

Scanned Done  
30/09/23

RLMS : 501230929020232  
YLAPML202309004213001

LOS ID: *Lead* → 20195778 HL / CL / PL / ED / 20<sup>23</sup> - 2024

Applicant Name: *Tayyaba Shaikh*

Co - Applicant Name: *Sameer Shaikh*

Contact Number (R) 8452029061 (O)

Applicant CIF: 90225692621

Co - Applicant CIF: 85812556860

Loan Account No.:

Collateral:

Loan Amount: *65,00,000/-*

Tenure:

Interest Rate:

EMI:

Loan Type:

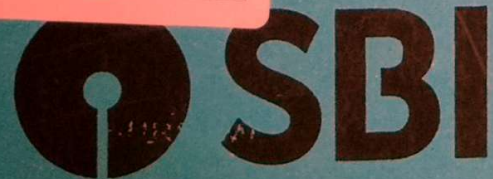
SBI LIFE : YES / NO

Individual Housing Loan \_\_\_\_\_ Maxgain \_\_\_\_\_ Flexi \_\_\_\_\_

Realty \_\_\_\_\_ Optima \_\_\_\_\_ Others: \_\_\_\_\_

Property Location:

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR 3/10	<i>Subhadar</i>	
VALUATION 03/10	<i>Vastukar</i>	
SITE		
LOAN A/C		
T.D.		
D.E.		



VIKHROLI WEST BRANCH (01406)



26/09/2023

सूची क्र.2

दुय्यम निबंधक : मन्न दु.नि.ठाणे 5

दस्त क्रमांक : 15758/2023

नोंदणी :

Regn:63m

गावाचे नाव : शिळ

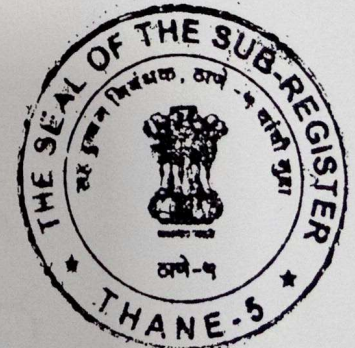
(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	5957000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2452416
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यस)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदतिका क्रमांक 1005,10 वा मजला,1 मरफम कार पार्किंग स्पेस अप्पर बेसमेंट नं 114 सहित, टॉवर नं 2, दोस्ती अंबर विल्डींग, दोस्ती प्लॅनेट नार्थ सेक्टर-3, शिळ, ठाणे. मॉन शिळ स.नं.181/2जी, 181/2एच, 181/2डी, 156/3. झोन न 24/97-15ड). (( Survey Number : - ; ))
(5) क्षेत्रफळ	1) 57.55 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 असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-चलामा इन्फ्राप्रॉपर्टीज प्रा.ली.तर्फे अधिकृत मही करणार भाविन खंत तर्फे कु.मु.म्हणुन मुंथ थॉरवे - - वय:-48; पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊस , ब्लॉक नं: -, रोड नं: फॉर्ट, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADCC2693K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-तय्याब खातुन फैज अहमद शेख - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवजीवन नगर , सोनावणे चाळ , ब्लॉक नं: -, रोड नं: विक्रोळी, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-GMIPS4544F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15758/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	417000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- :

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



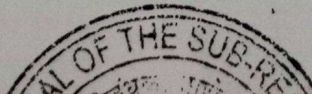
Valuation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		26 September 2023.05:17:51 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	24/97-15ड)मूल्यदर विभाग अ ब क व्यतिरीक्त उर्वरित सर्वे क्र.स.नं.बर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. क्र. क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7200	38400	44200	49900	44200	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	57.55चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
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.40320/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (( (40320-7200) * (100 / 100) ) + 7200 )			
		= Rs.40320/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 40320 * 57.55				
	= Rs.2320416/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.75चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (38400 * 25/100)				
	= Rs.132000/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ड 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				
	= 2320416 + 0 + 0 + 0 + 132000 + 0 + 0 + 0 + 0 + 0				
	= Rs.2452416/-				
	= ₹ चोवीस लाख बावन्न हजार चार शे सोळा /-				

Home

Print

सह दुय्यम निबंधक, ठाणे क्र.५

ट न न - ५
दस्त क्र. १५७५८/२०२३
१ / ७८



AGREEMENT FOR SALE

THIS AGREEMENT is made at Thane this 26<sup>th</sup> day of sep., 2023

BETWEEN

CHALAMA INFRAPROPERTIES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office situated at Lawrence & Mayo House, 1<sup>st</sup> floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001, hereinafter referred to as "the Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean to include its successors and assigns) of the One Part

