

## सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दम्न क्रमांक : 16901/2023

नोंदणी :

Regn:63m

18/09/2023

## गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6863159
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार ने भमूद करावे)	5710068
(4) भू-भाषण, पोटहिसा न पत्रक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णना : इतर माहिती: झोन नं. 8/34-3ई-2, मांजे -ढोकाळी, ता.जि. ठाणे येथील मळें नं. 60/19,60/21,60/22,63/5मी.63/9 व इतर मळें नंबर दम्नात नमूद केल्याप्रमाणे. मदतिका क्र. 2001,20 वा मजला, पार्क-2 मी-1 दि आयकोन, हायवर्ड गार्डन रोड समोर, ढोकाळी, ठाणे, क्षेत्र 40 चौमी कारपेट रेरा प्रमाणे अधिक 1 ओपन कार पार्किंगमह. (( Survey Number : 60/19,60/21,60/22,63/5C,63/9 व इतर मळें नंबर दम्नात नमूद केल्याप्रमाणे : ))
(5) क्षेत्रफळ	1) 40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अगेल तेव्हा.	
(7) दम्नांयत्र करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-लिडींग फ्रटीयर रा लि तर्फे अधिकृत महीकर्ते अंशुल खरे यांचे कु.मु. म्हणून अमित मिह . वय:-34; पत्ता:-प्लॉट नं: .. माळा नं: 9 वा मजला, इमारतीचे नाव: वी विंग, तमन सेंटर, ब्लॉक नं: जी ब्लॉक वीकेसी, वांद्रा कुर्ना कॉम्प्लेक्स, मुंबई, रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AADCL2382G 2): नाव:-मे.मिध्दी रिअल इस्टेट डेव्हलपर्स तर्फे भागिदार गौरव कपिल शर्मा व हेमल जयेंद्र गावा यांच्या तर्फे कु.मु. म्हणून लिडींग फ्रटीयर रा लि तर्फे अधिकृत महीकर्ते अंशुल खरे यांचे कु.मु. म्हणून अमित मिह वय:-34; पत्ता:-प्लॉट नं: शॉप नं: 1 ते 8, माळा नं: .. इमारतीचे नाव: विल्डिंग नं. जी-1, हायवर्ड गार्डन, ब्लॉक नं: हायवर्ड रेसिडेन्सी समोर, ढोकाळी, ठाणे, रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AASFS8437P
(8) दम्नांयत्र करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अयाज मागीर अहमद . वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं.702, विल्डिंग नं. 7, माळा नं: .. इमारतीचे नाव: कॉन्मॉस, हायवर्ड रेसिडेन्सी, ब्लॉक नं: कोलशेत रोड, ठाणे प., रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BKJPA9527J
(9) दम्नांयत्र करून दिल्याचा दिनांक	18/09/2023
(10) दम्न नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रममांक, खड व पृष्ठ	16901/2023
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क	480450
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारवाना निवडलेला अनुच्छेद

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



THIS AGREEMENT FOR SALE "Agreement" is made and executed at Thane on this 18<sup>th</sup> day of Sept in the year 2023;

BETWEEN

**LEADING FRONTIER PRIVATE LIMITED**, a company registered under the provisions of Companies Act, 2013, and having its registered office at "The ICON", Plot No. 61/2A, opposite Highland Residency Circle, Dhokali Village, Thane West – 400607, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the First Part;

AND

**MESSRS SIDDHI REAL ESTATE DEVELOPERS**, a partnership firm constituted under the provisions of Indian Partnership Act, 1932, and acting through its Partners Mr. Gaurav Kapil Sharma and Mr. Hemal Jayendra Gala, duly authorised by all its Partners vide Authority Letter dated September 30, 2017, having its registered office at Shop No. 1 to 8, Building G-1, Highland Gardens, Opposite Highland Residency, Dhokali, Thane West - 400608, hereinafter referred to as the "**SRED**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the last surviving partner and the heirs, executors and administrators of the last surviving partner) of the Second Part:

AND

**Mr. AIYAZ SAGIR AHMED** S/O Mr. Sagir Maulana Zahoor Ahmed, residing at, Flat 702, Building 7 (Cosmos), Highland Residency, Kolshet Road, Thane West, Pin 400607 Maharashtra, hereinafter referred to as the "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an **Individual** his / her / their heirs, executors, administrators and permitted assigns, in case of a **Partnership Firm / LLP**, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **Company** its successors and permitted assigns, in case of a **Hindu Undivided Family**, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a **Trust** the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **Third Part**.

