सुनी फ.2

व्याम निवधव इ.नि. ठाले 1 चन्त्र शामकः 3498/2023

NATURE DE LA CONTRACTION DEL CONTRACTION DE LA C

मादणी:

Regn 63m

15/05/2023

गानाचे गान: होकाळी

(१)विनेपाया प्रकार

कराशनामा

(2)धीवदना

18182496

(3) बाजास्थाव(भाडेपट्टपास्ना बावनितपटराकार आकारणी देतो की पटटेवार ने

ESTEX ESTANCE ENTERENT PROPERTY SPECIAL SECURE

12953013.508

लम्द पराव) (4) श्रु-मापन पोटसिम्मा व घरक्रमावर्श्वमध्याम)

1) थानिवेरचे नाव ठाणे म.न.पा. इतर वर्णत :मदिनिका नं: 1804, माळा नं: 18 वा मजला,टॉबर 3, इमारतीच नाव: मोद्रोज अंभेद फेज 2, रोड : मीजे द्रोकाळी व वाळवृम,ना, जि. ठाणे, इतर माहिती: क्षेत्र-83.32 वी. मीटर कारपेट व इतर सगतचे क्षेत्र-7.92 चौ. मीटर यांमी एकुण क्षेत्र-91.24 चौ. मीटर कारपेट (इतर माहिती दस्तात तम्द के=पात्रमाणे),गक कार पार्किंग मह ( ( Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM; ))

1): नाव:-गोदरेज प्रॉपर्टीज निमिटेड ये ऑघोराइज सिग्नेटरी नेजल पंजावी तर्फे कु. मु. म्हणुन ऋषी

बीधरी - - वय:-34; पत्ता:-पर्णंट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे ताव: गोदरेज वस, ज्लॉक नं:

1): नाव:-प्रशांत उपरे - , वय:-46; पना:-प्नांट न: वी - 1402, माळा न: -, इमारतीचे नाव: अटिलीयर सस्तमजी

अवेतिया, ब्लॉक ने: ऑफ. नाशिक वायपास हायवे , रोड ने: माजीवडा, ठाणे , महाराष्ट्र, ठाणे . पिन कोड:-400601

2): नाय:-शीतल पी. उपरे - . वय:-44; पता:-प्लॉट न: बी - 1402, माळा न: -, डमारतीचे नाव: अटिमीयर रूस्तमजी अर्वेनिया, व्लांक नं: ऑफ. नाशिक बायपास हायवे, रोड नं: माशीवडा, ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-400601 पॅन

पिरोजणानगर विकोळी पूर्व , रोड नं, इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बर्ड, पिन को र:-400079 पैन नं:-

(5) that a

1) 91.24 चौ.मीटर

AAACG3995M

THE AARPU8365K

F:-ABTPL8528Q

(6) आकारणी किया जुडी देण्यात असल तेव्हा.

(१) दम्नाग्वात करून देणा-या/निप्तन देवणा-या प्रधाराचे नाव किंवा दिवाणी न्यायानयाचा हुप्यनामा किया आदेश असन्याम, प्रतिवादिने नाव व पना

(8) इम्लावज करन घेणा-या पक्षकाराचे व किंवा दिवाणी त्याबावयाचा हकुमनामा किंवा आदेश असन्याम,प्रतिवादिव नाव व पता

(10) इस्त नाइणी कस्याचा दिनांधः

(11)अनुक्रमाष्ट्रचा पृष्ठ

(14) भेगा

(13)वाजारभावाधमाणे नोदणी शुल्क

(12)वाजारभावाप्रमाण स्टाक शुन्क

(9) दम्यांग्यज करन दिल्याचा दिनांक

15/05/2023

15/05/2023

3498/2023

1272775

30000

मृत्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्राव शुल्क आकारताला निवदलेला अनुभद्रेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



C. And WHEREAS the Developer is in possession of the Project Land which is more particularly described in the First Schedule hereunder written and shown delineated by red colour on the Plan thereof hereto annexed as Annexure A.

