

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे-1

दम्न क्रमांक : 3498/2023

मोडर्णी :

Regn 63m

15/05/2023

गावाचे नाव : ढोकाली

(1) विवेकाचा प्रकार	करारनामा
(2) मोजकपणा	18182496
(3) बाजाराभावाभावाप्रमाणे वाढविलेल्यापेक्षा आकाराची देतो की परतदाराने नमुद करावे	12953013.508
(4) भू-मापन, पोटोविभ्या व परिक्रमांक (अमन्याम)	1) पाविकेचे नाव: ठाणे म.न.पा. इतर वर्णन : मदतिका नं: 1804, माळा नं: 18 वा मजला, टॉवर 3, इमारतीचे नाव: गोदरेज असेट फेज 2, रोड : मौजे ढोकाली व बालकुम, गा. जि. ठाणे, इतर माहिती: क्षेत्र-83.32 चौ. मीटर कार्पेट व इतर मजले क्षेत्र-7.92 चौ. मीटर यांसी एकूण क्षेत्र-91.24 चौ. मीटर कार्पेट. (इतर माहिती इम्नात नमुद केन्वाप्रमाणे), एक कार पाकिंग म्हा ((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM :))
(5) क्षेत्रफळ	1) 91.24 चौ.मीटर
(6) आकाराची किंवा जुटी देण्यात असेल तेव्हा,	
(7) दम्नपत्र करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता,	1): नाव:-गोदरेज प्रांटीज लिमिटेड चे अधोगडज सिप्रेटरी नेत्रन पंजावी तर्फे: कु. सु. म्हणुन ऋणी चौधरी - - वय:-34; पत्ता:-प्लॉट नं: अंफिल, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: धिगेजगानगर बिक्रोळी पूर्व, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:- AAACG3996M
(8) दम्नपत्र करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत उपरे - , वय:-46; पत्ता:-प्लॉट नं: बी - 1402, माळा नं: -, इमारतीचे नाव: अटिनीयर रुम्समजी अर्बेनिसा, ब्लॉक नं: अंफ. नाशिक बायपास हायवे, रोड नं: माजीवडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AARPU8365K 2): नाव:-शीतल पी. उपरे - , वय:-44; पत्ता:-प्लॉट नं: बी - 1402, माळा नं: -, इमारतीचे नाव: अटिनीयर रुम्समजी अर्बेनिसा, ब्लॉक नं: अंफ. नाशिक बायपास हायवे, रोड नं: माजीवडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABTPL8528Q
(9) दम्नपत्र करून दिव्याचा दिनांक	15/05/2023
(10) दम्न नोंदणी केन्वाचा दिनांक	15/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3498/2023
(12) बाजाराभावाप्रमाणे मुद्रांक शुल्क	1272775
(13) बाजाराभावाप्रमाणे मोडर्णी शुल्क	30000
(14) भेग	

मुन्यांकनामाटी विचारात घेतलेला तपशील:-

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



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B. The Developer/Owner is the successor-in-interest of Ceear Lifespaces Pvt. Ltd. pursuant to the Scheme of Amalgamation of Ceear Lifespaces Pvt. Ltd. with the Developer/Owner as sanctioned by National Company Law Tribunal by order dated April 11, 2022 (the "said Merger Order") which was duly registered with Joint Registrar of Thane under Serial Number TNN12-9964-2022 on 4th August 2022. Pursuant to the said Merger Order and the aforesaid Scheme of Amalgamation, the entire business and undertaking of the Transferee Company therein merged/transferred unto the Transferee Company therein, i.e. Developer/Owner, in the manner therein contained.

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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**.

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 31st 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 31st

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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 connection with the above matters as our attorneys shall deem fit and proper as fully and effectually as we could do ourselves.

AND we doth hereby ratify, approve and confirm all and whatsoever the said Attorney 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, (ii) 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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MESSERS दस्त Indian	Partnership 2023
representative Mr./Ms.	
OR	



_____) a partnership firm, registered under
having its registered office at _____
through its authorized
authorized vide Partner's Resolution dated _____;

_____ (PAN NO. _____) a Company registered under the
Companies Act, 2013/Companies Act, 1956 having its registered office at
_____ and its administrative/branch/regional office at
_____, through its authorized
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, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their 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**" and individually as "**Party**".

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 Securities 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

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५६	११२



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 :
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;

1. 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 (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 31/12/2028 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
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 13:22:27

Dated: 10/08/2022
Place: Mumbai

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

11-31 v

HLC

Saving A/c. No. 20189511556		Branch FILE NO.	
CIF No. 86894565101		Tie up on (if applicable)	
LOS Reference No. 280325156771		PAL/Take Over/NEW/Resale/Topup	
Applicant Name PRASHANT UPARE			
Co-Applicant Name SHEETAL UPARE			
Contact (Resi) 9987777052		Mobile No. 9821122568	
Loan Amount 1,50,00,000/-		Tenure 180M	
Interest Rate		EMI	
Loan Type HL - TL		SBI LIFE	
Hsg Loan <input checked="" type="checkbox"/>		Maxgain	
Realty		Home Top up	
Property Location THANE			
Property Cost			
Name of Developer / Vendor GODREJ			
RBO - THANE ZONE - THANE Branch SAKET ROAD (Code No.) 16417 CENTRAL			
Correspondent VAIBHAV GANGARKAR		Mobile No. 9749894228	
ACPC Code		or along with Mob. No. MUMHLC00771	
DATE		DATE	
ARCH		RESIDENCE VERIFICATION	
SE		OFFICE VERIFICATION	
-2		SITE INSPECTION	
MPST		ing with Mob. No. DIPTI SAHOO 9049981716	