AND

TAYYABA KHATOON FAIZ AHMED SHAIKH

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at

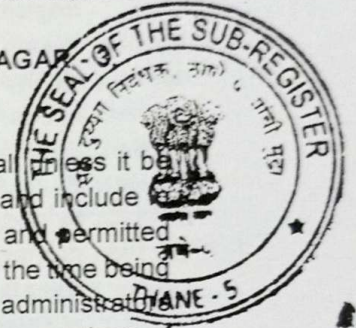
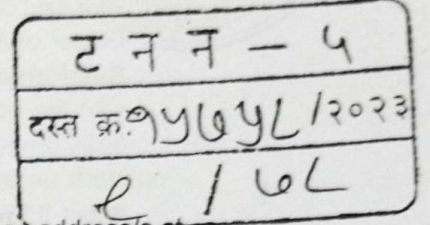
NAVJEEVAN NAGAR, 41/14, SONAWANE CHAWL, TAGORE NAGAR  
NEAR BUDDH VIHAR, VIKHROLI (E) MUMBAI - 400083.

, hereinafter referred to as "the Purchaser", (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, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, 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 and in case of a body corporate/company its successors and permitted assigns) of the Other Part;

WHEREAS:

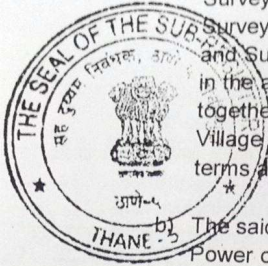
(i) The Larger Land

- a) By and under the Development Agreement dated 11<sup>th</sup> April, 2008 executed by and between one Nakhye's Everest Estate Private Limited (hereinafter referred to as "the said Everest") of the first part, one Smita Sakharam Nakhye (hereinafter referred to as "the said Smita") of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-1 under Serial No. TNN-1/2804 of 2008, read with the Supplemental Development Agreement dated 26<sup>th</sup> March, 2009 executed by and between the said Everest of the first part, the said Smita of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-5 under Serial No. TNN-5/5082 of 2009 and the Supplemental Agreement for Development dated 22<sup>nd</sup> December 2011 executed by and between the said Everest of the first part, the said Smita of the second part and the Promoter of the third part and registered in the Office of the Sub-Registrar of Assurances at Thane-1 under Serial No. TNN-5/11482 of 2011, the said



ShaiKH

ट न न - ५
दस्त क्र. १५७५६/२०२३
१० / ७५



Everest with the confirmation of the said Smita, granted in favour of the Promoter, the development rights in respect of all those piece or parcels of land bearing Survey No. 148 Hissa No. 1, Survey No. 150 Hissa No. 1, Survey No. 155 Hissa No.1, Survey No.155 Hissa No 2, Survey No.156, Survey No.159, Survey No.160 Hissa No.5, Survey No.181 Hissa No. 2A and Survey No. 182 and admeasuring 75,110 square metres or thereabout in the aggregate, in the Registration District and Sub-District of Thane City together with 3 structures standing thereon situate, lying and being at Village Shil, Thane, in the manner and for the consideration and upon the terms and conditions mentioned therein;

The said Smita and the said Everest also executed the irrevocable General Power of Attorney dated 11<sup>th</sup> April, 2008 and registered in the Office of the Sub-Registrar of Assurances at Thane under Serial No. 294 of 2008 read with the Irrevocable General Power of Attorney dated 12<sup>th</sup> June 2009 and registered in the Office of the Joint Sub-Registrar of Assurances at Thane No.5 under Serial No. 192-2009 and the Irrevocable Power of Attorney dated 22<sup>nd</sup> December, 2011 and registered in the Office of the Joint Sub-Registrar of Assurances at Thane No.5 under Serial No. 1064 of 2011, in favour of (1) Deepak Kishan Goradia, (2) Rajul Vrajlal Vora and (3) Dosti Realty Limited, authorizing them to do and execute all or any of the acts, deeds, matters and things more particularly described therein;