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- D. A portion of the Land admeasuring 777.45 square meters or thereabouts out of the total area of the Land has been hatched in yellow colour on the plan annexed hereto as Annexure A is not in possession of the Developer. The aforesaid portion out of the Land admeasure 777.45 square meters in aggregate or thereabouts and the Developer/Owner has not utilized the FSI accruing from the same.
- E. As per the applicable laws, the following portions of the Land are to be mandatorily handed over to the Thane Municipal Corporation ("TMC") towards to the corresponding reservations/setback as detailed below:
  - a. an area admeasuring 2086.23 square meters falls under 40.00 m, wide D.P. Road & Proposed 30.00 m. & 25.00 m, wide Road as per the Development Plan for the City of Thane dated 4th October 1999 under the Government of Maharashtra G.R. No. TPS/1297/1319/CR-148/97/UD-12. The same is delineated in Green colour in Annexure "A".
  - b. an area admeasuring 6127.77 square meters falls under Amenity Open Space as per the Development Plan for the City of Thane dated 4th October 1999 under the Government of Maharashtra G.R. No. TPS/1297/1319/CR-148/97/UD-12. The same is delineated in Pink colour in Annexure "A".
- F. In furtherance thereto, the Developer has obtained the sanction of the entire layout from TMC vide V.P. No. S05/0194/19 TMC/TDD/3993/22 dated 15th March, 2022 and further amended vide V.P. No. S05/0194/19 TMC/TD-DP/4165/22 dated 3rd August, 2022 and further amended vide Letter V.P. No. S05/0194/19 TMC/TDD/4351/23 dated 31th March, 2023; ("Layout") for the development of the portion of the Land admeasuring 24511 square meters or thereabouts in aggregate ("Layout Land") and has been more particularly defined under the Second Schedule where under the Developer is required to provide amenities as enlisted in Annexure "A" as annexed hereto ("Common Areas and Amenities of Project"). As per the current Project Layout, the Developer is required to complete the Project on or before 30th April, 2030 and current Phase on or before 31th

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CEASTACTURE

2. To severally sign necessary forms, declarations, affidavits and other papers required for registration of the Agreements for Sale / Documents as aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.

3. This Power of Attorney shall be valid until it is expressly revoked by the Developer or the above said Attorney is in the employment of the Developer.

and GENERALLY to do all such lawful acts, deeds and things in connections above matters as our attorneys shall deem fit and proper as fully and effectively could do ourselves.

AND we doth hereby ratify, approve and confirm all and whatsoever the sale And shall lawfully do admit or perform or cause to be done, admitted or performed by of these presents.

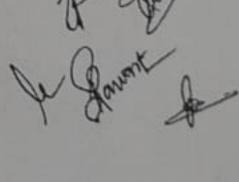
## THE SCHEDULE ABOVE REFERRED TO:

(Description of the said Project Property)

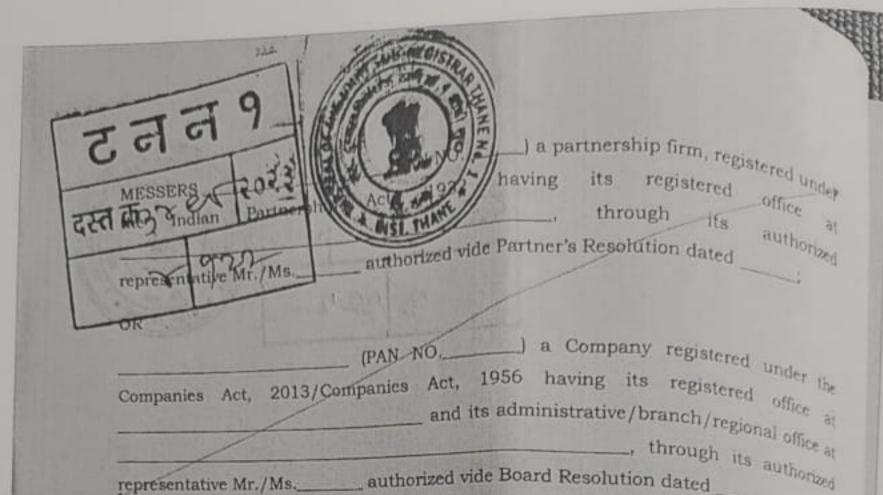
All those pieces or parcels of occupant class II land bearing (i) New Survey No. 234/1 admeasuring 2450 square meters or thereabout(as per 7/12 extracts); (ii) Survey No. 234/2 admeasuring 3050 square meters or thereabout(as per 7/12 extracts); and (iii) Survey No. 235 admeasuring 1300 square meters or thereabout(as per 7/12 extracts) thus admeasuring 6800 square meters or thereabout situated at Village Balkum, Thane along with all right, title, easement, benefits, appurtenances to the same and all those pieces or parcels of land bearing (i) New Survey No. 39 admeasuring 4,450 square meters or thereabout; and (iii) New Survey No. 40 admeasuring 2,230 square meters or thereabout; and (iii) New Survey No. 41/1 admeasuring 20,100 square meters situated at Village Dhokali. Thane. Total aggregating to 33,580 square meters situated at Taluka & District Thane within the limits of Thane Municipal Corporation.

