



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

शाळा इमारत = तळ + ५ + ६ (पार्ट) मजले करीता

रहिवास इमारत = बेसमेंट + तळ (पार्ट) + स्टिल्ट (पार्ट) + अॅमेनीटी मजला + १ ते १८ मजले करीता .

Additional 0.3 FSI By Payment of Premium.

V.P. No. एस ०८/००५७/१७ TMC/TDD/2728/18 Date: 10/07/18
To, Shri / Smt. मे. जोशी देशावरे अॅन्ड असो. (Architect)
Shri मे. आशर बेचेंस तर्फे
श्री. अजय आशर (Owners)

With reference to your application No. ७८८ dated १८/०४/२०१८ 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. वरील प्रमाणे in village कळवा Sector No. ८ Situated at Road / Street ६०.०० मी. डी. पी. रस्ता S. No. / C.S.T. No. / F. P. No. ३२०५, ३२०६, ३३१८, २९५१, २९५२

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.
- ५) परवानगी / सी. सी. / TMC/TDD/2556/18, दि. २६/०३/२०१८ मधील संबधीत अटी आपणास बंधनकारक राहतील .
- ६) जोता प्रमाणपत्रापूर्वी सुधारीत अग्निशमण विभागाची NOC सादर करणे आवश्यक राहिल .

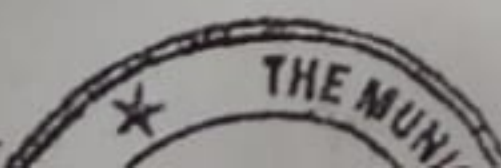
WARNING : PLEASE NOTE THAT THE DEVELOPMENT PERMISSION
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT. 1966



Yours faithfully,

कार्यकारी अधिकारी

सावधान
Office No.





१०२३/२०१९
२०३

THANE MUNICIPAL CORPORATION, THANE

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

Secondary School Building - Ground + 4th Floor

Residential Building -

Basement 1 + Basement 2 + Ground (part) + Stilt (part) + 1 + 18 + 19 (part) Floor

V.P. No. S08/0057/17 TMC / TDD / 2556/18 Date : 26/03/18

To, Sri / Smt. The Firm Associates (Architect)

Sri Standard Chemical Co. Pvt. Ltd. (Owners)

With reference to your application No.14179 dated 08/03/2017 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 Above in village Kalwa Sector No. VIII Situated at Road / Street 60 mt. D.P. Road. S. No. / C.S.T. No. / F. P. No. 3205, 3206, 3218, 2851

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.

- ४) सी.एन. पूर्वी मोकळ्या जागेचा कर धरणे आवश्यक.
- ५) सी.एन. पूर्वी झुंबडाच्या दर्शनी बाजूस सेविस्तर माहिती फलक लावणे आवश्यक.
- ६) सी.एन. प्रमाणपत्रापूर्वी अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक राहिल.
- ७) जोत्यापूर्वी व वापर परवान्यापूर्वी R.C.C. तशांचे Stability Certificate सादर करणे आवश्यक.
- ८) नियोजित इमारतीची संरचना IC Code १८९३ व ४३२६ मधील भूकंपरोधक नोंद करणे आवश्यक व तसे प्रमाणपत्र सी.एन. पूर्वी सादर करणे आवश्यक.

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,
P.T.O

Office No. _____
Office Stamp _____
Date _____
Municipal Corporation of Thane

9023/2018

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the within named Promoter/Developer

MESSRS. ASHAR VENTURES

by the hand of its duly authorized signatory

MR. AJAY PRATAP ASHAR

in the presence of



Ajay Ashar

SIGNED SEALED AND DELIVERED

by the within named Allottee(s)/Purchaser(s)