- c) By and under the Agreement for Sale dated 22<sup>nd</sup> January, 2019 executed by and between the said Smita of first part, the said Everest of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-5 under Serial No. TNN-5/1080 of 2019, the said Smita and Everest (therein collectively referred to as "Vendors"), have sold and conveyed to the Promoter (therein referred to as the "Purchaser") all that piece or parcel of land bearing Survey No. 181 Hissa No. 2A (part) and admeasuring 3130 square metres or thereabout, in the Registration District and Sub-District of Thane City and situate, lying and being at Village Shil, Thane, in the manner and for the consideration and upon the terms and conditions mentioned therein.
- d) The said Smita and the said Everest also executed the irrevocable General Power of Attorney dated 22<sup>nd</sup> January, 2019 and registered in the Office of the Sub-Registrar of Assurances at Thane-5 under Serial No. TNN-5/1080 of 2019 in favour of (1) Deepak Kishan Goradia, (2) Rajul Vrajlal Vora (3) Rajesh Premji Shah (4) Dosti Realty Limited and (5) Chalalma Infraproperties Private Limited, authorizing them to do and execute all or any of the acts, deeds, matters and things more particularly described therein;
- e) The land admeasuring 75,110 square metres and 3130 square metres, aggregating to 78240 square metres or thereabouts is hereinafter referred to as "**Larger Property**". The Promoter is developing the said Larger Property in phase wise manner, under various layouts and various real estate projects.
- f) The Promoter, by virtue of the documents recited hereinabove, is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 25370 square metres or thereabouts, in the Registration District and Sub-District of Thane City and situate, lying and being at Village Shil, Thane, being a part or portion of the Larger Property (and more particularly described in the **First Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-1** and thereon shown surrounded by black-

*Shil*

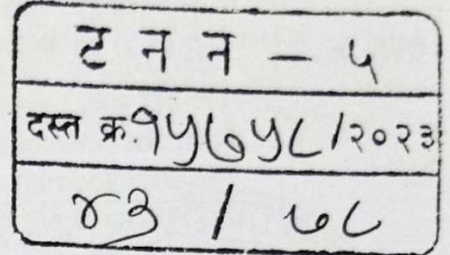
On or towards the East: By S. NO. 181 / 2E-1  
On or towards the West: By S. NO 156/4  
On or towards the North: By S. NO 181/2A  
On or towards the South: By S. NO 181/2F

**THE SECOND SCHEDULE REFERRED TO ABOVE**

(Description of the Land)

All that pieces or parcels of non-agricultural land bearing Survey Nos and Hissa Nos. 181/2G lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation and admeasuring in the aggregate 20770 Square Meters or thereabouts, and bounded as follows: -

On or towards the East: By S. NO. 181 / 2H  
On or towards the West: By S. NO 181/2E  
On or towards the North: By S. NO 181/2D  
On or towards the South: By S. NO 181/2F



**THE THIRD SCHEDULE REFERRED TO ABOVE**

**PART -A**

**(Description of Tower 2/Dosti Amber Building)**

All that pieces or parcels of Non-Agricultural lands admeasuring 1200 square metres or thereabouts, bearing Survey Nos. 181/2G(pt), lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation, being a part or portion of the Land mentioned in the Second Schedule hereinabove.



**PART-B**

**(Description of Tower 3/Dosti Sapphire Building)**

All that pieces or parcels of Non-Agricultural lands admeasuring 1200 square metres or thereabouts, bearing Survey Nos. 181/2G(pt), lying, being and situate in the revenue village of Shill Thane, District Thane in the Registration District and Sub-District of Thane 400 612 within the limits of Thane Municipal Corporation, being a part or portion of the Land mentioned in the Second Schedule hereinabove.

**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**(Description of the said Building)**

Tower 2 i.e. Dosti **AMBER** Building as more particularly defined in Part - A of Schedule 3 hereinabove, in which the said Premises (as defined below) is situated.

**(Description of the Premises)**

Flat No. **1005** on the **10TH** floor, admeasuring **52.43** square metres (equivalent to **564.00** square feet) of carpet area in the said Tower 2 i.e. **DOSTI AMBER** Building, lying being and situate on land as more particularly described in Third Schedule hereinabove written, being a part of the Project duly registered as "Dosti Planet North - Sector 3" with MahaRERA authority under Certificate bearing no. **P51700034985**, to be constructed on the Land as more particularly described in the Second Schedule herein above written.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis **2.17** square metres (equivalent to **23** square feet) as utility area and **2.95** square metres (equivalent to **32** square feet) as balcony (which areas are appurtenant and attached to the Premises and accessible only from the Premises) and approved in the presently approved plans as Balcony.