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representative Mr./Ms.\_\_\_\_ authorized vide Board Resolution dated

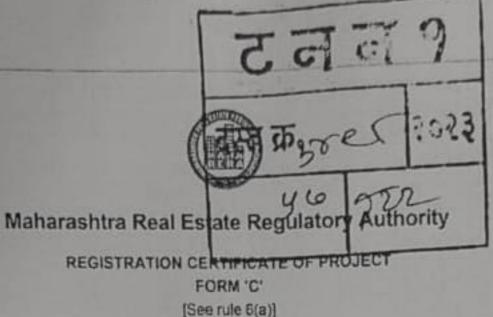
herein after referred to as the "Purchaser/s", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executers & administrators, the survivors or survivor of them & the heirs, executers & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, there partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the SECOND PART.

The Developer and the Purchaser/s are hereinafter collectively referred to as "Parties"

## WHEREAS:

A. By and under of a Deed of Conveyance dated 19th March 2020 registered with the office of the Joint-Sub-Registrar of Thane under Serial No. TNN-1/2014/2020 and a Deed of Conveyance dated 19th March 2020 registered with the office of the Joint-Sub-Registrar of Thane under Serial No. TNN-1/2015/2020 entered into between Ceear Lifespaces Pvt. Ltd. and Imperial Consultants and Secuntes Limited, Ceear Lifespaces Pvt. Ltd. inter alia owns and is seized and possessed of land bearing Survey No. 234/1 admeasuring 2450 square meters, Survey No. 234/2 admeasuring 3050 square meters, Survey No. 235 admeasuring 1300 square meters, Survey No. 39 admeasuring 4450 square meters, Survey No. 40 admeasuring 2230 square meters and Survey No. 41/1 admeasuring 20100 square meters, 40 admeasuring 2230 square meters aggregating to 33580.00 square meters, ("Land") situated at Village Balkum and Village Dhokali, Taluka & District Thane within the limits of Thane Municipal Corporation ("TMC") more particularly described in the First Schedule hereunder written and shown delineated by red colour on the Plan thereof annexed as Annexure A.

## Annexure "G" RERA Registration Certificate





This registration is granted under section 5 of the Act to the following project under project registration number : p51700046541

Project: Godrej Ascend Phase 2 , Plot Bearing / CTS / Survey / Final Plot No.: 234/1,2 Part,41/1 Part,39 Part at Thane (M Corp.), Thane, Thane, 400607;

- Godrej Properties Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.
- 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 (I) 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 31/12/2028 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
  - 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 remanand Prabhu
(Secretary, MahaRERA)
Date:11-08-2022 13:22:27

Dated: 10/08/2022 Place: Mumbal Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority

## HLC

Saving A/c. No. 20189511556.	Branch FILE NO.
CIF No.) 966894565101	Tie up on (If applicable)
LOS Refrence No.325156771	PAL/Take Over/NEW/Resale/Topup
Applicant Name PRASHANT (	JPARE_
Co-Applicant Name SHEETAL	UPARE
Contact (Resi) 9987777052	_ Mobile No. 9 8 2 11 2 2 5 6 8
Loan Amount 1,50,00,000/	Tenure 180 M
Interest Rate	EMI
Loan Type HL - TL	SBILIFE
Hsg Loan	Maxgain
Realty	Home Top up
Property Location THANE	
Property Cost	
Name of Developer / Vendor GODR	
RBO - THANE ZONE - THANE Branch SA	+KET ROAD (Code No.) 16417
COT SON VAIBHAY GANGE	PRKARMODIIO No. 9749894228
CPC C 'or along with Mob. No.	MUMHLC00771
DATE	DATE
ARCH	RESIDENCE VERIFICATION
SEC	OFFICE VERIFICATION
1-2	SITE INSPECTION
MPST ing with Mob. No. DI	PTI SAHOO 9049981716

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