MRS. PRIYA SUBODH TULSANKAR

MR. SUBODH RAVINDRA TULSANKAR



Priya

in the presence of

by

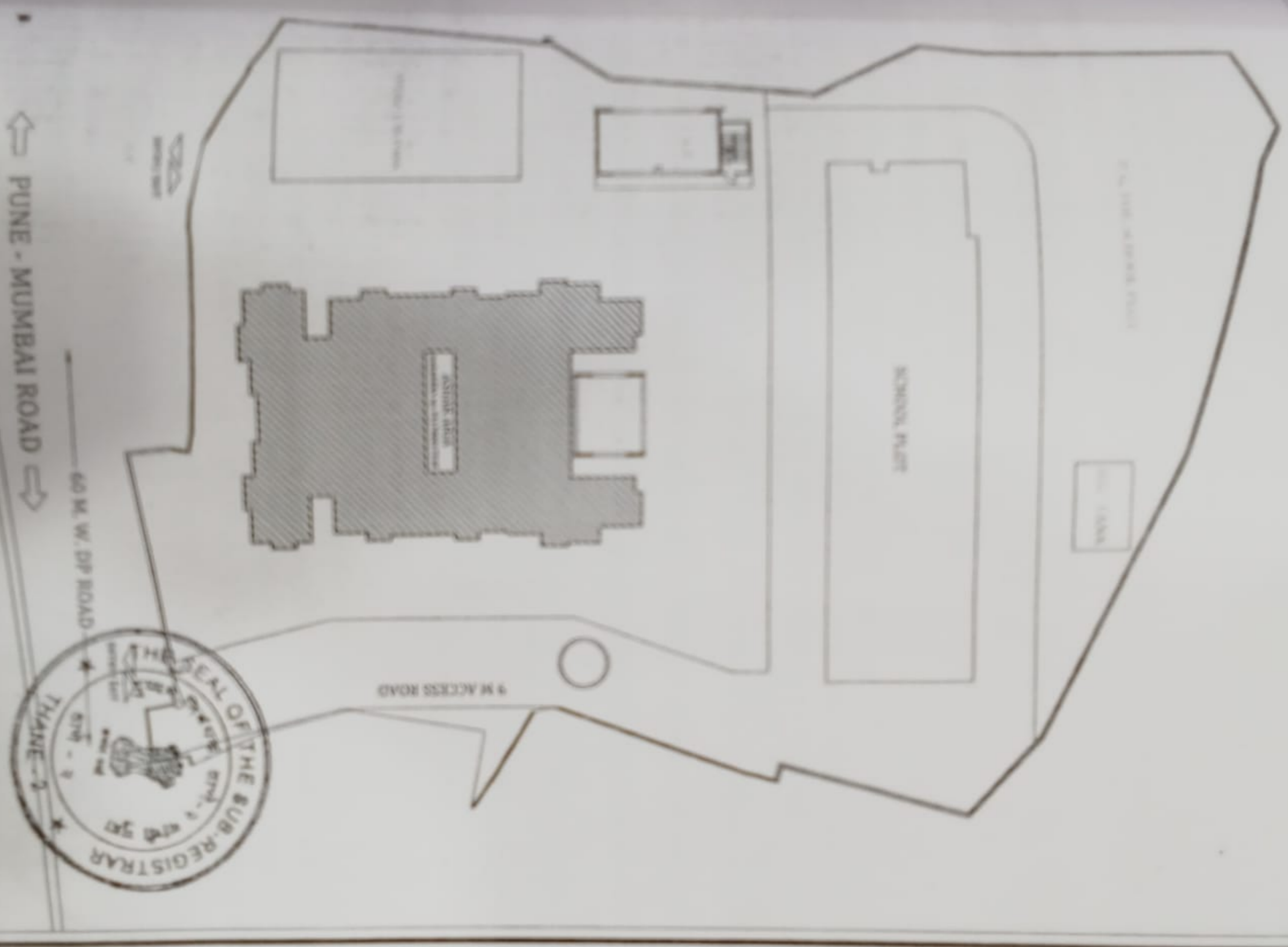
by



Subodh



ANNEXURE 'A'



↑ PUNE - MUMBAI ROAD ↓

60 M W. DP ROAD

9 M ACCESS ROAD

ASHAR ARIA
BLOCK PLAN



THE SECOND SCHEDULE ABOVE REFERRED TO:

Description of the Apartment/ Flat

2019-20
A 022 / 2018
21/2018

The Apartment/ Flat No. 807 admeasuring 36.24 sq. mtrs carpet area along with exclusive use benefit of enclosed balcony and elevation, on 8th floor of Building known as "ASHAR ARIA" being constructed on the said property more particularly described Firstly and Secondly in the First Schedule hereinabove referred.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Fixtures, Fittings and Internal Amenities to be provided in the said Premises/Flat

| Living Room | |
|-------------|--|
| 1 | Vitrified Flooring |
| 2 | Powder Coated Aluminum Sliding Windows |
| 3 | Adequate Points for TV & Telephone |
| 4 | Video Door Phone |
| 5 | Gypsum Wall finish |
| 6 | Intercom System |
| Kitchen | |
| 1 | Vitrified flooring |
| 3 | Stainless Steel Sink |
| 4 | Dado upto 2 ft from platform |
| 5 | Provision of inlet and outlet for Water Purifier |
| 6 | Modular Switches of Roma or Equivalent |
| 7 | Provision of Support for MGPL Piped Gas |
| 8 | Granite Kitchen Platform |
| 9 | Provision for inlet and outlet for Washing Machine |
| 10 | Exhaust fan |
| Bathroom | |
| 1 | Concealed Piping |



area appurtenant to the said Flat for the exclusive use of the internal partition Purchaser/s, but includes the area covered by the walls of the Apartment and inclusive of balcony. The area for the Commercial Premises shall be the carpet area of the Commercial Premises/Shop with such features as may be provided in Agreement for Sale for the Commercial Premises/Shops.

19. The Allottee(s)/Purchaser(s) has/have approached the Promoter/Developer and expressed its / his / her / their desire to purchase and acquire from the Promoter/Developer the said Apartment/Flat for residential/commercial use as may be permitted under the existing permission/policy/approval.

20. The Promoter/Developer has made available to the Allottee(s)/Purchaser(s) copies of all documents of title relating to the said property along with sanctioned plans, along with specifications, layout plans, details of the Architect and Structural Engineer and such other documents as required under the provisions of the said Act and/or Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("the said MOFA") and the rules framed thereunder;

21. The Allottee(s)/Purchaser(s) has/have perused the aforementioned documents and have expressly noted the contents thereof including the terms, conditions and covenants contained therein;

22. The Promoter/Developer has also made available to the Purchaser/s the information relating to the stage wise time schedule of the completion of the project, including the provisions of for civic infrastructure like water, sanitation and electricity.

23. Being satisfied with the title and the right of the Promoter/Developer to the said property and to develop the same and being satisfied with all the plans, specifications and other documents made available to the Promoter/Developer, the Allottee(s)/Purchaser has/have agreed to purchase and acquire the said Apartment/Flat being No 807 on 8th Floor admeasuring 36.24 sq.mtrs carpet area more particularly described in the Second Schedule hereunder written from the Promoter/Developer at or for the total consideration of Rs.51,43,950/- (Rupees Fifty One Lakhs Forty Three Thousand Nine



Handwritten text in a box: २२२-२२-२०१९
२२२२२२
use of the १००२

37. The Purchaser/s shall pay the amount of GST, or any other tax, cess and/or becoming payable at any time hereafter on the said Flat/Apartment etc. levied and/or becoming payable at any time hereafter on the said Flat/Apartment and/or on the basis of this Agreement under the provisions of The Central Goods and Services Tax Act, 2017 and/or the Municipal Tax etc and/or any other tax statute.

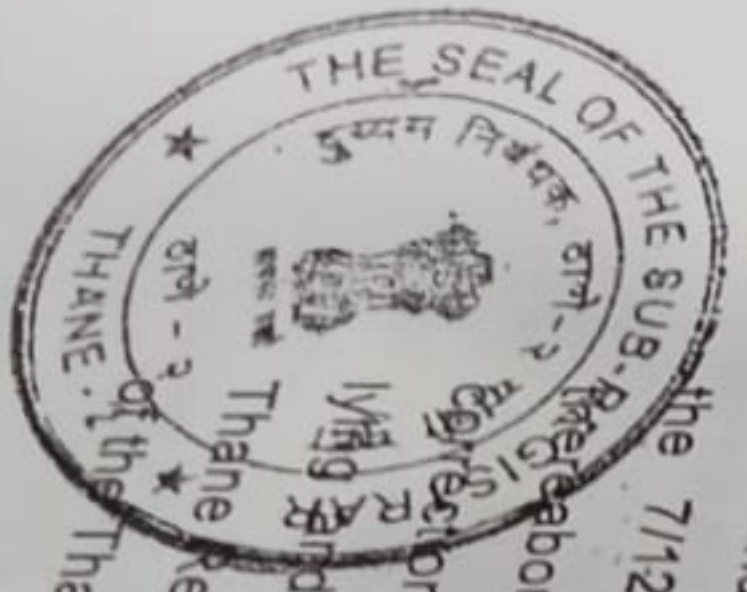
THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly

All those pieces and parcels of lands bearing CTS No.2951 (Survey No.74, Hissa No.8) admeasuring 298.79 sq. mtrs. or thereabouts, CTS No.3205 (Survey No. 85, Hissa No.3) admeasuring 3583.17 sq. mtrs. or thereabouts, CTS No.3206 (Survey NO. 85, Hissa No.4) admeasuring 710.91 sq. mtrs. or thereabouts and CTS No.3218(Survey No. 85, Hissa_No.2) admeasuring 2522.69 sq. mtrs. or thereabouts admeasuring in the aggregate 7115.56 sq. mtrs. as per the property register cards but as per the documents of title admeasuring 7409.67 sq. mtrs. or thereabouts together with dilapidated structure of about 1546 sq.mtrs including the land which may be available on area correction or otherwise in CTS No.2951 as may be procured by the Promoter/Developer all situate, lying and being at Kharegaon, Village Kalwa, Taluka and District Thane Registration District & Sub-District Thane and within the limits of the Thane Municipal Corporation.

Secondly

All those pieces and parcels of and land bearing C.T.S. No. 2952 (Survey No. 74, Hissa No. 7) admeasuring 46.93 sq.mtrs excluding area gone under existing D.P. Road as per the property Register Card and 80 sq.mtrs. inclusive of area under D.P. Road and as per the 7/112 Extract of S.No. 74/7 admeasuring 80 sq.mtrs. or thereabouts and further any area which may be available on area correction or otherwise in C.T.S. No. 2952 or adjacent land all situate, lying and being at Kharegaon, Village Kalwa, Taluka and District Thane Registration District & Sub-District Thane and within the limits of the Thane Municipal Corporation.



The Apartment with exclusive Building known more particularly hereinabove

Fixtures:

| | |
|----|--------|
| 1 | Vitrif |
| 2 | Pow |
| 3 | Ade |
| 4 | Vide |
| 5 | Gyp |
| 6 | Inte |
| 1 | Vitr |
| 3 | Sta |
| 4 | Da |
| 5 | Pro |
| 6 | Mc |
| 7 | Pr |
| 8 | Gr |
| 9 | Pr |
| 10 | Ex |

277-2
 Secondary
 402
 12088

"Primary School", area admeasuring 4903.58 sq.mtrs. For Secondary
 School, area admeasuring 158.64 sq.mtrs is reserved for 20 mtrs.
 wide DP Road", area under not in possession is 31.06 sq.mtrs and the
 remaining land portion admeasuring 869.21 sq.mtrs. is included in "R
 Zone". A copy of the Layout plan is annexed herewith and marked as
 Annexure 'A';

4. The Promoter/Developers propose to develop a real estate project on
 the said property and accordingly to construct a residential building
 named "Ashar Aria".

5. The land area of the said Property is subject to the reservation and
 encroachments as under:

- a) Area under 60 mtrs. DP Road 158.64 mtrs
- b) Area not in possession at present 31.06 mtrs.
- c) Area under reservation for School 6103.58 mtrs

The Promoter/Developer shall utilize the available balance area after
 above reservation, additional area that may be procured or available
 on account of correction of area or on availability of adjacent areas or
 benefit of area that have gone in road or entitlement of construction
 in respect of any such area which shall be available for construction
 of the school building or entitlement under any other scheme as may
 be availed by the Developer. Provided further that the
 Promoter/Developer shall be entitled to utilize the FSI or entitlement
 to construction as may be available under any Policy or Rule or
 Notification of the Government.

6. The Promoter on behalf of SCCPL has submitted plans for approval
 and sanction of the Thane Municipal Corporation (hereinafter referred
 to as 'the Corporation') which have been duly sanctioned by the
 Corporation vide V.P. No.S08/0057/17TMC/TDD/2556/18 dated 15th 08th
 March 2018 subject to the terms and conditions contained therein.

7. A) The Promoter/Developers through their Architects
 Deshaware and Associates have submitted revised plans for approval
 and sanction of the Thane Municipal Corporation (hereinafter referred
 to as 'the Corporation') which have been duly sanctioned by the
 Corporation vide Amended Permission and Commencement
 Certificate vide V.P. No.S08/0057/17TMC/TDD/2728/18 dated



एतत् - २

after proper deprecation and intimation to the purchaser and without making any change in the flat to be purchased by the purchaser after proper deprecation and intimation to the purchaser and without making any change in the flat to be purchased by the purchaser

दस्तावेजांना व महाराष्ट्र अधिनियम १९६३ च्या अन्वये मंजूर झालेले असून त्यांच्यावर कोणत्याही प्रकारचा अडथळ्याचा अभाव असल्याचे नोंद घ्यावे. याबाबतची माहिती देण्यात येत आहे.

and the Purchaser has given his consent for construction of building with such additional floors as may be permissible. At present the Promoter/Developer has given his consent for construction of building with such additional floors as may be permissible. At present the Promoter/Developer has

obtained Commencement Certificate vide VP No. S08/0057/17TMC/TDD/2728/18 dated 10/07/2018 for School Building and for one residential building consist of Basement +Ground(part) +Stilt(part)+Amenity Floor+1st to 18 floors. The Promoter Developer has put for approval revised plan. The Promoter/Developer on receipt of permission from the High rise committee proposes to construct building as may be permitted for 3 more floors i.e. upto 42 Residential Floors.

15. The Promoter/Developer has registered the Project being the building consisting of Ground +stilt and amenities and 39 Floors under the provisions of the said Act with the Real Estate Regulatory Authority at Mumbai bearing Registration Maharashtra number P51700017518 which is available on [https:// maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in).

16. The Promoter/Developer is entitled for sale, transfer assignment or to otherwise deal with the Flat No. 807 admeasuring 36.24 sq. mtrs carpet area. The Promoter/Developer has provided exclusive usable area of 3.35 sq.mtrs of balcony which will be enclosed on the 8th floor of Building known as "Ashar Aria and the Purchaser/Allottee has not opted and applied for allotment of any car parking slot and no parking slot shall be provided to the Purchaser/Allottee notwithstanding anything contained herein.

17. The aforesaid Flat/ Apartment No. 807 are more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter collectively referred to as "the said premises" and the said Apartment/Flat 807 is shown by red hatched lines on the floor plan annexed hereto and marked as **ANNEXURE "E"**;

For the sake of clarity it is further provided that carpet area of the flat as described under this Agreement shall mean the net usable floor area of an flat excluding the area covered by the external walls and all areas under services shafts, appurtenant to the said flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace



area appurtenant to the Purchaser of the walls of the Commercial Premises for Sale for

19. The Promoter/Developer on receipt of permission from the High rise committee proposes to construct building as may be permitted for 3 more floors i.e. upto 42 Residential Floors.