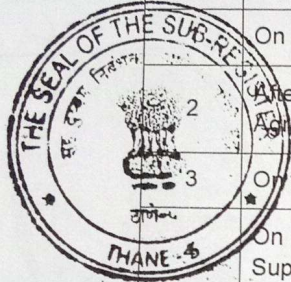
(Description of Car Parking Space)

All that 1 (One) number of SURFACE Car Parking space for parking of 1 (One) number of cars at UPPER BASEMENT level bearing Parking No/s.114 in the said Project to be constructed on the said Land as more particularly described in Second Schedule hereinabove, for a price which is included in the Consideration of the Premises, as mentioned herein below;

(Consideration)

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises and the Car Parking Space shall be **Rs.5957000/-** (Rupees Fifty Nine Lakh Fifty Seven Thousand Only). The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, the terms for such payment being of the essence of contract:

ट न न  
दस्त नं. 94/2014  
88 / Sr. No. 66



Sr. No.	Milestone	Percentage of total Consideration
1	On or before the execution of this Agreement	9%
2	After execution and registration of this Agreement	21%
3	On Completion of Plinth of the said Building	5%
4	On or before Commencement of 2 <sup>nd</sup> Slab of Superstructure of the said Building	5%
5	On or before Commencement of 7 <sup>th</sup> Slab of Superstructure of the said Building	5%
6	On or before Commencement of 10 <sup>th</sup> Slab of Superstructure of the said Building	5%
7	On or before Commencement of 15 <sup>th</sup> Slab of Superstructure of the said Building	4%
8	On or before Commencement of 20 <sup>th</sup> Slab of Superstructure of the said Building	4%
9	On or before Commencement of 25 <sup>th</sup> Slab of Superstructure of the said Building	4%
10	On or before Commencement of 30 <sup>th</sup> Slab of Superstructure of the said Building	4%
11	On Completion of Slabs including Podiums and Stilt of the said Building	4%
12	On completion of internal walls, internal putty/gypsum, floorings of the said of the Premises	5%
13	On completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the Premises	5%
14	On completion of external plumbing and external plaster/paint, elevation, terraces with waterproofing of the said Building	5%

Brail

15	On completion of the lifts, water fittings, electro, mechanical requirements, entrance lobby paving of areas appertain as prescribed in this Agreement
16	At the time of possession

At the time of execution Price, an amount of Rs. Nine Hundred Fifty Six Thousand Agreement and Lakh Forty the following



ing of 1 (One)  
4 in the said  
scribed in  
ideration

15	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in this Agreement	10%
16	At the time of possession of the Premises	5%
<b>TOTAL:</b>		<b>100%</b>

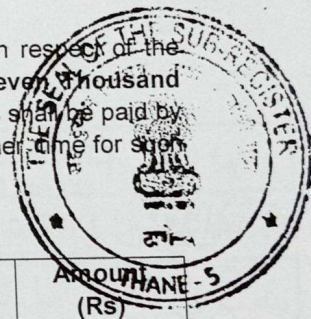
At the time of execution of this Agreement, out of the said Consideration/Purchase Price, an amount of **Rs.2084950/- (Rupees Twenty Lakh Eighty Four Thousand Nine Hundred Fifty Only)** has already become due and payable, out of which the Purchaser has already paid a sum of **Rs.536130/- (Rupees Five Lakh Thirty Six Thousand One Hundred Thirty Only)** on or before execution of this Agreement and agrees to pay the balance sum of **Rs.1548820/- (Rupees Fifteen Lakh Forty Eight Thousand Eight Hundred Twenty Only)** to the Promoter in the following manner :-

- i) Rs.833980 /- On or before 13-10-2023.
- ii) Rs.714840 /- On or before 17-11-2023.

ट न न - 4  
दस्ता क्र. 94.69/2023  
84/166

**(Other Charges)**

The total Other Charges payable by Purchaser to Promoter, in respect of the Premises shall be **Rs.197032/- (Rupees One Lakh Ninety Seven Thousand Thirty Two Only)**, as mentioned below. The said Other Charges shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:



Sr.No	Description	Category	AMOUNT (Rs)
1.	Corpus Fund for infrastrucriure & common facilities	Non-Refundable	35000
2.	Advance outgoings for 12 months (Excluding Property Tax)	Deposit	48288
3.	Layout Common Areas maintenance charges for 24 months	Deposit	14856
4.	Share of Security Deposit for 12 months	Deposit	48288
5.	Share money, application and entrance fee of the Organization or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600
6.	Fit Out Deposit	Deposit	50000
	<b>Total</b>		<b>197032</b>

*Shankar*

*[Signature]*

target  
object  
Devi  
'OON  
h Fifty  
r serial  
ent for

cessary  
ncerned  
ordance

d on the  
ct to any  
ct property

tgaging the  
of security

ble to refund  
we shall no

society as a  
charge in  
ancel, trans  
our interest

ORTH SEC  
17

276, Dr. D. N  
com • CIN

ट न न - ५  
दस्त क्र. १५७५८२०२३  
५४ / ६८

## Annexure 5

Certificate No. 4770



### THANE MUNICIPAL CORPORATION, THANE

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

तक/स्टील (पार्ट) +१ ते २१ मजले, इमारत क्र.२: तकघर + तक/स्टील (पार्ट) +१ ते ३४ मजले, इमारत क्र.३: तकघर - तक/स्टील (पार्ट) +१ ते ३४ मजले, इमारत क्र.४: तकघर - तक/स्टील (पार्ट) +१ ला मजला.

