

SCANNED

IT-02/02/21



22/7
2021

B-1604

AGREEMENT

'BUILDING'
DOSTI PINE
'PROJECT'
DOSTI WEST COUNTY-
DOSTI PINE



DostiWestCountySite Office:
Dosti West County, Balkum, Off Old Mumbai-Agra Road, Thane-Bhiwandi-
Wadga Road, Thane (W) 400 608

7

DOSTI ENTERPRISES
LAWRENCE & MAYO HOUSE, 1ST FLOOR, 276, DR. D. N. ROAD, FORT, MUMBAI 400 001.
Tel: 2219 8500 * Visit us at www.dostirealty.com

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335/2217
Tuesday, February 02, 2021
2:37 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39M

Regn. : 39M

पावती क्र. : 2583 दिनांक: 02/02/2021

दावाचे नाव: वाळकूम
दस्तऐवजाचा अनुक्रमांक: दून5-2217-2021
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: शिकाम धानत कारंटे

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2080.00
पृष्ठांची संख्या: 104

एकूण: ₹. 32080.00

भाषणात मूळ दस्त, यंत्रनेत रिट, सूची-२ अंशाचे
2:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thana 5

बाजार मूल्य: ₹.8840177.73/-

मोबदला ₹.8856000/-

भरलेले मुद्रांक मूल्य: ₹. 277200/-

- 1) देवकाचा प्रकार: By Cash रकम: ₹ 2080/-
 - 2) देवकाचा प्रकार: eChallen रकम: ₹.30000/-
- डीडी/खनादेशाचे ऑर्डर क्रमांक: MH009089294202021M दिनांक: 30/12/2020
बँकेचे नाव व पत्ता:

V. A. Karand

मूळ दस्त दिवला



02/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.अणे 5
प्लॉट क्रमांक : 2217/2021
मोहवी :
Regn.63m

मागाचे गाव : बाळकूम

(1) विनेखाना प्रकार	करारनामा
(2) मोबकला	8856000
(3) बाजारभाषा(भाषेपट्टनाच्या नाबतिसपट्टाकार अकारणी वेतो की पट्टेदार हे नमुद करावे)	6840177.73
(4) दू.नापन,पोटहिल्ला व धरकमांक (असल्यास)	1) पालिकेचे नावःडाणे म.न.पा. इतर वर्जन ; इतर माहिती: सदनिक क्रमांक 1804,16 वा मजला,बी विंग,पोली पार्सन बिलडींग,पोली वेस्ट काउंटी फेज 4,पोली पार्सन,1 कार पार्किंग धरिष्ठ,बाळकूम,डाणे. पोणे बाळकूम श.नं. 17/14(पार्ट),17/5(पार्ट),17/7ए(पार्ट),17/7ब(पार्ट),17/8(पार्ट),17/9(पार्ट),17/11ए(पार्ट),17/11ब (पार्ट),17/11सी(पार्ट),18/3(पार्ट),18/4(पार्ट),18/5(पार्ट),18/6अ(पार्ट),18/7(पार्ट),18/8(पार्ट),18/9 (पार्ट),18/10ए(पार्ट),18/11 ए(पार्ट),18/37(पार्ट),18/45(पार्ट),शोन नं 9/36-3म-1). ((Survey Number : :))
(5) क्षेत्रफळ	1) 73.71 चौ.मीटर
(6) माकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) वस्तुऐवज करण देणा-या/विद्युत देवना-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असाण्यास,इतिहासाचे नाव व पत्ता.	1): नाव:-नेतर्ग. पोली एंटरप्रायझेस ठरुं मरिष्ठुत धरी करणार वकल वाहु ठरुं कु. पु. म्हुगुन सुंठे बोरे - बय:-43; पत्ता:-प्लॉट नं: 276, माळ नं: 1, इमारतीचे नाव: जर्निअ डाय वेवो हारकल, ब्लॉक नं: , रोड नं: खेर्द,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पिन नं:-
(8) वस्तुऐवज करण देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असाण्यास,इतिहासाचे नाव व पत्ता	1): नाव:-विठ्ठल मवंत खरुं - - बय:-52; पत्ता:-प्लॉट नं: , माळ नं: , इमारतीचे नाव: एतबीआय क्लेरिकल स्ट्याफ कॉरटर्, ब्लॉक नं: , रोड नं: मागाव,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पिन नं:- 2): नाव:-पैटाली विठ्ठल खरुं - - बय:-45; पत्ता:-प्लॉट नं: , माळ नं: , इमारतीचे नाव: एतबीआय क्लेरिकल स्ट्याफ कॉरटर्, ब्लॉक नं: , रोड नं: मागाव,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पिन नं:-
(9) वस्तुऐवज करण दिव्याचा दिनांक	31/12/2020
(10) प्लॉट नोंदणी केव्याचा दिनांक	02/02/2021
(11) अनुक्रमांक,छंढ व पुढ	2217/2021
(12) बाजारभाषाप्रमाणे मुद्रांक शुल्क	277200
(13) बाजारभाषाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	

य सह दुय्यम निबंधक, अणे क.प

मुद्रांकलासारी विचारत वेतलेला उपशीतः

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

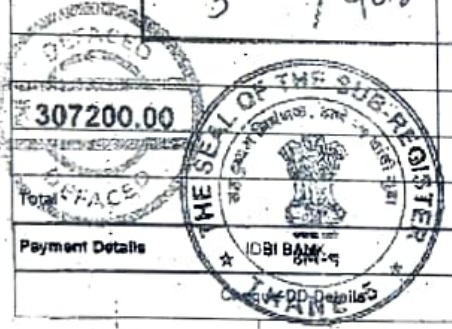


CHALLAN
MTR Form Number-6



GRN	MH009089294202021M	BARCODE	Date		27/12/2020-20:31:50	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THNS_THANE NO 5 JOINT SUB REGISTRA	PAN No. (If Applicable)					
Location	THANE	Full Name	VIKRAM ANANT KARANDE				
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 16D4 16th FLOOR B WING DOSTI PINE				
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	277200.00	Road/Street	BUILDING-DOSTI WEST COUNTY BALKUM				
0030063301 Registration Fee	30000.00	Area/Locality	THANE				
		Town/City/District					
		PIN	4 9 0 6 0 8				
		Remarks (If Any)	SecondPartyName=DOSTI ENTERPRISES-				
		Amount In Words	Three Lakh Seven Thousand Two Hundred Rupees Only				
Total	307200.00	Amount In	Three Lakh Seven Thousand Two Hundred Rupees Only				
		Words	3,07,200.00				
Payment Details	FOR USE IN RECEIVING BANK						
Bank CIN	Ref. No.	60103332020123018327		691292427			
Bank Date	RBI Date	30/12/2020-18:01:30		31/12/2020			
Name of Bank	Bank-Branch	IOBI BANK					
Name of Branch	Scroll No., Date	101, 31/12/2020					

टन न - ५
दस्तावेज २५७/२०२१
३ / १०४



Department ID:
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. 9930435001

Signature Not Verified
Digitally signed by VS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.02.02
14:37:44 IST
Reason: Sec. In

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(15)-335-2217	0005122693202021	02/02/2021-14:37:16	IGR117	30000.00
2	(15)-335-2217	0005122893202021	02/02/2021-14:37:16	IGR117	277200.00
Total Defacement Amount					3,07,200.00

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दस्ता क. 22910 / 2029
४ / १०४



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Thane on this 31st day of Dec., 2020.