**WHEREAS:**

- A. Messrs Siddhi Real Estate Developers i.e. SRED, is seized and possessed of or otherwise well and sufficiently entitled to, as the absolute and exclusive owner or developer, as the case may be, of a larger property totally admeasuring approximately 53,665 square meters situated Near Highland Gardens, Village Dhokali, Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation ("**TMC**"), Thane West, Maharashtra (hereinafter referred to as "**Larger Property**") and more particularly described in the **First Schedule** to this Agreement and is delineated in brown colour on the plan annexed and marked as **Annexure "A"**, to this Agreement.

Certificate No. 4777



# THANE MUNICIPAL CORPORATION, THANE

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

V. P. No. S05/0075/14 TMC/TDD/3857/22 Date: 07/01/2022  
To, Shri / Smt. M/s. Design Consortium (Architect)  
Shri A.G. Jathar  
Sri M/s. Siddhi Real Estate Developers (Owners)  
M/s. Gowani Hotels Pvt. Ltd.

With reference to your application No. 9189 dated 09/12/2021 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. As mentioned over leaf in village Dhokali Sector No. V Situated at Road / Street Balkum-Dhokali link Road S. No. / C.S.T. No. / F. P. No. As mentioned below

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.

New Survey No.

46/17B, 46/17C, 46/18A, 46/18B, 46/18C, 47/1, 47/6, 47/8, 47/9A, 47/9B, 47/10, 47/11, 47/12, 47/13A, 47/13B, 47/13C, 47/14, 47/16, 48/1A/1, 48/1A/2, 48/1B/1, 48/1B/2, 48/1C, 48/1D, 48/1E, 48/2, 59/1A/1, 59/1A/2, 59/1A/3, 59/1B/1, 59/1B/2, 59/1B/3, 59/1C, 59/4, 60/8pt, 60/9pt, 60/10A, 60/10B, 60/11pt, 60/12, to 60/22, 61/1, 61/2A, 61/2B, 61/2/2A, 61/2/2B, 61/2D, 61/2E, 61/2F, 61/2C, 61/3, 62/3B, 62/3C, 62/5E/1, 62/5E/2, 62/6A, 62/6B, 62/7, 62/9C/1, 62/9C/2, 62/10A, 62/10B, 62/15A, 62/15B, 63/4/5, 63/5C, 63/8/3, 63/9, 63/10, 63/12A, 63/12/B & 74/5A

**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  
the city of, Thane.

10/12/21

Building no. 1:

Wing A1 - Stilt + 1<sup>st</sup> to 2<sup>nd</sup> floor Resi. (Pl.)/ Stilt/Podium (Pl.) + 3<sup>rd</sup> to 30<sup>th</sup> floor Residential  
Wing A2 - Gr. floor Comm. (Pl.)/ Stilt (Pl.) + 1<sup>st</sup> to 3<sup>rd</sup> floor Resi. (Pl.)/ Stilt/Podium (Pl.) + 4<sup>th</sup> to 21<sup>st</sup> floor Resi.  
Wing B1 - Gr. floor Comm. (Pl.)/ Stilt (Pl.) + 1<sup>st</sup> to 3<sup>rd</sup> floor Resi. (Pl.)/ Stilt/Podium (Pl.) + 4<sup>th</sup> to 27<sup>th</sup> floor Resi.  
Wing B2 C1 & C2 - Stilt (Pl.) + 1<sup>st</sup> to 2<sup>nd</sup> floor Resi. (Pl.)/ Stilt/Podium (Pl.) + 3<sup>rd</sup> to 29<sup>th</sup> floor Resi.  
Club House - Ground + 1<sup>st</sup> floor situated on 2<sup>nd</sup> floor podium top (R.G. 9)

Building no. 2: - Retained as per previous sanctioned.

Building no. 3:

Building no. 3: - (inclusive housing) retained as per previous sanctioned.

Building no. 4:

Wing A & B - Retained as per previous sanctioned.

Wing - C - Basement (Parking) + Gr. floor Comm. (Pl.) / Stilt (Pl.) + 1<sup>st</sup> to 25<sup>th</sup> floor (Residential)

Wing - D - Basement (Parking) + Gr. floor Comm. (Pl.) / Stilt (Pl.) + 1<sup>st</sup> to 19<sup>th</sup> floor (Residential)

Club House - Ground + 1<sup>st</sup> floor situated on 1<sup>st</sup> floor podium top (R.G. 13)