V. P. No. S11/0226/20 TMC / TDD/3860/22 Date : 11/01/2022

To, Shri / Smt. १० फोल्डस आर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

स्मिता सखाराम नाब्ये व इतर (Owners)

Shri श्री. दिपक किशन गरोडिया संचालक मे. चलामा इन्फ्राप्रॉपटीज प्रा.लि. (POAH)

With reference to your application No. १६०७ dated २०/१२/२०२१ 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. वरोलप्रमाणे in village शिळ Sector No. ११ Situated at Road / Street ६०.०० मी. मुंबई-पुणे रस्ता S. No. / G.S.T. No. / E.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.  
मौजे शिळ, ता.जि. दाणे येथील सर्व्हे नं. 181/2G, 181/2H, 181/2D, 156/3
- 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) NOC from Strom water, Drainage and Tree Department need to be submitted before Plinth intimation.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

**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.

P.T.O.

ट न न - ५  
दस्ता क्र. १५७५८/२०२३  
५६ / ७८

## Annexure 5

Certificate No. 4771



### THANE MUNICIPAL CORPORATION, THANE

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

इमारत क्र. २: तळघर + तळ/स्टील (पार्ट) +१ ते २९ मजले, इमारत क्र. ३: तळघर + तळ/स्टील (पार्ट) +१ ते ३४ मजले

V. P. No. S11/0226/20 TMC / TDD / 3983/22 Date: 23/02/2022

To, Shri / Smt. शंफोल्डस् आर्किटेक्टस् अण्ड कन्सल्टंटस् (Architect)

स्मिता सखाराम नाख्ये व इतर (Owners)

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

श्री. दिपक किशन गरोडिया संचालक मॅचलामा इन्फ्राप्रॉपर्टीज प्रा.लि. (POAH)

With reference to your application No. १६०७ dated २०/१२/२०२१ 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. वरीलप्रमाण in village शिळ Sector No. 11 Situated at Road / Street ६०मी, मुंबई-पुणे रस्ता S. No. / G.S.T. No. / F.R. No. 181/2G, 181/2H, 181/2D, 156/3

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.
- 5) परवानगी क्र. ठामपा/राविवि/३८६०/२२ दि. ११/०१/२०२२ मधील सर्व अटी बंधनकारक राहतील.

#### सराचधाना

"संयुक्त महाराष्ट्राच्या विकासासाठी व कल्याण तसेच, विविध विविध विकासकामांचे आर्थिक व त्या पर्यायाने विकासाचे योग्य वापणे, महाराष्ट्र प्रादेशिक व नगर स्वतंत्र अधिनियमांचे प्रमाण ५२ अनुसार प्रकल्पाने गुणवत्ता वाढणे, त्यासाठी कारखाने घालणे हे सर्व हेतू हे प्रकल्पाने वेळोवेळी शक्यता"