BETWEEN

M/S DOSTI ENTERPRISES, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 1st Floor, 27B, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the last Survivor and their assigns) of the ONE PART:

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AND

VIKRAM ANANT KARANDE
VAISHALEVIKRAM KARANDE



hereinafter referred to as "the Allottee", (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 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 and administrators 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 and administrators of such last surviving member of 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 in case of a body corporate/company, it's successors in title) of the **OTHER PART**:

The Promoters and the Allottee are hereinafter collectively be referred to as "the Parties" and individually as "the Party", as the context may require.

WHEREAS:

- A. The Promoters, by virtue of diverse registered sale deeds and development agreements, are seized and possessed of and are legally empowered and fully entitled to develop the land admeasuring 73,000 sq.mtrs., more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "said Property"). In order to develop the said Property by exploiting the optimum development potential of the said Property, the Promoters have made an application to Mumbai Metropolitan Regional Development Authority ("MMRDA") seeking its approval for development of the said Property under MMRDA's Rental Housing Scheme and pursuant to the said application of the Promoters, MMRDA granted location clearance and layout approval bearing No. MMRDA/RHD/RHS-50/17/84 dated 3rd April, 2017 in respect of the said Property to the Promoters for development of the said Property under MMRDA Rental Housing Scheme. Copy of said location clearance and layout approval is marked and annexed as **ANNEXURE "A"** hereto;

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B. In terms of the above recited location clearance and layout approval granted by MMRDA for development of the said Property, the Promoters, under Rental Housing Scheme of MMRDA, are required, to convey a minimum of 25% land (i.e. 18,250 sq.mtrs.) of the said Property in favour of MMRDA as freehold land without any encumbrances along with rental houses with FSI One of net plot area in conformity with the applicable Development Control Regulations and Government approvals.

C. The Promoters have got the plans, sections and other details of the said Project viz: Dostl Pine Building, duly approved and sanctioned from the Thane Municipal Corporation (TMC), vide Sanction and Amended Permission bearing V.P.N No. S05/0006 /08 and Certificate no. TMC/TDD/3442/20 on 31st July, 2020. The Promoters have also obtained the Commencement Certificate bearing V.P. No. S05/0006 /08 and Certificate no. TMC/ TDD/ 3443/20 on 31st July, 2020 (hereinafter referred to as "the CC"), on the terms and conditions set out therein, and the Promoters shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate in respect of the said Building. Copy of Sanction of Development/Amended Permission, Approved Layout Plan and Commencement Certificate, are marked and annexed as ANNEXURE "B", ANNEXURE "C" and ANNEXURE "D" respectively, hereto;

D. In view of the aforesaid sanctioned plans and full commencement certificate granted by Thane Municipal Corporation ("TMC"), the Promoters are entitled to develop and construct:

- (i) Rental Housing Component on Rental Component Plot admeasuring 18,250 sq.mtrs. being a portion of the said Property by consuming FSI Four (the "said Rental Component Plot") and more particularly described in the **SECOND SCHEDULE** hereunder written. The permissible Built-up area for Rental Housing Component is 73,000 sq. mtrs. Copy of Plan delineating the said Rental Housing Plot in **RED** colour boundary line is marked and annexed as ANNEXURE "E" hereto;
- (ii) Sale Component on Sale Component Plot admeasuring 54,750 sq. mtrs. (approx.) being a portion of the said Property by consuming FSI Four (the "said Sale Component Plot") more particularly described in the **THIRD SCHEDULE** hereunder written. The permissible Built-up area for Sale Component is 219000 sq. mtrs. Copy of Plan delineating the said Sale Component Plot in **BLUE** colour boundary line is marked and annexed as ANNEXURE "E" hereto; The composite development of the said Sale Component Plot and / or other adjoining lands/ amalgamated lands by utilising maximum permissible F.S.I that may be

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available from time to time for constructing multi-storeyed buildings in a phase-wise manner in separate phases to be registered with MahaRERA, with each phase comprising certain number of buildings and each building comprising self-contained independent residential flats, shops and other commercial premises as per the sanctioned plans as may be amended from time to time together with amenities and facilities specified therein hereinafter referred to as the "Whole Project".

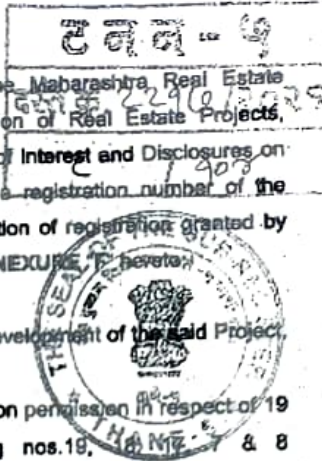
As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters are constructing Rental Housing Component on said Rental Component Plot comprising 2 buildings being (i) Building No.1 having built up area of 34,478.86 sq. mtrs. and consisting of Ground/stilt + 1st to 23 upper floors containing in aggregate 999 tenements, (ii) Building No.2 having built-up area of 38,518.22 sq.mtrs. consisting of Ground/Stilt + 1st to 23 upper floors containing in aggregate 1,118 tenements, (iii) 12 Balwadis, (iv) 12 Welfare centres/halls and (v) 6 Manager office tenements and R.G. Area of 1548.88 sq.mtrs.;

- F. As per the approvals granted by MMRDA and conditions stipulated therein, the Promoters are required to cause sub-division of lands forming part of said Rental Component Plot so as to make it feasible for conveyance of the same in favour of MMRDA;

- G. As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters, inter alia, intend to develop the said Sale Component Plot of the said Property in phase-wise manner and accordingly in Phase-4, by constructing 1 (one) Building comprising of 5 wings viz. Wing "A", Wing "B", Wing "C", Wing "D" and Wing "E" corresponding to Building No. 19, 18, 17, 7 & 8 respectively of the amended plans and commencement certificate granted by TMC, on all that undivided portion of the said Sale Component Plot of the said Property bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45(pt) measuring 2940 square meters or thereabouts (herein after referred to as "Project Land") more particularly described in FOURTH SCHEDULE hereunder written, and the Promoters have registered the same as "Real Estate Project" to be known as "Dosti West County- Phase 4-Dosti Pine" (the "said Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016

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(“RERA”) read with the provisions of the 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 (“RERA Rules”). The registration number of the Project is P51700025834 and the certification of registration granted by MahaRERA is marked and annexed as ANNEXURE 1.



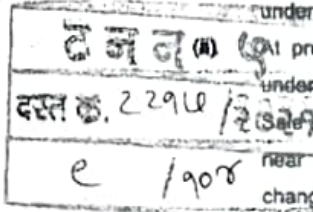
H. The principal and material aspects of the development of the said Project are briefly stated below:

- (i) At present TMC has granted sanction permission in respect of 19 Buildings out of which Building nos. 19, 18, 17, 7 & 8 (corresponding to Wing “A” “B” “C” “D” and “E” of DostiPine Building) have been registered as Real Estate Project viz. “saidProject” as defined herein
- (ii) The Promoters are constructing One (1) Building comprising five wings being Wing “A”, Wing “B”, Wing “C”, Wing “D” and Wing “E” corresponding to Building No. 19, 18, 17, 7 & 8 respectively of amended plans and commencement certificate granted by TMC, to be known as “DostiPine” on the Project Land;
- (iii) Wing “A”, Wing “B”, Wing “C”, Wing “D” and Wing “E” (i.e. Building Nos. 19, 18, 17, 7 & 8 respectively as per TMC approvals) each consists of one Basement, Plinth, Podium, Stilt and 1st to 35th upper residential floors. The sanctioned built up area of the said Project is 54683.83 sq. mtrs. and the built up area proposed but not sanctioned is 8782.58 (i.e. in aggregate 63466.41 sq. mtrs. for all five Wings, i.e. Wing A, B, C, D, and E);
- (iv) The exclusive facilities and amenities in the Flat, and the said Building in the said Project for exclusive use of the allottees of the said Project, subject to terms herein contained, are listed in FIFTH SCHEDULE and SIXTH SCHEDULE respectively, hereunder written;
- (v) The Promoters shall be entitled to put hoardings / boards of its brand name viz. DOSTI and its LOGO, in the form of neon signs, MS letters, vinyl and sun boards on the said Project and on the facade, terrace, compound wall or other parts of the said Project. The Promoters shall also be entitled to place, select and decide the hoarding / board sites;
- (vi) The details of the formation of the Society and conferment of title upon the Society with respect to the said Project are more particularly specified herein.