5. This permission is being issued as per the provisions of UDOPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of Development Rights if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate
8. All the provision mentioned in UDOPR, as may be applicable, shall be binding on the owner/developer
9. Provision for recycling of Grey water where ever applicable shall be completed prior to completion certificate and design drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift certificate from PWD should be submitted before Occupation Certificate, if applicable
11. Permission for cutting of 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
12. Authority will not supply water for construction
13. Areas/Cities where storm water drainage system exists or designed, design and drawing 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 in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (wherever necessary)
15. Corrections in revenue records & TILR measurement plan for plot bearing Survey no. 61/2B, 61/2/2A, 61/2/2B, 61/2/C shall be submitted before O.C. of Wing A1 of building no. 1.
16. Affidavits Submitted by Owner/ Developer dated 30/12/2021 shall be binding upon them.
17. All conditions mentioned in previous Permissions / C.C. - TMC/TDD/3050/19 Dated 12/04/2019 shall be binding upon Owners / Developers.
18. It shall be binding upon the Owners / Developers to provide mechanical ventilation in ventilation shafts.
19. It shall be binding upon the Owners / Developers to obtain approval for C & D waste management plan from Solid Waste Management Dept. & to obtain NOC accordingly.

**सावधान**

अधिकार नकाशा अनुसार बांधणीस न करणे तसेच  
नियमित निवेदनय नियमावलीनुसार आवश्यक त्या  
परवानग्या न घेतता बांधकाम बापर पररणे, महाराष्ट्र  
सर्वेक्षण यंत्रणे व शहर विकास विभागाचे पराम ५३  
आधारे बांधकाम करणे गरजेचे आहे. न्यायादी यावतीत  
सर्व बांधकामे व. ५३/२००५ - देड होऊ शकतो



(Sunil Patil)  
कायकारी अभियंता,  
शहर विकास विभाग,  
ठाणे महानगरपालिका, ठाणे.



Certificate No. 4281

# THANE MUNICIPAL CORPORATION, THANE

Resubmission  
(Registration No. 3 & 24)

## SANCTION OF DEVELOPMENT

### Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Sub Plot - B Building No.3 (Inclusive Housing) Ground Part (Commercial) Part (Still) + 1st Floor Part (Commercial) Part (Residential) + 2nd to 17th Floor (Residential)  
Building No.4 Wing 'E' : - Ground Floor (Commercial)

V. P. No. S05/0075/14 TMC/TDD 3050/19 Date: 12/04/2019  
To, Shri / Smt. A.G. JATHAR FOR (Architect)  
M/s. DESIGN CONSORTIUM  
Shri KAPIL SHARMA FOR (Owners)  
M/s. SIDDHI REAL ESTATE DEVELOPERS  
DEEPAK GHOSALKAR FOR M/s. GOWANI HOTELS Pvt. Ltd.

With reference to your application No.10751 dated 17/12/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As below in village DHOKALI Sector No. V Situated at Road / Street 20 & 25 Mtrs S. No. / ~~EST No.~~ / ~~FP No.~~ AS below

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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

NEW S.No. 46/17B, 46/17C, 18, 47/1, 6, 8, 9, 11 to 14, 16, 48/1A, 1B, 1C, 1D, 1E, 48/2, 59/1A, 1B, 1C, 59/4, 60/10, 60/12 to 22, 61/1, 61/2A to 2G, 61/3, 62/5E, 6, 7, 9C, 10, 15, 63/4/5, 63/5C, 63/8/3, 63/9, 10, 12, & 74/5A 60/8, 60/9, 60/11, 62/3, 47/10

एन न - 9  
नं. 9809  
29/12/19



**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

Your file



# THANE MUNICIPAL CORPORATION, THANE

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

DRC No.247 (Res.), DRC No. 310 (Road) & DRC No. 311 (Road) + 0.3 Add. Premium FSI

V. P. No. SO5/0075/14 TMC / TDD / 2847 / 18 Date: 20 / 10 / 2018  
To, Shri / Smt. A.G. JATHAR FOR (Architect)

M/S DESIGN CONSORTIUM  
Shri KAPIL SHARMA FOR (Owners)  
M/S. SIDDHI REAL ESTATE DEVELOPERS

With reference to your application No. 5369 dated 24/07/2018 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. AS BELOW in village DHOKALI Sector No. V Situated at Road / Street 20 & 25 Mt. D.P. Road S. No. / C.S.T. No. / F.P. No. AS BELOW

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.

New S. No. 46/17B, 46/17C, 46/18, 47/1, 47/6, 47/8, 47/9, 47/11 To 47/14, 47/16, 48/1/A To 48/1E, 48/2, 59/1A To 59/1C, 59/4, 60/10, 60/12 To 60/22, 61/1, 61/2A To 61/2G, 61/3, 62/2E, 62/6, 62/7, 62/9C, 62/10, 62/15, 62/15, 63/5C, 63/8/3, 63/9, 63/10, 63/12, 74/5A, 60/8, 60/9, 60/11 & 62/3

एन न - ३  
दस्तावेज क्र. १६६०१ / २०१८  
३४ / १२५



**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.