20. The Promoter/Developer has registered the Project being the building consisting of Ground +stilt and amenities and 39 Floors under the provisions of the said Act with the Real Estate Regulatory Authority at Mumbai bearing Registration Maharashtra number P51700017518 which is available on [https:// maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in).

21. The Promoter/Developer is entitled for sale, transfer assignment or to otherwise deal with the Flat No. 807 admeasuring 36.24 sq. mtrs carpet area. The Promoter/Developer has provided exclusive usable area of 3.35 sq.mtrs of balcony which will be enclosed on the 8th floor of Building known as "Ashar Aria and the Purchaser/Allottee has not opted and applied for allotment of any car parking slot and no parking slot shall be provided to the Purchaser/Allottee notwithstanding anything contained herein.

22. The aforesaid Flat/ Apartment No. 807 are more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter collectively referred to as "the said premises" and the said Apartment/Flat 807 is shown by red hatched lines on the floor plan annexed hereto and marked as **ANNEXURE "E"**;

902372098
Agreement dated 3rd May
the Fourth 9023

By virtue of the Fourth Indenture read with Agreement dated 1973, the SCCPL herein became absolutely entitled to the Fourth Property.

(iv) The office of the Collector, Thane has by its order bearing No. RBV/INAP/SR/72 dated 21/01/1963 interalia ordered that SCCPL shall be entitled to use the lands bearing Survey No. 74/8 (now C.T.S. No. 2951), Survey No. 85/3 (now CTS No. 3205) and Survey No. 85/4 (now CTS 3206) for N.A. purpose on the terms and conditions contained therein.

(v) By order bearing No. Rev/Desk.3/NAP/SR/IV/214 dated 2nd October, 1978 of the Collector, Thane permitted N.A. use of Survey Number 85/2 (now CTS 3218) and also permitted amalgamation of the Forth Property with First, Second and Third Property. The said First Property, Second Property, Third Property and Fourth Property are collectively described as one whole unit Firstly in the FIRST SCHEDULE hereunder written.

(vi) By a letter dated 09/03/2018 bearing No. F151589014373, Office of the Collector has informed the said SCCPL that since the lands are NA Class I lands, the prior permission of the Collector for selling the lands is not required.

(vii) The said SCCPL thereafter, sold and transferred and conveyed the said First, Second, Third and Fourth Property free from all encumbrances unto, and in favour of the Promoter/Developer herein, by and under Registered Conveyance Deed dated 06/04/2018 duly registered with the office of the Sub - Registrar of Assurances, at Thane - 2 under Serial No. TNN2 - 5075 - 2018. dated 06/04/2018 and put them into actual and physical possession of the said Second Property, as absolute and lawful owners thereof, they having paid the entire amount of consideration as per the First Conveyance Deed dated 06/04/2018 (hereinafter referred to as "First Conveyance Deed").



(viii) Pursuant to the said First Conveyance Deed, the said SCCPL executed a Power of Attorney of even date (hereinafter referred to as "the said First POA") in favour of the Promoter/Developer to enable them to do all acts, deeds, matters and things for and in respect of the

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गणतंत्रिय
1999
MR. SUBODH RAVINDRA TULSANKAR (Pan No. AFUPT7526F) and
MRS. PRIYA SUBODH TULSANKAR (Pan No. AFUPT7526F) and
MR. SUBODH RAVINDRA TULSANKAR (Pan No. ASXPP0940P) and

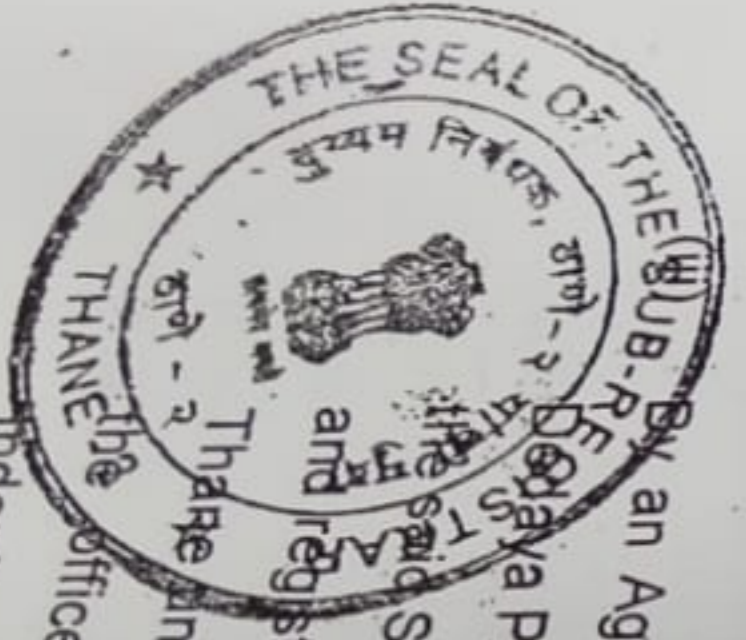
AND SUBODH TULSANKAR (Pan No. ASXPP0940P) and
MRS. PRIYA SUBODH TULSANKAR (Pan No. AFUPT7526F) and
MR. SUBODH RAVINDRA TULSANKAR (Pan No. ASXPP0940P) and
Inhabitant/s, having their residence/office at Flat No. 405, Shree Siddhi
Siddhi CHS., Behind Vikram Nagar Church, Bhusar Ali, Near Shankar
Mandir, Old Belapur Road, Kalwa (West), Thane - 400 605 hereinafter
called "the ALLOTTEE(S)/PURCHASER(S)" (which expression shall
unless it be repugnant to the context or meaning thereof mean and include
his / her heirs executors, administrators and assigns) of the : OTHER PART

WHEREAS:

- 1. (A) **FIRSTLY**
- (i) One Krishna Bedkya Power was the owner and thereby absolutely seized and possessed of the land bearing C.T.S. No. 2951 Old Surve No. 74 Hissa No. 8 admeasuring 298.794 sq. mtrs. as per Property Register Card and 998.25 sq.yards as per 7/12 extract situate lying and being at Village Kalawa, Taluka and District Thane (hereinafter referred to as "the First Property").