I. The principal and material aspects of the development of the said Whole Project as disclosed by the Promoters are briefly stated below:

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(i) The development of the said Whole Project shall be undertaken by the Promoters in a phased manner;



At present the minimum built-up area sanctioned by MMRDA under its Rental Housing Scheme for Sale Component on said Component Plot of the said Property is 2,19,000sq.mtrs. In near future, the built-up area, may increase, on account of change in policy/regulations governing rental housing scheme or otherwise and in such event the Promoters shall be entitled to consume and utilize such increased FSI anywhere in the Whole Project and for such purpose shall also be entitled to amend the plans of Whole Project;

The Promoters have, at present, proposed to construct 19 Buildings in the Whole Project as more particularly described in the sanctioned layout plans Annexed hereto and marked as Annexure C, which shall be amended from time to time. The Promoters propose to construct the aforesaid buildings in phased manner and get the same registered as one or more separate project/s with MAHARERA, as and when desired by the Promoters, in accordance with RER Act and Rules made thereunder;

- (iv) The Promoters shall also be entitled to construct additional buildings and/or upper floors than at present sanctioned, in the event of increase in FSI. The Promoters are entitled to amend, modify and/or substitute the development of the said Whole Project, in full or in part, at the sole discretion of the Promoters and/or as may be required by the applicable laws and regulations from time to time;
- (v) The Promoters at their absolute discretion shall be entitled to further amend the plans in respect of the Whole Project including the said Buildings which are proposed to be constructed in the Whole Project and consume and utilize the FSI (by whatever name called) that may become available to the Promoters for construction of the Buildings in the Whole Project;
- (vi) The Promoters have proposed two Club Houses namely i) Dosti Club Oak and ii) Dosti Club County and several other Outdoor amenities in Whole Project, which are proposed to be completed in different phases, and are listed in **SEVENTH SCHEDULE** hereunder written. With regard to the said two Club Houses, the right of admission to the Club Houses shall always be reserved with the Promoters and the Promoters may at their sole discretion but subject to payment of membership fees and other charges and compliance of terms and conditions as may be imposed by the Promoters from time to time, including timely

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payment of monthly outgoings and maintenance charges, allow the use and enjoyment of one or both the houses to the purchasers/allotees/occupants of the premises in all or any of phases in the said Whole Project including outsiders who are not the purchasers/allotees/occupants of any premises in the Whole Project and the Allottee, Society and the Apex Body shall not nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever;



- (vii) The Allottee has perused a copy of the amended layout plan dated 31st July, 2020. The Promoters reserve to themselves and/or their nominee/s and/or their assigns the unfettered right to the full, free and complete right of way and means of access over, along and under the access roads, passages, open spaces, driveways in the Layout at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the said Property and/or any other lands acquired or as may be acquired in future and/or to shift/vary/re-align/modify the same to any another portion(s) of the said Property, as may be required by the Promoter and/or their nominees or assigns.;
- (viii) The scheme and scale of the development proposed to be carried out by the Promoters in the Whole Project will be in accordance with sanctioned Layout Planes may be amended from time to time/Proposed Layout Plan, as the case may be and in terms of the applicable laws for the time being in force and as may be amended from time to time;
- (ix) The Promoters shall be entitled to put hoardings / boards of its brand name viz. "DOST" and its LOGO, in the form of neon signs, MS letters, vinyl and sun boards on the said Property and on the façade, terrace, compound wall or other parts of the buildings / towers / wings as may be developed from time to time. The Promoters shall also be entitled to place, select, decide the hoarding / board sites;
- (x) The Promoters shall be entitled to confer title of the other buildings to be constructed in the Whole Project to such other respective Societies, will be in the manner mentioned herein;
- (xi) The details of the formation of the Apex Body, and conferment of title upon the Apex Body with respect in the Whole Project (including Project Land) and all common areas, facilities and amenities and other spaces and areas in the Whole Project, in

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(hereinafter collectively referred to as "the Lenders"). The loan(financial

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|-----------------------|---|
| ट न न - 18 | Registered Mortgage Deed, dated 08/12/2017, registered at Sr. No. TNN-5/14440/2017 on 08/12/2017 executed with mortgagee Kotak Mahindra Investment Limited; |
| दल्ल क्र. 2290 / 2029 | |
| 93 / 9980 | Registered Mortgage Deed dated 18/06/2018, registered at Sr. No. TNN-5/8894/2018 on 18/06/2018 executed with mortgagee Kotak Mahindra Prime Limited, |



Registered Mortgage Deed dated 13/02/2019, registered at Sr. No.

TNN-5/2305/2019 on 14/02/2019 executed with mortgagee Kotak

Mahindra Investment Limited,

Registered Mortgage Deed dated 17/04/2019, registered at Sr. No.

TNN-5/6218/2019 on 18/04/2019 executed with mortgagee Kotak

Mahindra Investment Limited,

Registered Mortgage Deed dated 17/04/2019, registered at Sr. No.

TNN-5/6219/2019 on 18/04/2019 executed with mortgagee Kotak

Mahindra Prime Limited,

Registered Mortgage Deed, dated 17/04/2019, registered at Sr. No.

TNN-5/6222/2019 on 18/04/2019 executed with mortgagee Kotak

Mahindra Investment Limited, and

Registered Mortgage Deed, dated 17/10/2019, registered at Sr. No.

TNN-2/15607/2019 on 17/10/2019 executed with mortgagee Kotak

Mahindra Prime Limited.

The Promoters, as security for the repayment of the said financial assistance along with interest and other monies that may become due and payable to the Lenders, have mortgaged, the said Sale Component Plot including the Project land and the said building to be constructed thereon. The Lenders at the request of the Promoters have granted No Objection Certificate ("NOC") inter-alia consenting to sell and transfer the said Flat to the Allottee. Copy of Lenders'NOC is marked and annexed hereto asANNEXURE";

- S. The Promoters have engaged the services of Architects 10FOLDS Architects & Consultants (hereinafter referred to as the "Architects") and have appointed JW Consultants LLPas Structural Engineers for the preparation of the structural design and drawings of the Project ("Structural Engineers"). Further the Promoters have a right to terminate their services and also to appoint another professional in place of them. The Promoters will continue to take the professional supervision of the architect and the structural engineers till the completion of the said Project and the Allottee accept/s the professional supervision of the architect and structural engineer till completion of the said Project;

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4. (a) The Allottee hereby agrees to purchase and the Promoters hereby agree to sell to the Allottee, Flat No.1604 on the 16th floor, admeasuring 59.43 square meters (i.e. 640 square feet) carpet area in Wing 'B' (hereinafter referred to as "said Wing") of Dosti Pine Building in the said Project (hereinafter referred to as "said Flat") more particularly described in EIGHTH SCHEDULE hereunder written and delineated in Red colour boundary on the floor plan annexed as ANNEXURE "G" hereto and 1 (one) number of Mochanized Puzzle / Surface Parking Space for parking of 1 (one) Car ("Parking Space") as more particularly described in EIGHTH SCHEDULE hereunder, at or for the lump sum consideration/purchase price, more particularly specified in the EIGHTH SCHEDULE hereunder written, including the proportionate price of the common areas and facilities appurtenant to the said Flat and Parking Space (herein after referred to as "Sale Consideration").