**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 \_\_\_\_\_

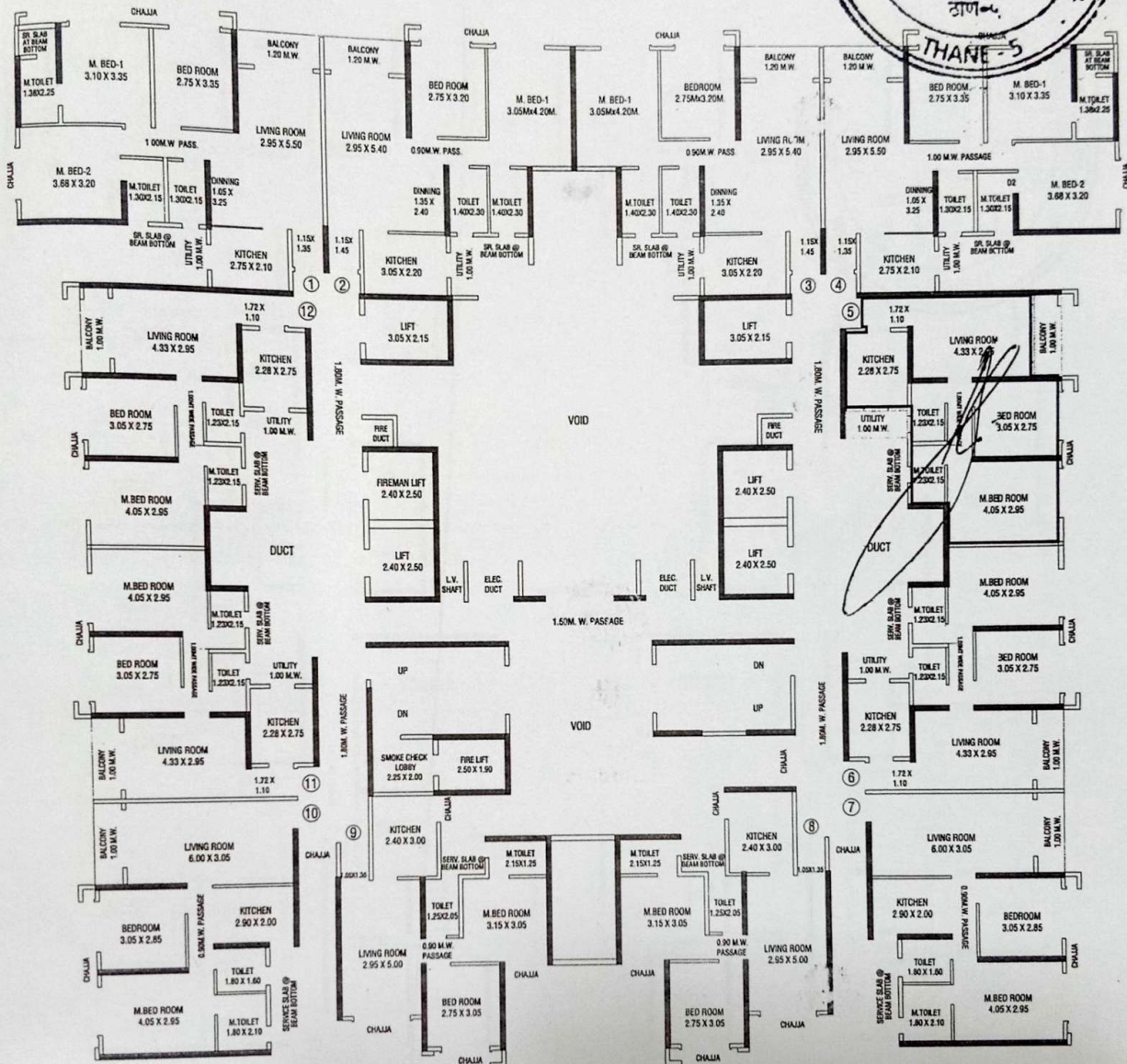
Yours faithfully,

23/2/2022  
कार्यकारी अभियंता,  
शहर विकास विभाग,  
Municipal Corporation of  
the city of, Thane.

टनन - ५  
 दस्ता क्र. १५६५८२०२३  
 ५७ / २८

ANNEXURE 6

DOSTI AMBER (TOWER - 2)  
 FLAT NO. 5



TYPICAL FLOOR PLAN

*Drinker*

BUILDING NAME	DOSTI AMBER
CORRESPONDING BUILDING NAME AS PER SANCTION	(TOWER - 2)
PREMISES NO	1005
FLOOR NO	10TH

*[Handwritten signature]*

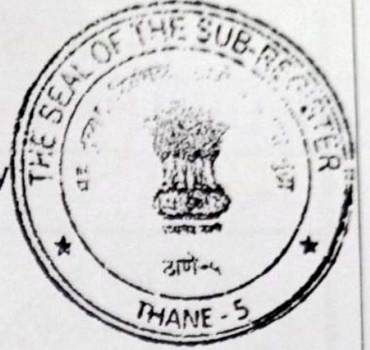
ट न न - ५  
दस्ता क. १५७५५५२०२३  
६३ / ७६



**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 :  
**P51700034985**

Project: **DOSTI PLANET NORTH - SECTOR 3, Plot Bearing / CTS / Survey / Final Plot No.: 181/2G at Thane (M Corp.), Thane, Thane, 400612;**

1. **Chalama Infraproperties Private Limited** having its registered office / principal place of business at Tehsil: **Ward ABCD, District: Mumbai City, Pin: 400001.**

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 **28/04/2022** 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.