(ii) By an Indenture dated 19th July, 1962 (hereinafter referred to as "the First Indenture") made between Krishna Bedakya Powar therein referred to as the Vendor of the One Part and the Standard Chemical Company Private Limited (hereinafter referred to as "the said SCCPL") therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 627 of 1962, the said Krishna Dedaya Power granted, conveyed, sold and transferred the First Property in favour of the said SCCPL at and for the consideration contained therein.

By an Agreement dated 4th January 1964 made between Krishna Bedkya Power therein referred to as the Vendor of the One Part and the said SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 48 of 1964, the Parties rectified / substituted the said Indenture; the office address of the said SCCPL mentioned in the First



(iv) By virtue dated
Prope
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(i) Ladala
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No.
mtrs
extra
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(ii) By
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and
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at
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(iii) B
(iv)
(C)
(i)

(iv) By virtue of the First Indenture read with the aforesaid Agreement dated 4th January 1964, the said SCCPL became entitled to the First Property.

(B) SECONDLY

(i) Ladakibai Narayan Patil and Narayan Vithu Patil were the owners and thereby absolutely seized and possessed of the land bearing C.T.S. No. 3205 Old Surve No. 85 Hissa No. 3 admeasuring 3583.17 sq. mtrs. as per Property Register Card and 4174.5 sq.yards as per 7/12 extract situate lying and being at Village Kalawa, Taluka (hereinafter referred to as "the Second Property").

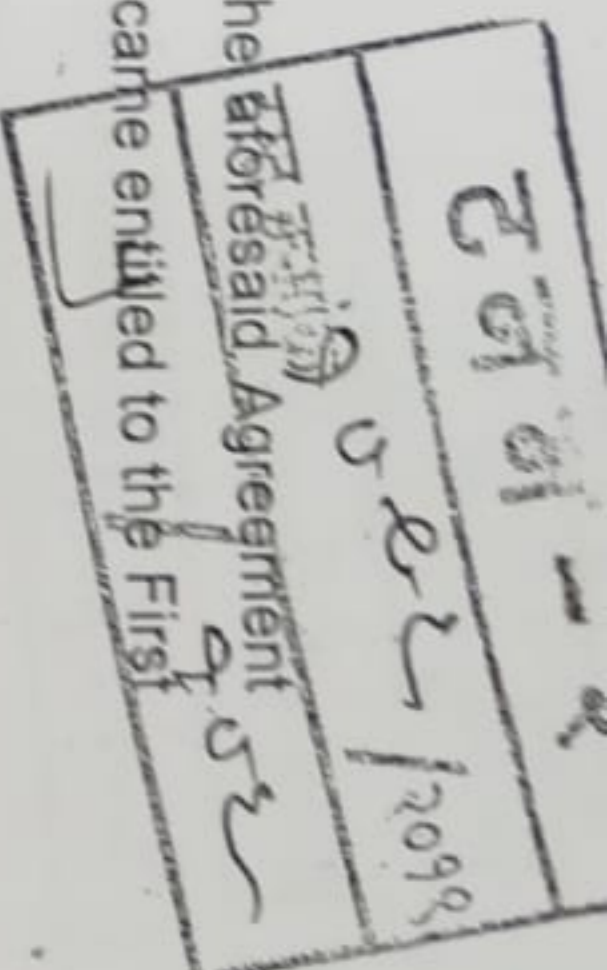
(ii) By an Indenture dated 19th July, 1962 (hereinafter referred to as "the Second Indenture") made between Ladakibai Narayan Patil and Narayan Vithu Patil therein referred to as the Vendors of the One Part and the said SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 626 of 1962, the said Ladakibai Narayan Patil and Narayan Vithu Patil granted, conveyed, sold and transferred the Second Property in favour of the said SCCPL at or for the consideration therein contained;

(iii) By an Agreement dated 4th January 1964 made between Ladakibai Narayan Patil and Dhaku Narayan Patil therein referred to as the Vendors of the One Part and the said SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 47 of 1964, the parties rectified /substituted the office address of the said SCCPL mentioned in the Second Indenture;

(iv) By virtue of the Second Indenture read with the aforesaid Agreement dated 4th January 1964, the said SCCPL became entitled to the Second Property.

(C) THIRDLY

(i) Sitabai Posha Hira Agari, Dashrath Posha Patil and Parwatibai Parshuram Patil were the owners and thereby absolutely seized and possessed of the land bearing C.T.S. No. 3218 Old Surve No. 85 Hissa No. 2 admeasuring 2522.69 sq. mtrs. as per Property Register Card and 2934 sq. yards as per 7/12 extract situate lying and being





24/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 1096/2019

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

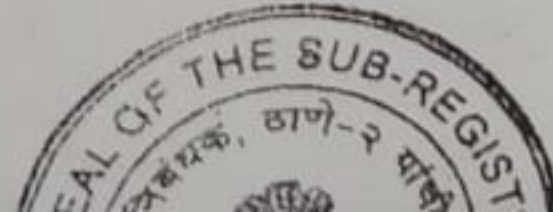
| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 5143950 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3223800 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 807, माळा नं: 8 वा मजला, इमारतीचे नाव: आशर- आरिया, ब्लॉक नं: खारेगाव, मौजे कळवा, तालुका व जिल्हा ठाणे, इतर माहिती: सदनिकेचे क्षेत्र 36.24 चौ.मीटर कार्पेट, सदनिकेस संलग्न बाल्कनी क्षेत्र 3.35 चौ.मीटर कार्पेट.. (झोन नं. 14/52-10 बी) (C.T.S. Number : 2951, 2952, 3205, 3206, 3218 ;)) |
| (5) क्षेत्रफळ | 1) 36.24 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 असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे. आशर व्हेचर्स चे भागीदार अजय प्रताप आशर तर्फे कबुली जबाबाकरिता कु.मु. म्हणुन कृष्णा बाबाजी सावंत - - वय:-46; पत्ता:- प्लॉट नं:-, माळा नं: तळ मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, ठाणे पश्चिम, रोड नं: 16 झेड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAXFA5020H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- प्रिया सुबोध तुळसणकर - - वय:-40; पत्ता:- सदनिका क्र - 405, -, श्री रिद्धी सिद्धी कॉ ऑप ही सो, भुसार अळी, कळवा पश्चिम ठाणे, जुना बेलापूर रोड, कलवा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400605 पॅन नं:-ASXPP0940P 2): नाव:- सुबोध रविंद्र तुळसणकर - - वय:-40; पत्ता:- सदनिका क्र - 405, -, श्री रिद्धी सिद्धी कॉ ऑप ही सो, भुसार अळी, कळवा पश्चिम ठाणे, जुना बेलापूर रोड, कलवा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400605 पॅन नं:-AFUPT7526F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/01/2019 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 24/01/2019 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 1096/2019 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 308700 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