In addition to the above the Allottee shall be entitled to use and enjoy on an exclusive basis 7.52 square metres (i.e. 81 square feet) of appurtenant and utility area (which is appurtenant and attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as Enclosed Balcony and is shown hatched with Yellow colour on the typical floor plan annexed hereto and marked as ANNEXURE "G" hereto.

(b) It is clarified that the carpet area as defined hereinabove is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls and columns of the Flat).

(c) The Allottee has paid, before execution of this Agreement, a sum of Rs. 200000/- (Rupees Two Lakh Only) as application fee/earnest money deposit/advance payment and hereby agrees to pay to the Promoters the balance amount of Sale Consideration of Rs.8656000/- (Rupees Eighty Six Lakhs Fifty Six Thousand Only) as more particularly described in the Eight Schedule hereunder

(d) Further, the Allottee or the Financial Institution making payment of Sale Consideration is responsible to deduct 1% (being the present prevailing rate) of the amount paid towards Sale Consideration as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in favour of the Promoters in the prescribed Form 16B for the same within the statutory period. In the event of any error

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

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THE FIRST SCHEDULE ABOVE REFERRED TO

("said Property")

All that Plot of land bearing Survey Number 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1), 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13A(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1), 51/3A, 51/5(New Survey NO. 51/5A), 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15, 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 73,000 sq.mtrs. situate at VILLAGE - BALKUM, TAL - DIST.- THANE.

THE SECOND SCHEDULE ABOVE REFERRED TO

("Rental Component Plot")

All that Plot of land bearing Survey Numbers 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15, 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 18,250 sq.mtrs. situate at VILLAGE - BALKUM, TAL - DIST.- THANE.

THE THIRD SCHEDULE ABOVE REFERRED TO

("Sale Component Plot")

All that Plot of land bearing Survey Numbers 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1), 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13A(p), 48/4A(p), 49/1(p), 49/2, 49/3.

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49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1), 51/3A, 51/5(New Survey NO. 51/5A), admeasuring 54,750 sq. mtr.

(attached) situate at VILLAGE - BALKUM, TAL. - DIST. - THANE.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

("Project Land")

All that portion of the said Sale Component Plot of the said Property bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45(pt) admeasuring 2940 square meters situate at Village, Balkum, Taluka & District Thane.



THE FIFTH SCHEDULE ABOVE REFERRED TO

("Specifications of Flat")

FLOORING

- Vitrified tiles in living, dining, bedroom, kitchen and passage

KITCHEN

- Quartz agglomerated kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

SANITARY

- Matt finish tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings. Deluxe C.P. brass fittings
- Sanitary fittings of standard make
- 15 Ltrs boiler with hot-cold mixer in toilet
- Toilet doors with laminate finish
- Dry area - aluminium louvered door
- Naturally ventilated toilets with louvers
- Mirror above counter wash basin
- False ceiling in toilets

ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI mark
- One ELCB per flat & MCB for each room
- T.V, AC point, ceiling fan point & regulator in living room and bedroom
- WIFI point provision, telephone point in living room

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DOORS

- Flushed Doors in living, bedrooms with laminate finish

WINDOWS

- Sliding windows with engineered frames with clear glass and glass railing in living room
- M.S. decorated grills for bedrooms and kitchen windows
- Mosquito net for bedrooms and living room PAINT
- Gypsum finish internal walls
- Premium eco-friendly quality paint for walls and ceilings

SECURITY

- Intercom system & video door phone in each flat

THE SIXTH SCHEDULE ABOVE REFERRED TO (*"Proposed Buildings Amenities"*)

- Security Access control with CCTV provision at podium & main entrance lobby
- Fire fighting & fire alarm system for the building
- Society office
- Common toilets at ground floor level

THE SEVENTH SCHEDULE ABOVE REFERRED TO (*"Whole Project Amenities"*)

I. A. Dosti Club - OAK

- Swimming Pool
- Gymnasium with shower and locker area

B. Outdoor Amenities

- Kids Play Area
- Multipurpose Sports Court
- Resting Plaza

II. A. Dosti Club -COUNTY

- Gymnasium With Shower and locker area
- Library
- Cafeteria
- Squash Courts
- Table Tennis
- Pool and snooker room
- Carom and chess room
- Badminton courts
- Creche

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- Badminton courts
- Creche

B. OUTDOOR AMENITIES

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- Olympic Size Swimming Pool
 - Futsal
 - Kids Play Area
 - Cycling Track/ Strolling Path
 - Children's Adventure Pool with Water Slide
 - Pool Pavilion, Deck Area



- Resting Plaza
- Multipurpose Lawn

C. OUTDOOR AMENITIES THAT WILL BE COMPLETED WITH WING "D" OF DOSTI PINE BUILDING

- Box Cricket
- Amphitheatre
- Lawn Tennis
- The Merlion Zone

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

Description of the Flat

Flat No. 1604 on 16th floor, in B Wing in Dosti Pine Building, having an area of 640 sq feet (Rera carpet) equivalent to 59.43 sq. meter (Rera carpet) (as per the definition of carpet area hereinabove mentioned) in the Project known as "DOSTI WEST COUNTY- PHASE 4- DOSTI PINE", being constructed on Project Land more particularly described in FOURTH SCHEDULE above.

In addition to the above the Allottee shall be entitled to use and enjoy on an exclusive basis 7.52 square metres (i.e.81 square feet) of appurtenant and utility area (which is appurtenant and attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as Enclosed Balcony.

(Description of Car Parking Space)

All that 1 (one) number of Mechanized Puzzle/Surface Parking Space for parking of 1 (one) Carat Basement level/ Ground floor level/ Stilt level in the said project.

(Description of the consideration)

The total Consideration/Purchase Price payable by the Allottee to the Promoter, in respect of the Flat shall be Rs.8856000- (Rupees Eighty Eight Lakhs Fifty Six Thousand Only) and the same shall be paid by the Allottee to the Promoters in the following manner, time for such payment being of the essence of contract.

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(Other Charges)

The total Other Charges payable by Allottee to Promoters, in respect of the said Flat shall be **304596/- (Rupees Three Lakhs Four Thousand Five Hundred Ninety Six Only)** The above referred Other Charges shall be paid by the Allottee to the Promoters on handing over possession of the said Flat, time for such payment being of the essence of contract the details whereof are as

hereunder

Sr.No.	Description	Category	Amount (Rs)
1	Corpus Fund for infrastructure & common facilities	Deposit	30000/-
2	Provisional monthly outgoings/ charges for 12 Months in respect of the said Flat	Deposit	60564/-
3	Provisional monthly outgoings/charges for maintenance of common areas, amenities and facilities of the whole project for 60 months	Deposit	43260/-
4	Share of Security Deposit for 12 months	Deposit	600/-
5	Dosti Club County Outgoings for 24 months	Deposit	34608/-
6	Share money, application and entrance fee of the Society or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	60564/-
7	Fit Out Deposit	Deposit	75000/-
	Total		304596/-

In addition to above mentioned Other Charges, the Allottee shall also be liable to pay following Statutory Dues, as may be applicable, viz:

- i. Stamp Duty
- ii. Registration Charges
- iii. Goods and Service Tax (GST) on Purchase Price
- i. Goods and Service Tax (GST) on Other Charges
- ii. Property Tax at Actuals

If the Allottee is desirous to have membership of Dosti Club Oak, then the Allottee shall be liable to pay following additional Charges, viz.