*Dr. Vasant*

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 28-04-2022 17:56:18

Dated: 28/04/2022

Place: Mumbai

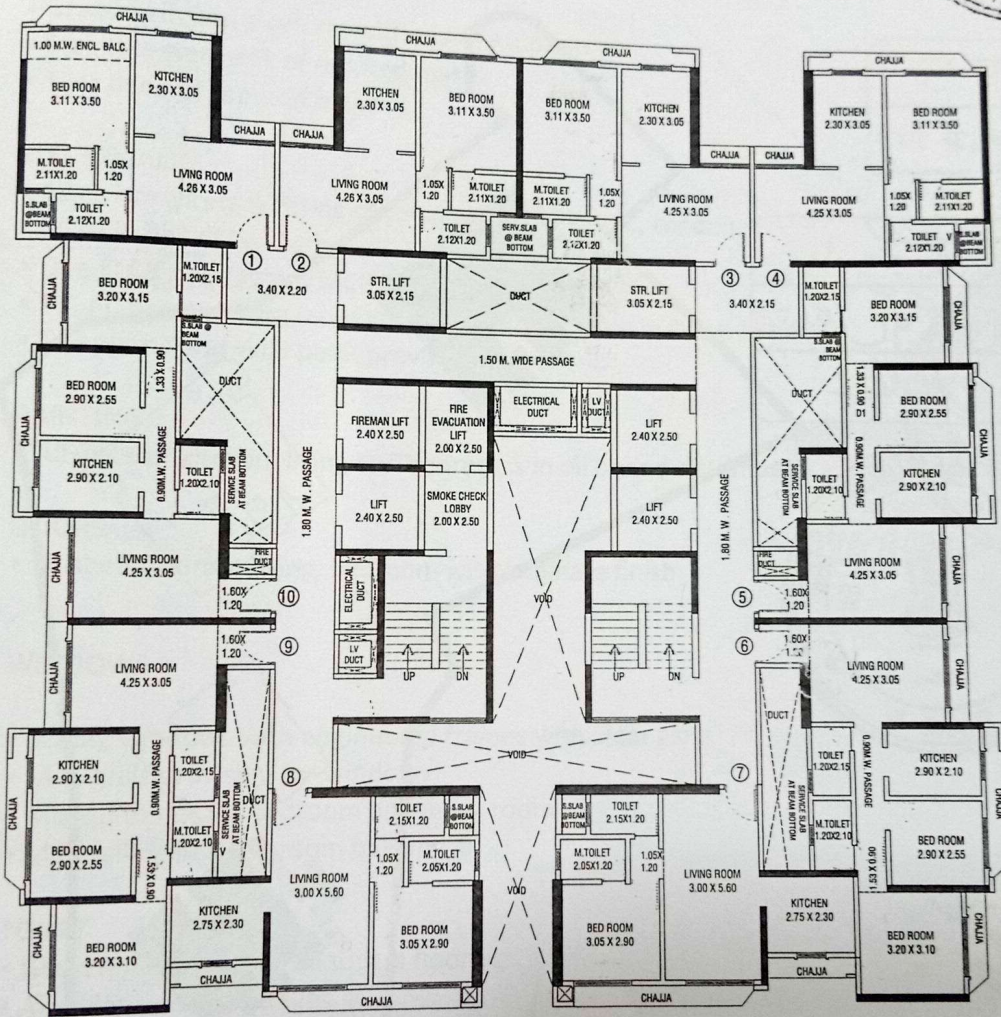
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

ट न न - ५  
 दस्त क्र. १५७५८/२०२३  
 ६६/०८

ANNEXURE 10

TOWER - 3

PROPOSED TYPICAL FLOOR PLAN: 35TH - 39TH FLOOR



*Drinks*

Date: 01/04/2023

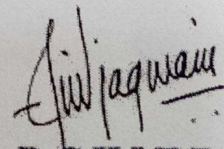
**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that the project known as "Dosti Planet North" Sector-3 is under construction on plot bearing S.No.181/2G, 181/2H, 181/2D & 156/3, at village Shil, Tal. & Dist.Thane, For M/s.Chalama Infraproperties Pvt. Ltd.

Permission on the above referred property have been approved by Thane Municipal Corporation under V.P. No. S11/0226/20 vide no. TMC/TDD/3860/22 dtd.11/01/2022 & C.C. vide no. TMC/TDD/3983/22 dated 23/02/2022.

As per the progress of work on site – Plot B1, Building No.2 knows as "Dosti Amber" Construction work up to Plinth Level is completed on site.

Yours faithfully,  
For **10 FOLDS**  
Architects & Consultants.