सह दुय्यम निबंधक, ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



टन न - २
दस्त क्रमांक २२ / २०१९
S PUE



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 24th day of January Two Thousand and Nineteen, BETWEEN

[Signature]
Mubanker

MESSRS. ASHAR VENTURES, a partnership firm, registered under Indian Partnership Act 1932 and having its Head office at Ashar IT Park, Ground Floor, Road No. 16Z, Wagle Estate Near Agriculture Office, Thane (West) 400 604 hereinafter referred to as "**THE PROMOTER/DEVELOPER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm the survivor/s of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the ONE PART:

[Signature]

[Signature]

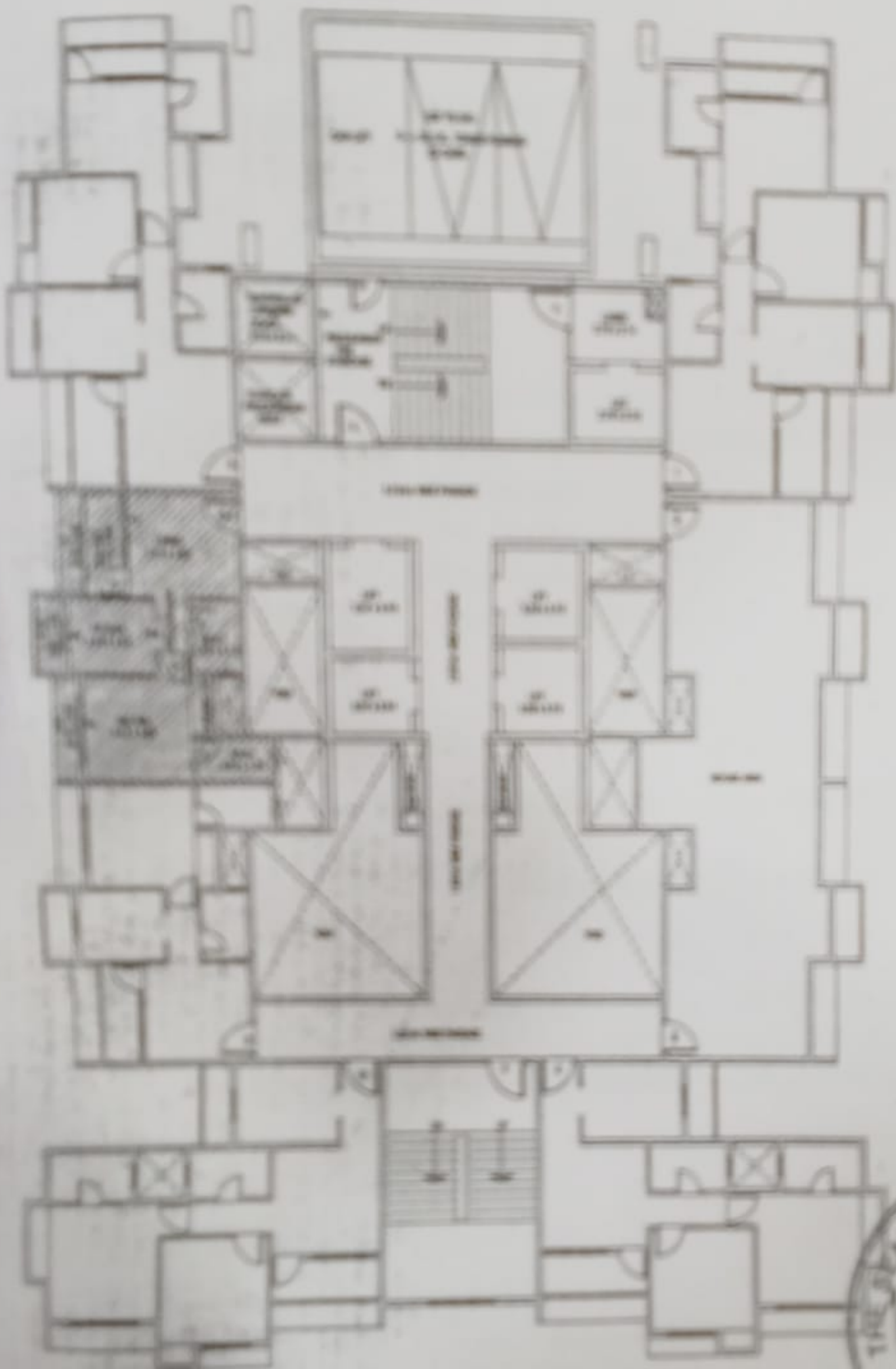
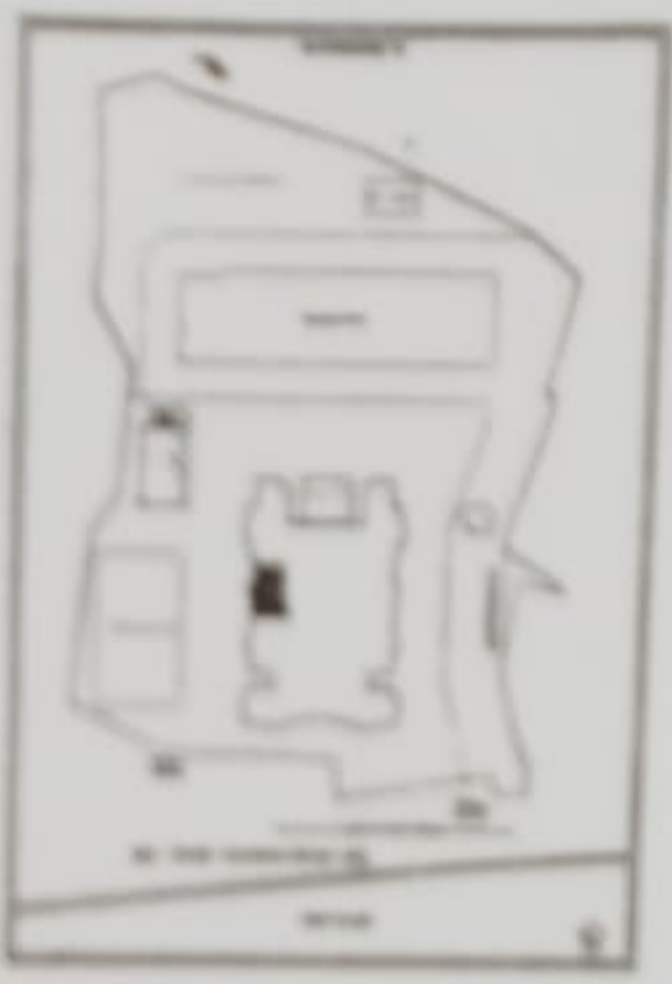
Mubanker