- i. Club Membership Charges (Non-Refundable) of Rs. 2,25,000/-
- ii. Corpus Fund (Non Refundable) of Rs. 25,000/-
- iii. Monthly outgoings for 24 months of Rs. 30,500/-

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iv. GST on the payments at i to iii hereinabove, at applicable rate.

- All payments to be made by the Allottee under this Agreement towards purchase consideration/price and other charges including taxes GST, Stamp Duty and Registration Charges shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "DOSTI ENTERPRISES PINE COLLECTION A/C NO. 6213089163".

SIGNED AND DELIVERED by the
within named "Promoters"
DOSTI ENTERPRISES
through its Authorized Signatory
Mr. Pankaj Shah

in the presence of ...

1. [Signature]
2. [Signature]

SIGNED AND DELIVERED
by the within named "Allottee"
VIKRAM ANANT KARANDE
VAISHALI VIKRAM KARANDE

in the presence of ...

1. [Signature]
2. [Signature]

Pankaj Shah

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मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

No. MMRDA/RHD/RHS-50/17/64

Date: 13 APR 2017

To,

M/s Dosti Enterprises,
Lawrence and Mayo House,
1st Floor, 276, Dr. D. N. Road,
Fort, Mumbai 400 001.

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Kind Attn.: Shri Rajul Vora.

- Sub: Proposed Rental Housing Scheme at Village Balkum, Taluka and District Thane falling within the jurisdiction of TMC by M/s Dosti Enterprises - Revised Location Clearance and Layout approval.
- Ref: 1. MMRDA's revised Location Clearance and layout approval No. MMRDA/RHD/RHS-50/15/270 dated 30.10.2015.
2. MMRDA's revalidation of Location clearance No. MMRDA/RHD/RHS-50/16/89 dated 29.04.2016.
3. Letter submitted by M/s Dosti Enterprises dated 22.02.2017



MMRDA vide its letter referred at (1) above dated 30.10.2015 has granted revised Location Clearance and layout approval to the Rental Housing Scheme proposed on the land bearing S. No. 16 (H. No. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12B), S. No. 17 (H. No. 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13, 14), S. No. 18 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11), S. No. 19 (H. No. 23, 29, 30, 31, 32, 37, 42, 43, 45), S. No. 21, S. No. 23, S. No. 24, S. No. 25 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9 part, 10A, 10B, 13A, 13B), S. No. 26 (H. No. 1, 2, 3A, 3B, 4, 5A+B, 6, 7, 8A, 8B, 9, 10A, 10B, 11A, 11B, 12), S. No. 27 (H. No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16A, 16B, 17), S. No. 34 (H. No. 6, 7, 8), S. No. 35 (H. No. 13, 14), S. No. 39 (H. No. 3, 9B+C), S. No. 40 (H. No. 1, 2, 3, 4, 5, 6, 7, 8(pt), 8A, 9A, 9B part, 10A, 10B, 11, 12, 13, 14, 15, 16A, 16B, 17, 19, 20A, 20B, 21A, 21B, 22), S. No. 41 (H. No. 1A, 6A, 8, 9, 10, 11), S. No. 42 (H. No. 1, 2, 3), S. No. 43 (H. No. 2), S. No. 44 (H. No. 1, 2A, 2B, 3), S. No. 45 (H. No. 2), S. No. 47 (H. No. 1, 2A, 2B, 3, 5, 6, 7, 8A, 8C, 8D), S. No. 48 (H. No. 1, 2, 3A, 4A), S. No. 49 (H. No. 1, 2, 3, 4, 5, 6, 7, 8A), S. No. 50 (H. No. 2A, 3A, 4A), S. No. 51 (H. No. 1, 2, 3A, 5), S. No. 53, S. No. 54 (H. No. 1, 2, 3), S. No. 77 (H. No. 7A, 7B, 7C, 8Ept, 9pt, 10, 11, 12, 13B, 13C, 14A, 14B) at Village Balkum, Taluka and District Thane admeasuring total plot area 2,04,640.00 Sq. m (net plot area 1,33,470.84 Sq. m.) falling within the jurisdiction of TMC. Further, MMRDA vide letter dated 29.04.2016 referred at (2) above has revalidated said revised Location Clearance up to 29.04.2017.

Now, in response to the request referred at (3) above made by M/s Dosti Enterprises MMRDA is pleased to grant revised Location Clearance for the revised gross plot area of 84,134 Sq. M. and net plot area of 73,000 Sq. M. on land bearing S. No. 16 (Hissa No. 1, 2, 3, 4, 5, 6, 8 pt, 9 pt, 10 pt, 11 pt, 12B pt), S. No. 17 (Hissa No. 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13, 14), S. No. 18 (Hissa No. 1, 2, 3, 4, 5, 6pt, 7, 8, 9, 10 pt, 11 pt), S. No. 19 (Hissa No. 23, 29, 30, 31, 32, 37, 42, 43pt, 45), S. No. 22pt, S. No. 23pt, S. No. 24, S. No. 25 (Hissa No. 1, 2, 3, 4, 5pt, 7pt, 9pt, 10A pt, 10B pt, 13A pt), S. No. 26 (Hissa No. 8Apt, 9 pt, 10A, 10B, 11A pt, 11B pt, 12), S. No. 27 (Hissa No. 10 pt, 11 pt, 15, 16A pt, 16B pt, 17), S. No. 40 (Hissa No. 15pt, 8A, 8B pt, 17 pt, 22 pt), S. No. 44 (Hissa No. 1pt, 2 A pt, 2B pt), S. No. 47 Hissa No. (1pt, 2A pt, 3pt, 2/2+3/2Apt, 2/2+3/2B, 4B, 6 pt, , 7 B, 5 pt, 8A2, 8B2, 8C1), S. No. 48 (Hissa No. 4A, 4B), S. No. 49 (Hissa No. 1pt, 2, 3, 4, 5, 6, 7A

कोडे-कुर्ला संकुल, वंदे (पूर्व), मुंबई - ४०० ०५९. कार्यालय : २६५९ ९२३४ • इपीएसीएक्स : २६५९ ०००९/४०००.
फॅक्स : २६५९ ९९९२ / २६५९ ९२६४ • वेब साईट : <http://www.mmnda.maharashtra.gov.in>

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No. 77 Hissa No. 13 B pt, 13C pt, 14A pt, 14 B pt) subject to following conditions:

A: Applicable to the developer:



1. This Location Clearance and layout approval supersedes the Location Clearance (LC) granted by MMRDA in the name of M/s Dosti Enterprises dated 30.10.2015.
2. All the approvals granted by various Authorities on the basis of the Location clearance dated 31.10.2015 shall stand cancelled immediately.
3. Based on the information furnished by the developer, the gross area of the plot is 84,434.00 Sq. M. The net area of the plot calculated as 73,000.00 Sq. M after deducting the area under reservations. The developer shall convey a minimum of 25% land (i.e. 18,250.00 Sq. M.) in the name of MMRDA as freehold and without any encumbrances along with rental houses with FSI One of net plot area in conformity with the DCR and Govt. Orders applicable.
4. The developer shall obtain Commencement Certificate from TMC as per the enclosed plan with the tenement size of 320 sq ft.
5. All the conditions of all the letters issued by MMRDA, GoM and any other competent authority shall be binding on the developer.
6. While obtaining Building Permission for Rental Housing component, the applicant shall exclude items such as all the passages, lifts, staircases etc. from FSI computation that is specified for exemption in GR dated 04.11.2008 regarding Rental Housing.
7. This Location Clearance shall be valid for six months from date of its issue and the developer shall enter into an agreement with MMRDA thereafter as per the draft attached with this letter. Any further revalidation of the Location Clearance shall be applied for at least one month before expiry of the current validity.
8. The developer shall not carry out any development on land not belonging to him or not having Power of Attorney in his favor to develop or the land either affected by ownership disputes/claim/encumbrances etc. which shall be validated by the Competent Authority.
9. The construction of Rental Housing and Free Sale Components should advance as per FSI released by RHD, MMRDA.
10. The developer/owner shall develop the project and pay infrastructure charges in accordance with the Govt. Orders No. TPS No. 1208/MMR/CR-393/08/ UD-12 dated 04.11.2008 and any other Govt. Order applicable to the site under reference; and shall abide by the Govt. Orders/ MMRDA directives issued from time to time.
11. The developer shall not load any FSI on the plot submitted for Rental Housing Scheme from any other plot. The development potential of the plot submitted for rental housing cannot be transferred to any other plot outside the Rental Housing Scheme. MMRDA shall not be responsible for any conflict between the applicant and others regarding development potential. If any conflict is noticed, this Location Clearance shall be withdrawn at applicants cost.
12. The developer shall develop all on-site infrastructure including roads, water supply, power, solid waste disposal, storm water disposal, sewage disposal and any other infrastructure as may be prescribed by the Planning Authority at his own cost.