  
**(ARCHITECT)**  
Reg. No. CA/2001/27699.

*Shrikant*

Sub-Module		1005
Project		2846
Phase		DOSTI PLANET NORTH - SECTOR 3
Plot		2081A/1005
Block		10
Area		ADJOINING FLAT
Rera Carpet Area	54 mt	52.43
Balcony	54 mt	5.12
Rera Carpet Area	59.5	57.55
Balcony	54.7	55.00

Payment Schedule*							
% of Total Consideration	Milestones		Towards Flat Cost	GST	Stamp Duty & Registration Charges	TOTAL	Payment due date
	Earnest Money Deposit/Application Fee/ Booking Amount	INR	2,00,000			2,00,000	03-09-2023
9%	Within 20 days from the date of Earnest Money Deposit/Application Fee/ Booking Amount ( Less Rs. 200000/- or Booking Amount already paid )	INR	3,36,130	26,807		3,62,937	23-09-2023
14%	Within 40 days from date of Earnest Money Deposit/Application Fee/ Booking Amount.	INR	6,33,980	41,699		6,75,679	13-10-2023
12%	Within 75 days from date of Earnest Money Deposit/Application Fee/ Booking Amount.	INR	7,14,840	35,742		7,50,582	17-11-2023
5%	On or before Commencement of 2nd Slab of Superstructure of the Wing	INR	2,97,850	14,893		3,12,743	As Per Work Progress
5%	On or before Commencement of 7th Slab of Superstructure of the Wing	INR	2,97,850	14,893		3,12,743	As Per Work Progress
5%	On or before Commencement of 10th Slab of Superstructure of the Wing	INR	2,97,850	14,893		3,12,743	As Per Work Progress
4%	On or before Commencement of 15th Slab of Superstructure of the Wing	INR	2,38,280	11,914		2,50,194	As Per Work Progress
4%	On or before Commencement of 20th Slab of Superstructure of the Wing	INR	2,38,280	11,914		2,50,194	As Per Work Progress
4%	On or before Commencement of 25th Slab of Superstructure of the Wing	INR	2,38,280	11,914		2,50,194	As Per Work Progress
4%	On or before Commencement of 30th Slab of Superstructure of the Wing	INR	2,38,280	11,914		2,50,194	As Per Work Progress
4%	On Completion of Slabs including Podium and Stilt of the Wing	INR	2,38,280	11,914		2,50,194	As Per Work Progress
5%	On Completion of walls, internal plaster, floorings, doors and windows of the said Premises	INR	2,97,850	14,893		3,12,743	As Per Work Progress
5%	On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises	INR	2,97,850	14,893		3,12,743	As Per Work Progress
5%	On Completion of external plumbing and external plaster, elevation, terraces with waterproofing of the Wing	INR	2,97,850	14,893		3,12,743	As Per Work Progress
10%	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement for Sale.	INR	5,95,700	29,785		6,25,485	As Per Work Progress
5%	At the time of possession of the said Premises	INR	2,97,850	14,893		3,12,743	As Per Work Progress
100%	TOTAL	INR	59,57,000	2,97,850	-	62,54,850	

**Please Note:**

\* Please deduct 1% TDS from the Installment and Pay/Deposit into Govt Treasury on behalf of Promoters "Chalama Infra Properties Private Limited" only if the agreement Value is more than Rs. 50,00,000/- Further Also Note that TDS @ 1% is to be Deducted by Purchaser on Agreement Value for Transfer of any Immovable Property or the Stamp Duty Value of Such Property Whichever is Higher.  
5% GST will be applicable if agreement value is more than Rs. 4500000/- and will be 1% if agreement value is less than Rs. 4500000/-.

The Flat Purchaser has opted for Construction -Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule attached herewith

Flat Purchaser has to pay additional at the time of possession  
(a) Share money/Corpus fund for Infra & Common Facilities, Share of Security Deposits for 12 months (Rs. 6.5 per sq ft) and (GST at applicable rate shall be extra).  
(b) Advance outgoing for 12 months (Rs.6.5 per sq ft on Rera Carpet + Balcony Area)\*Layout-Common Area Maintenance Charges for 24 Months(Rs.1 per sq ft)  
\*Without Property Tax-Property Tax to be paid by Flat Purchaser at Actuals

Flat Purchaser to pay Rs 50000 towards Furniture deposit at the time of possession

Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order

The Cheque / DD/ Pay-order for the Consideration Value of the flat is to be issued in favour of "CIPL DOSTI PLANET NORTH SECTOR 3 Collection A/c"

The Cheque / DD/ Pay-order towards the statutory dues (GST) & other charges is to be issued in favour of "CIPL DOSTI PLANET NORTH SECTOR 3 Collection A/c"

Rs. 5000/- to be paid additionally towards scanning charges at time of registration

This Cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received  
Presently applicable Statutory obligations like Stamp Duty, Registration Charges and GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be payable by the purchaser as per rates applicable from time to time  
I / We, agree to pay cost & charges as stated above

Intending Purchaser/ s' Signature

*Pratik*

*Pratik*