टनल - २

दस्तावेज क्रमांक २०२२/२०१९

२२/११/२०२२

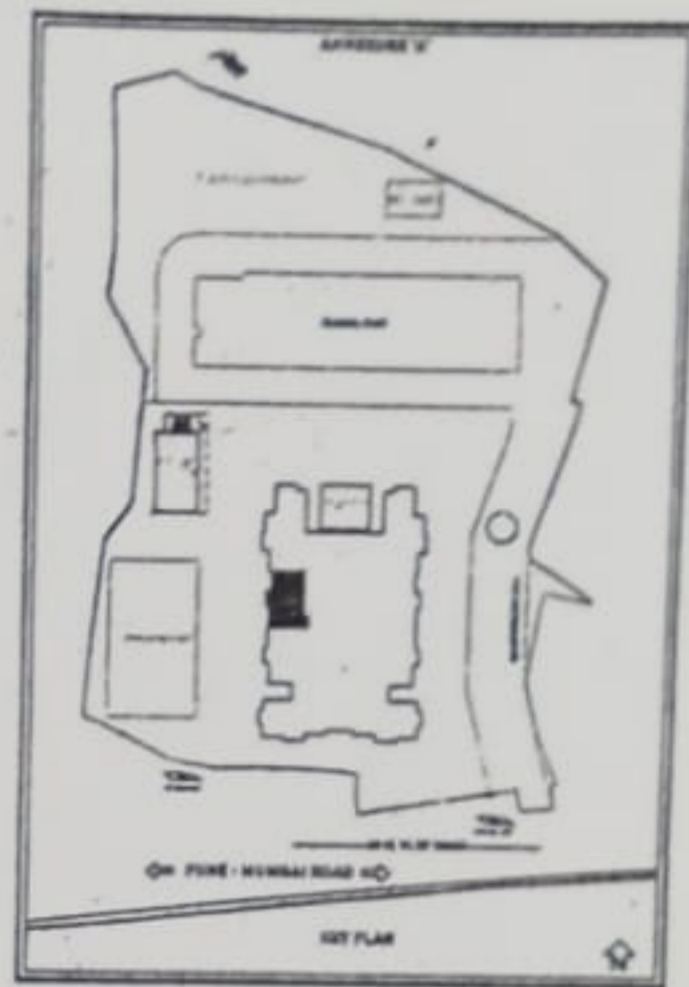
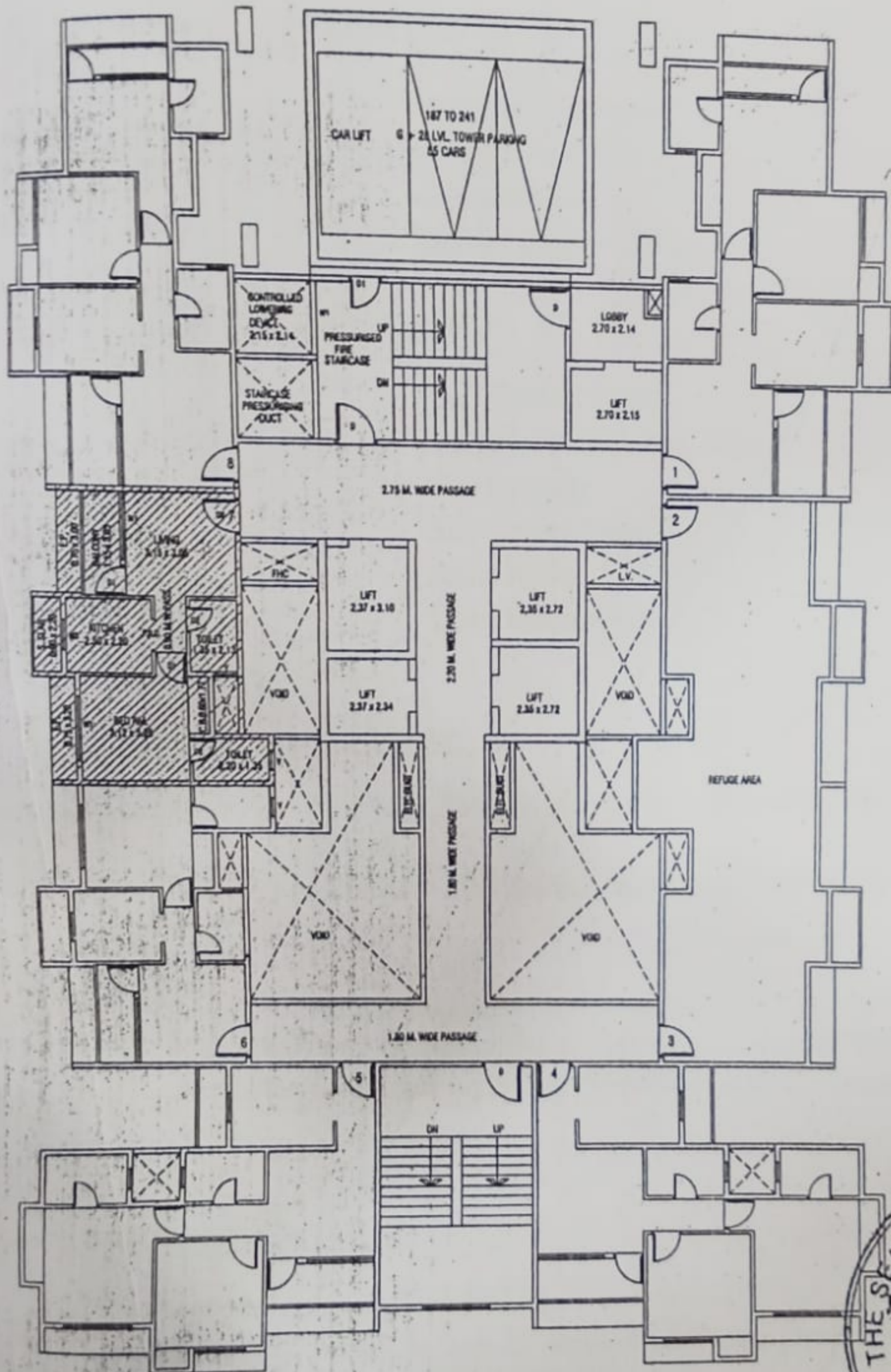
ANNEXURE - Y