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and adjoining plots NOT belonging to the developer while preparing layout, at the developers cost, if any. / 908

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Competent Authority, if applicable.

13. The developer shall provide access to land-locked, adjoining and adjoining plots NOT belonging to the developer while preparing layout, at the developers cost, if any. / 908
14. The developer shall obtain permission for access from the Competent Authority, if applicable.
15. The developer shall carry out work as per the layout approved by MMRDA and the modified specifications prescribed by MMRDA for Rental Housing. The developer shall extend full co-operation to MMRDA for monitoring the construction work of Rental Housing Component.
16. No. of Balwadis and Welfare centers shall be provided as per the plan enclosed herewith.
17. The developer shall get the S. Nos. subdivided from the Collector for the portion included in Rental Housing Component in due course of time. The Planning Authority shall ensure that such Survey Nos. portion does not receive benefit from any other scheme other than Rental Housing Scheme. If found to do so, MMRDA shall cancel the Location Clearance and initiate action against developer/Architect.
18. The developer/Owner shall indemnify MMRDA from any litigation that may arise due to existing structures, their demolition, land matters, title issues etc. for which the developer shall obtain necessary approval and permission from Competent Authority by paying necessary charges if any. An Indemnity Bond in the format prescribed by MMRDA shall be submitted in this regard along with the Agreement.
19. The developer shall not create any third party rights in the Rental Housing Scheme and shall indemnify MMRDA from any claims/disputes raised by any third party whose rights might have been created in the Rental Housing Scheme.
20. No mortgage, lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease of the property shall be allowed of the 25% land to be conveyed to MMRDA. However, the developer/ Owner shall be allowed to mortgage, create any lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease the land and property proposed for the free sale component of the Rental Housing Scheme after taking prior permission of MMRDA.
21. The developer/owner, where applicable, shall submit ULC NOC obtained from UDD in accordance with UDD Circular No. ULC-2209/PK.35/ULCD-2 dated 18.03.2009 and ULC Order No. ULC 2209/PK.35/ULCD-2 dated 25.08.2011, if required.
22. This Location Clearance is based on the documents submitted by the developer. This letter shall be deemed as cancelled immediately if the documents submitted by the developer/architect/applicant are found to be false or if violation of any condition in this letter is noticed.
23. The developer/Architect/applicant shall submit a certified copy of all the letters/NOCs/ approvals/disapprovals/permissions/notices etc. to the Chief, Rental Housing Division, MMRDA within 15 days from receipt of the same.
24. The developer shall obtain NOCs for CC above plinth and OC from MMRDA before applying for CC above plinth and OC from concerned Planning Authority.
25. The developer shall carry out work as per the revised specifications enclosed herewith.



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26. Where applicable, the developer shall abide by the provisions of Bombay Tenancy and Agricultural Land Act and all other relevant Acts before commencing any development on site. / 907

27. No development shall be carried out on ULC affected land, forest land, Coastal Regulation Zone/High Tide Line affected land, SEZ (Special Economic Zone), land within MDC jurisdiction, etc unless permission from Competent Authority is obtained.

The on-site infrastructure will be provided by MMRDA to the extent possible and subject to availability of funds.

MMRDA reserves the right to withdraw this revised Location Clearance to modify draft agreement, amend detailed technical specifications, amend schedule of implementation, amend FSI release statement, amend or add any other condition in this etc. in larger public interest, if found necessary in larger public interest.

30. If any complaints are received by MMRDA against the developers, MMRDA will be at liberty to cancel the Location Clearance if it is found that the complaints are genuine or in case Hon'ble Courts order to do so. The entire liability of third party rights in such case shall vest with the developer and he will be solely responsible for the same.

31. NOC for OC for Free Sale Component shall be granted only after NOC for OC for the Rental Housing component is obtained by the developer from MMRDA,

32. The construction of the Rental Housing Component shall be in advance of the Free Sale Component.

8. Applicable to Thane Municipal Corporation (TMC):

1. This Location Clearance is issued based on the GR dated 04.11.2008 in respect of development of Rental Housing Scheme applicable. The TMC shall be at liberty to reject the proposal if it is not in conformity with the applicable DCR provisions and inform MMRDA accordingly.
2. Building Permission / Commencement Certificate shall be issued by TMC only after the revised layout approval granted by MMRDA.
3. While Issuing Commencement Certificate for Rental Housing Component, the items mentioned in GR dated 04.11.2008 shall be excluded from FSI computation.
4. Since a public asset is going to be generated in the proposed Rental Housing Scheme, title certificates shall be verified stringently.
5. Plot area calculations and FSI computations shall be based on actual measurements after site inspection / physical survey and taking into consideration the reservations.
6. Manager's cabins, Balwadis and Welfare centers shall be provided as the layout enclosed.
7. TMC shall ensure that the FSI of Free sale and Rental Housing Components as per CC has not exceeded the permissible limits. Any violations shall be immediately brought to the notice of MMRDA. No attempt by the developer to regularize unauthorized structures shall be entertained by TMC.
8. While Issuing Building Permission / Commencement Certificate / stay / cancellation etc. to the developer, a copy of the same shall be sent to MMRDA.

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9. The CC shall be released by TMC after NOC for the same is issued by the Rental Housing Division, MWRDA in stages and in accordance with the following schedule:

Sr. No.	Stages of Release of FSI	Rental Component	Free Sale Component
1	On Grant of BP/CC upto plinth by ULB/planning Authority for entire project	1.00	1.00
2	On completion of 50% plinth of Rental component		0.50
3	On Completion of 50% BUA of Rental Component		0.50
4	On Completion of 100% BUA of Rental Component		0.75
5	On handing over of "25% land & completed Rental component buildings" with occupancy certificate & completion certificate		0.25

Just

(Pravin Darda I.A.S.)
Addl. Metropolitan Commissioner and
Project Director

- Encl: 1. Layout approval.
2. Revised detailed specifications.

