4	=	7.97	SQMT
27	1.12	X	2.13	X	1	=	2.39	SQMT
28	1.12	X	2.13	X	1	=	2.39	SQMT
29	1.12	X	1.00	X	11	=	12.32	SQMT
30	0.50	X	1.00	X	11	=	5.50	SQMT
TOTAL DEDUCTION AREA						=	108.80	SQMT
NET BUILT-UP AREA						=	494.04	SQMT
TOTAL BUILT-UP AREA (REFUGE FLR.)						=	494.04	SQMT

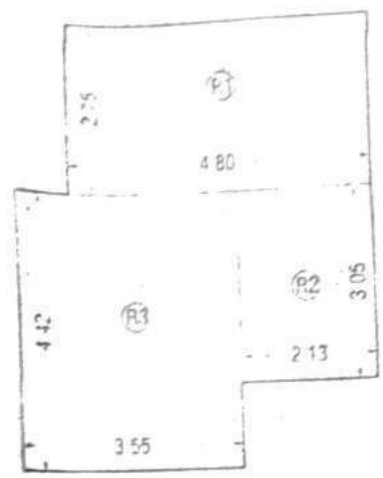
DESCRIPTION

PLOT BEARING S.NO. 7  
 AT VILLAGE-MOGHARPADA, G

CERTIFICATE



ALC. AREA	2.13	2.90	6.177
LIVING	3.65	2.75	10.0375
KITCHEN	3.65	2.75	10.0375
T. AREA	2.20	1.22	2.684
ALC. AREA	2.13	2.90	6.177
LIVING	3.65	2.75	10.0375
BED ROOM	3.25	2.75	8.9375
TOTAL			50.78



AREALINE DIAGRAM OF REFUGE AREA  
SCALE - 1:200

ADDIT.	Area
R	4.50 x 2.75 = 12.375 SQ.MT
RC	1.13 x 3.05 = 3.4465 SQ.MT
P3	3.55 x 4.42 = 15.691 SQ.MT
<b>TOTAL REFUGE AREA</b>	<b>35.39 SQ.MT</b>

REFUGE AREA REQUIRED FOR	
Bn. 13 <sup>th</sup> - 18 <sup>th</sup> FLR	
FLOOR	BUP AREA IN SQ.MT
TYPICAL FLOOR	528.92 X 2FLR = 1057.84 SQ.MT
	1057.84 / 12.50 = 84.63 PERSONS
PER PERSON 0.30 SQ.MT	= 84.63 X 0.30 = 25.39 SQ.MT
REFUGE AREA PROVIDED	= 35.39 SQ.MT
MAX. PERMISSIBLE REFUGE AREA	= 25.39 X 2 = 50.78 SQ.MT
EXCESS REFUGE AREA PROVIDED	= NIL

DESCRIPTION

PLOT BEARING S.NO.-70/6  
AT VILLAGE-MOGHARPADA, G.B.P.

CERTIFICATE OF

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS  
THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED  
THE AREA SO WORKED OUT TALLIES WITH THE AREA

OWNER'S D

We undersigned hereby confirm that I/We would  
would execute the structure as per approved plans  
supervision of proper technical person so as to

OWNER (S) name and signature

Architect/ Licensed En

Job No	Drawing No	Scale	Dra

ARC

10

ARCHITECTS

G-2, A Wing, Dev. C  
Cadbury Junction,

Tel: 022-41008652 / 83 / 84



FEDERAL BUREAU OF INVESTIGATION  
 U.S. DEPARTMENT OF JUSTICE  
 44-1573-15  
 STAMP OF APPROVAL OF PLAN  
 DATE: 11/15/54  
 BY: [Signature]  
 TITLE: [Signature]



**DESCRIPTION:**

FLOOR BEARING 5 IN. x 8 IN. THICK  
 AT WALLS 400# PER SQ. FT.

CENTERLINE OF WALLS  
 ALL WALLS TO BE CONCRETE  
 12 IN. THICK  
 ALL WALLS TO BE FINISHED WITH  
 1/2 IN. GYPSUM BOARD  
 ALL WALLS TO BE PAINTED  
 ALL WALLS TO BE FINISHED WITH  
 1/2 IN. GYPSUM BOARD  
 ALL WALLS TO BE PAINTED

**NOTES:**

OWNER'S name and location  
 Architect's License Registration No. 12345  
 Date: 11/15/54  
 Scale: 1/8" = 1'-0"

**ADDITION:**

10 POUNDS

ARCHITECT'S & ENGINEER'S  
 [Signature]  
 [Address]  
 [City, State, Zip]