ASHAR ARIA
8TH FLOOR - 807



ANNEXURE - 'E'




ASHAR ARIA
8TH FLOOR - 807



CHALLAN
MTR Form Number-6



| | | | |
|--------------------|--|--------------------------|---------------|
| MH001780983201920E | BARCODE  | Date 22/05/2019-11:19:13 | Form ID 40(a) |
|--------------------|--|--------------------------|---------------|

| | | | | | |
|--|---------------|---------------------------|----------------------------------|----------------------|-----------------------|
| Department Inspector General Of Registration | | Payer Details | | | |
| Type of Payment Stamp Duty Registration Fee | | TAX ID (If Any) | | | |
| | | PAN No.(If Applicable) | | | |
| Name THN2_THANE 2 JOINT SUB REGISTRAR | | Full Name | PRIYA SUBODH TULSANKAR | | |
| Location THANE | | Flat/Block No. | FLAT NO 807,8TH FLOOR,ASHAR ARIA | | |
| 2019-2020 One Time | | Premises/Building | | | |
| Account Head Details | Amount In Rs. | Road/Street | KALWA | | |
| 046401 Stamp Duty | 4000.00 | Area/Locality | THANE | | |
| | | Town/City/District | | | |
| | | PIN | 4 | 0 | 0 6 0 |
| | | Remarks (If Any) | SecondPartyName=BANK OF INDIA- | | |
| | | Amount In | Four Thousand Rupees Only | | |
| | | Words | 4,000.00 | | |
| Bank Details IDBI BANK | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332019052211289 | 216075295 |
| Cheque/DD No. | | Bank Date | RBI Date | 22/05/2019-11:19:46 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | IDBI BANK | | |
| Address of Branch | | Scroll No. , Date | Not Verified with Scroll | | |

Department ID : Mobile No. : 9999999999
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवादी लागू आहे. नोंदणी न करावयाच्या दस्तऐवादी सादर चलान लागू

उपलब्ध - २



२०१९
८९/१०३

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 :
P51700017518

Project: **ASHAR ARIA, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO. 2951, 2952, 3205, 3206, 3218 at Thane (M Corp.), Thane, Thane, 400605;**

1. Ms Ashar Ventures having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400604.

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 23/08/2018 and ending with 28/02/2023 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.



536/1875

पावती

Original/Duplicate

Monday, June 10, 2019

नोंदणी क्र.: 39M

4:10 PM

Regn.: 39M

पावती क्र.: 1758 दिनांक: 10/06/2019

गावाचे नाव: Kalava

फाईलिंगचा अनुक्रमांक: THN9-1875-2019

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: PRIYA SUBODH TULSANKAR

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता BANK OF INDIA यांनी यांचेकडून दि. 24/05/2019 रोजी घेतलेल्या रु.2000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH002477659201920E Defaced vide 0001377946201920 Dated.10/06/2019.

GRN is MH001780983201920E Defaced vide 0001377942201920 Dated.10/06/2019.

S.R. Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

Inter Office Memorandum

| | |
|---|---|
| From The Chief Manager Mulund West Branch Navi Mumbai zone | To The Chief Manager Kalwa Branch Navi Mumbai Zone |
| Ref no- /ADV/2019-20 | Date: 24-05-2019 |

Creation of equitable Mortgage by deposit of Title Deeds of immovable properties

Name of the Account: - Mrs. Priya Subodh Tulsankar and Mr. Subodh Ravindra Tulsankar.

Facility: Star Home Loan

Limit: Rs. 20, 00,000 (Twenty lakhs rupees)

Sanctioning Authority: Chief Manager, Kalwa Branch

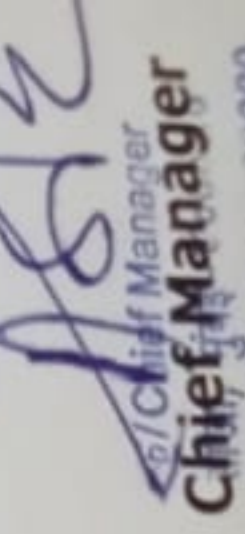
Sanction Date: 22-05-2019

We advise that equitable mortgage over the immovable property Flat no 807, admeasuring 36.24 Sq. Mtrs. Carpet area on the 8th floor of the building known as " Ashar Aria" being constructed on the land bearing CTS No. 2951 (survey no 74, Hissa no 8) admeasuring 298.79 Sq. Mtrs. Or thereabouts, CTS No. 3205 (survey no 85, Hissa no 3) admeasuring 3583.17 sq. Mtrs. Or thereabouts CTS no 3206 (Survey no 85, Hissa no 4) admeasuring 710.91 sq. Mtrs. Or thereabouts, CTS No. 3218 (Survey no 85, Hissa No 2) admeasuring 2522.69 Sq. Mtrs. or thereabouts admeasuring in the aggregate 7115.56 Sq. Mtrs. Or thereabouts as per property register cards but as per documents of the title admeasuring 7409 Sq. Mtrs. Or thereabouts together with dilapidated structure of about 1546 Sq. Mtrs. Including land which may be available on area correction or otherwise in CTS No. 2951 as may be procured by the Promoter/Developer, CTS No. 2952 (Survey No. 74, Hissa No 7) admeasuring 46.93 Sq. Mtrs. Excluding area gone under existing D.P. Road as per the property Register card and 80 Sq. Mtrs. Inclusive of area under D.P Road and as per 7/12 Extract of S.No 74/7 admeasuring 80 Sq. Mtrs. Or thereabouts and further any area which may be available on area correction or otherwise in CTS No 2952 or adjacent land lying , being and situate at Kharegaon, Village Kalwa west, Revenue Village Kalwa, Taluka and District Thane in the Registration District and Sub-District Thane within the limits of Thane Municipal Corporation in the names of Mrs. Priya Subodh Tulsankar and Mr. Subodh Ravindra Tulsankar has been created in favour of Bank of India on 24-05-2019 in the above mentioned account vide ledger no.

We enclosed a certified copy of the oral assent for your kind perusal & record.

कृते बैंक

For Bank of India


Chief Manager

Mulund West Branch, Mumbai - 400080