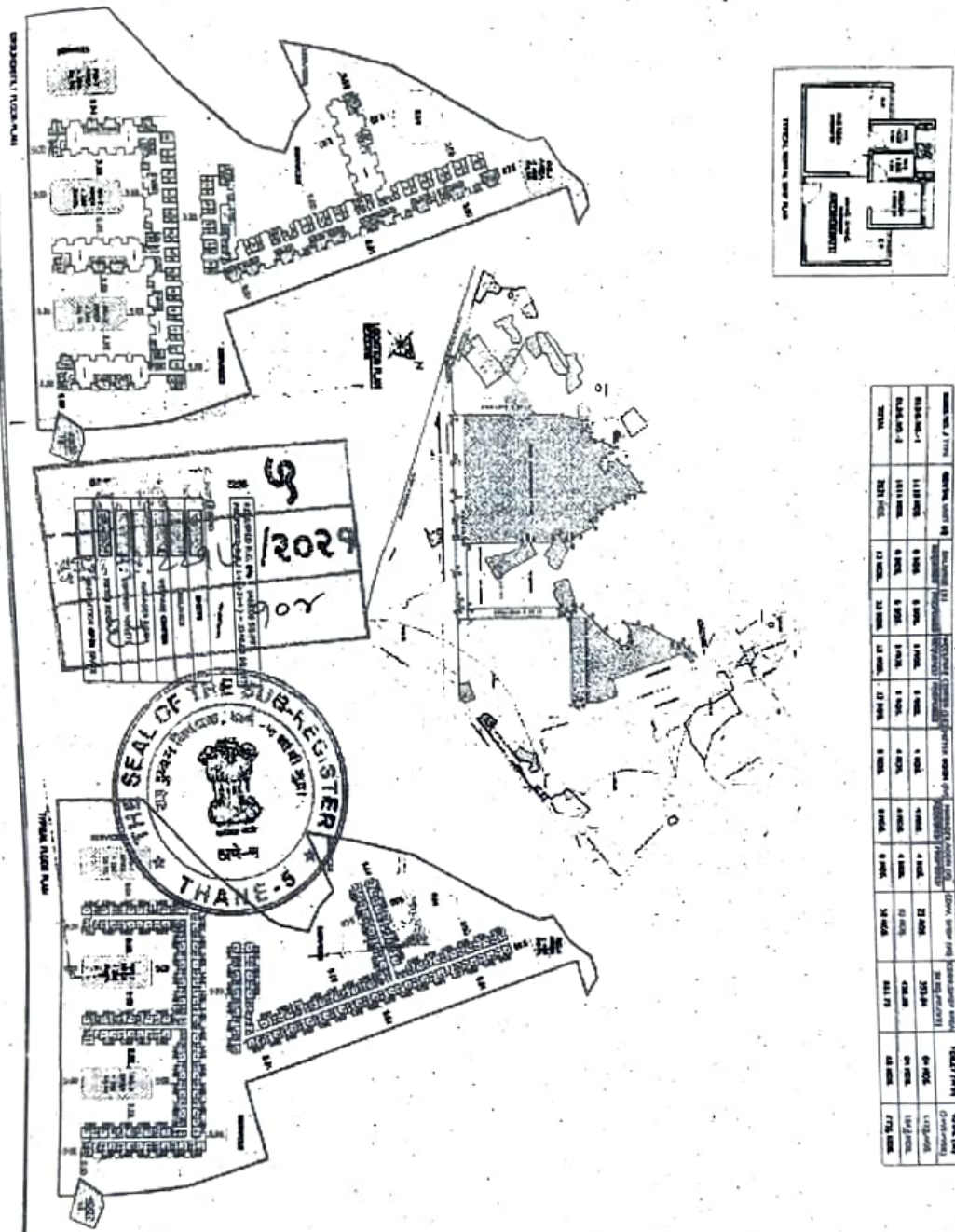
1. The Municipal Commissioner,
Thane Municipal Corporation,
Mahanagarika Bhavan,
Dr. Almeida road, Chandanwadi,
Panchsakhadi, Thane - 400 602.

2. M/s 10 Folds Architects and Consultants,
B-101, Dev Corpora, Opp. Cadbury signal,
Thane (W) - 400 601.

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Room No.	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb.)	Value (\$)
101	1,100	11,000	1,100	11,000
102	1,200	12,000	1,200	12,000
103	1,300	13,000	1,300	13,000
104	1,400	14,000	1,400	14,000
105	1,500	15,000	1,500	15,000
106	1,600	16,000	1,600	16,000
107	1,700	17,000	1,700	17,000
108	1,800	18,000	1,800	18,000
109	1,900	19,000	1,900	19,000
110	2,000	20,000	2,000	20,000
111	2,100	21,000	2,100	21,000
112	2,200	22,000	2,200	22,000
113	2,300	23,000	2,300	23,000
114	2,400	24,000	2,400	24,000
115	2,500	25,000	2,500	25,000
116	2,600	26,000	2,600	26,000
117	2,700	27,000	2,700	27,000
118	2,800	28,000	2,800	28,000
119	2,900	29,000	2,900	29,000
120	3,000	30,000	3,000	30,000

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THESE plans are to be read with
 approval of the undersigned public
 notary public, who is subject to the
 conditions mentioned therein.

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THANE MUNICIPAL CORPORATION
 (Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION CERTIFICATE

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VP No : S05/0006/08
 Revised

No : TMC/TDD/3442/20



Building Details

Building Name	: 1 (BLDG.)	Name of PWork	: 1-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: NINTH FLOOR, EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, FIRST FLOOR, PODIUM 1 FLOOR, GROUND FLOOR, LOWER GROUND FLOOR				
Building Name	: 2 (BLDG.)	Name of PWork	: 2-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: BASEMENT FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR				
Building Name	: 3 (BLDG.)	Name of PWork	: 3-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR				
Building Name	: 4 (BLDG.)	Name of PWork	: 4-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR				
Building Name	: 2 (BLDG.)	Name of PWork	: 2-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: NINTH FLOOR, EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, FIRST FLOOR, PODIUM 1 FLOOR, GROUND FLOOR, LOWER GROUND FLOOR				
Building Name	: 6 (BLDG.)	Name of PWork	: 6-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: BASEMENT FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR				
Building Name	: 10 (BLDG.)	Name of PWork	: 10-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR				
Building Name	: 9 (BLDG.)	Name of PWork	: 9-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR				
Building Name	: 8 (BLDG.)	Name of PWork	: 8-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR				
Building Name	: 7 (BLDG.)	Name of PWork	: 7-1 (BLDG.)	Building Use	: Real Commercial
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR				

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Harichandra Patil and others 16, "Savitri Harichandra Patil and others 16, "Hirabai Tukaram Patil (Kin), "Rupabai Vaman Mall and others 16, "Yogeshwar Hirachand Patil and others 9, "Yogeshwar Hirachand Patil and others 9, "Tuleidas Motiram Patil and others 9, "Lata Subhash Mahatre and others 9, "Ashok Keshav and others 3, "Kiran Raghunath Patil and others 12, "Kiran Raghunath Patil and others 12, "Veenabai Vasant Bhoir and others 9, "Narayan Abmaram and others 5, "Narayan Abmaram and others 5, "Chandrakant Bhiva Patil and others 3, Laxman Chango, Maruti Jaggu Bhoir, Namubai Undyra Ulevkar and others 7, "Alka Ashok Patil and others 4

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, Pandurang Narayan Bhoir others 3, Motibai Maruti Madhavi and others 8, Vanubai Ramchandra Patil and others 12, Vinayak Kashinath Patil and others 12, Vinayak Kashinath Patil and others 12, Vanubai Ramchandra Patil and others 12, "Harshad Ganesh Mahatre and others 9, "Mandeo Shankar Patil and others 9, "Bharat Gajanan Patil and others 12, "Narayan Manghya Patil and others 7, "Narayan Manghya Patil and others 7, "Narayan Manghya Patil and others 7, Ambli Aau Hari and others 30, Dilip Ramchandra and others 30, Ramesh Ranji Patil and others 1, Rakhmabai Narayan Patil and others 12, Baliram Ramchandra Patil, Kashibai Chandrya Mahatre and others 19, Vinayak Kashinath Patil and others 7, Vanubai Madukar Shingi and others 12, Ramchandra Ragho Patil and others 5, Ramchandra Ragho Patil and others 5, "Chanpubai Divdy Bhoir and others 29, "Chanpubai Divdy Bhoir and others 29, "Chanpubai Divdy Bhoir and others 29, "Chanpubai Divdy Bhoir and others 29, "Chanpubai Divdy Bhoir and others 29, "Chanpubai Divdy Bhoir and others 29, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Harishchandra Krishna Patil and others 8, Harishchandra Krishna Patil and others 8, Narendra Vinayak Patil and others 8, Ashok Krishna Bhoir and others 9, Ashok Krishna Bhoir and others 9, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Rajesh Premji Shah, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora



(Power of Attorney Holder)

Sir,

With reference to your application No. 505/0006/08 dated 10/10/2019 and development Permission No. TMC/TDD/3442/20 dated 31/7/2020 grant of under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. In Sector: Sector 5, Village :- BALKUM, Survey No / N No. 1- 5/2,5/3 TO 78 AND OTHERS, the development permission 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) This permission is being issued as per the provisions of sanctioned Development Plan and

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Development Control Regulations, Any other statutory permissions, 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

7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies

(8) The Municipal Corporation will not supply water for construction

9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.

- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Design as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CO. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be compiled prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children.
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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

Conditions

- 1 All The Condition mentioned in amended permission/ C.C TMC/TDD/0038/19 DL28/07/2019 Shall be binding on the developer.
- 2 All Condition Mentioned in CFO NOC Shall Be Binding on the Developer.
- 3 HRC NOC For C.C Above Forms to be obtained for bldg No.18 & 19
- 4 All Condition Mentioned in revised MOEF Shall Be Binding on the developer.
- 5 It shall be binding to carry out COVID-19 tests on labour as per orders of Hon. MC dated 21/7/2020

Office No.....

Office Stamp.....

Hon. MC dated
21/7/2020



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THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

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VP No : **505/0006/08**
Revised

No : **TMC/TDD/3443/20**



Building Details

Building Name	: 19 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 19-1 (BLDG.)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR		
Building Name	: 18 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 18-1 (BLDG.)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR		
Building Name	: 1 (RENTAL)	Building Use	: Resi_Commercial
Name of PWork	: 1-1 (RENTAL)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR		

To,

Anil Hassanand Jagwani (CA/2001/27699)
"Hausa Narayan Mhatre and others 19

(Architect)
(Owner)

"Sadanand Motiram Patil and others 19, "Hausa Narayan Mhatre and others 19, Sadanand Motiram Patil and others 19, "Parshuram Narayan Bhoir and others 6, "Tulsidas Motiram Patil and others 9, "Tulsidas Motiram Patil and others 9, "Savitri Harichandra Patil and others 16, "Savitri Harichandra Patil and others 16, "Hirabal Tukaram Patil (Kini), "Rupabal Vaman Mali and others 16, "Yogeshwar Hirachand Patil and others 9, "Yogeshwar Hirachand Patil and others 9, "Tulsidas Motiram Patil and others 9, "Lata Subhash Mhatre and others 9, "Ashok Kashav and others 3, "Kiran Raghunath Patil and others 12, "Kiran Raghunath Patil and others 12, "Veenabal Vasant Bhoir and others 9, "Narayan Atmaram and others 5, "Narayan Atmaram and others 5, "Chandrakant Bhiva Patil and others 3, Laxman Chango, Maruti Jaggu Bhoir, Mamubal Undyrs Ulevkar and others 7, "Aika Ashok Patil and others 4

"Pandurang Narayan Bhoir others 3, Motibal Maruti Madhavi and others 3, Venubal Ramchandra Patil and others 12, Vinayak Kashinath Patil and others 12, Vinayak

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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 : P51700025834

Project: **DOSTI WEST COUNTY - PHASE 4- DOSTI PIN** Bearing / CTS / Survey / Final Plot No.: 17/4PT, 17/5PT, 17/7A PT, 17/7B PT, 17/8PT, 17/9PT, 17/11A PT, 17/11B PT, 17/11C PT, 18/3PT, 18/4PT, 18/5PT, 18/6B PT, 18/7 PT, 18/8 PT, 18/9PT, 18/10A PT, 18/11A PT, 18/37 PT, 18/45 PT at Thane (M Corp.), Thane, Thane, 400607;

1. Dosti Enterprises, having its registered office / principal place of business at Tehsil: Ward ABCQ 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 (f) 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 19/07/2020 and ending with 30/06/2027 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. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 19-07-2020 08:59:34

Dated: 19/07/2020
Place: Mumbai

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

V A Karand
PI
Karand

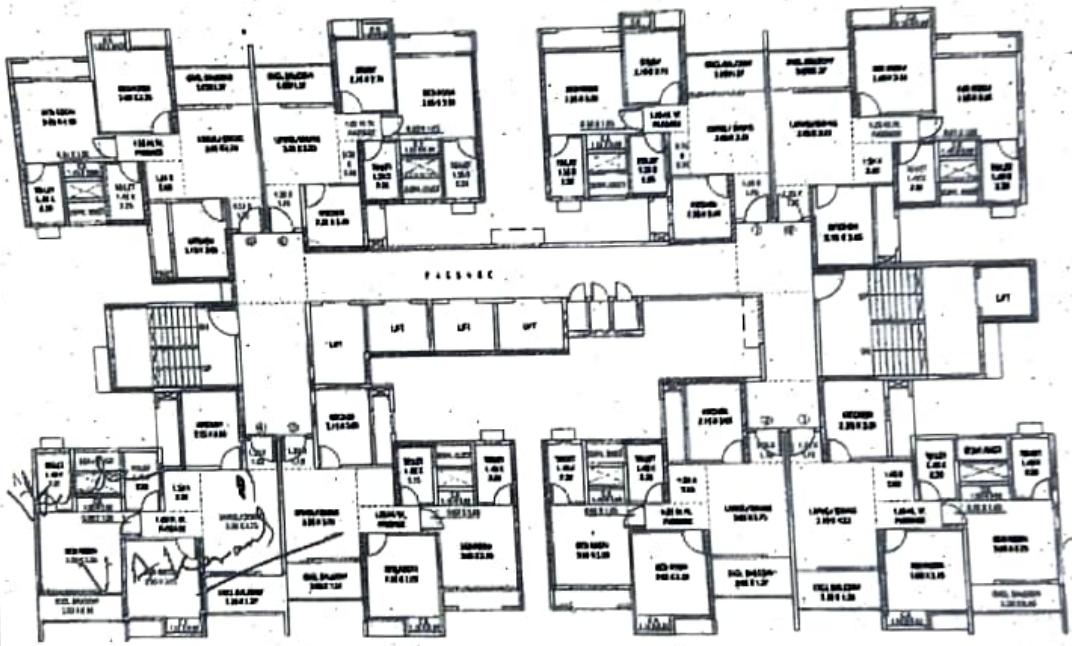
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ANNEXURE G



DOSTI PINE B WING

TYPICAL FLOOR - FLAT NO 4



TYPICAL FLOOR PLAN

FLAT / PREMISES NO.....ONFLOOR

V A Korand
 P/ *[Signature]*

.....
DATED THIS _____ DAY OF 20____
.....

DOSTI ENTERPRISES

AND

VIKRAM ANANT KARANDE
VAISHALI VIKRAM KARANDE

.....
AGREEMENT FOR SALE

DOSTI PINE

IN

DOSTI WEST COUNTY- DOSTI PINE

Dosti West County - Dosti Pine
Balkum, Off Old Mumbai-Agra Road,
Thane-Bhiwandi-Wadpa Road,
Thane (West) - 400 608

.....
FLAT NO. 1604 ON 16th FLOOR IN WING - B
.....