



23/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 25848/2023

नोंदणी :

Regn.63m

गावाचे नाव : माजिवडे

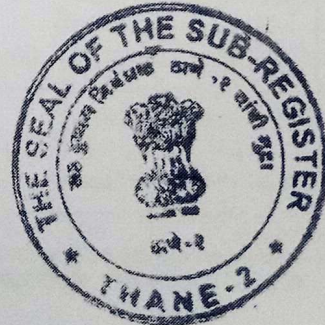
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11702192
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8153757.543
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे घ.न.पा. इतर वर्णन : सदनिका नं: 1508, माळा नं: 15 बा, इमारतीचे नाव: रुस्तमजी "बा फैयिलीया", विंग "बी", ब्लॉक नं: मीजे माजिवडे, तालुका आणि जिल्हा ठाणे (पश्चीम), रोड नं: ईस्टर्न एक्सप्रेस हायवे जवळ-400601, इतर माहिती: सोबत 1 कार पार्किंग. (मुद्रांक शुल्क सवलत : सी एम एस / टि पी एस /1207/220/ सी आर 541/08/ युडी दि.24/08/2009 अन्वये यु. शु. स्पेशल टाउनशीप सवलत.) क्षेत्रफळ- 60.38 चौ.मी. कार्पेट म्हणजेच-650 चौ.फुट कार्पेट (झोन नं.6/27-4ब). ((Survey Number : 30/2,30/3,30/5(पार्ट),30/6(पार्ट),30/7,329/2(पार्ट) ;))
(5) क्षेत्रफळ	1) 60.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कॅपस्टोन कॅम्प्यूटरशान्स प्रा.ली.चे अधिकृत स्वाक्षरीकर्ता श्री. रोहित बाटलीबाला बय:-73; पत्ता:-प्लॉट नं: 702, माळा नं: 7 बा, इमारतीचे नाव: नटराज, ब्लॉक नं: एम व्ही रोड जंक्शन, रोड नं: वेस्टर्न एक्सप्रेस हायवे, अंधेरी, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-AACCK3513F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर अरोरा बय:-32; पत्ता:-प्लॉट नं: 1203, माळा नं: -, इमारतीचे नाव: टेम्पल हिल टॉवर, ब्लॉक नं: -, रोड नं: एन एस माणकीकर रोड, चुनाघट्टी रोड, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AWHPA9543R 2): नाव:-अंशु अरोरा बय:-31; पत्ता:-प्लॉट नं: 1203, माळा नं: -, इमारतीचे नाव: टेम्पल हिल टॉवर, ब्लॉक नं: -, रोड नं: एन एस माणकीकर रोड, चुनाघट्टी रोड, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-CHNPK4000Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	25848/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	539500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
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.





CHALLAN
MTR Form Number-6



GRN	MH009880032202324E	BARCODE			Date	21/10/2023-16:52:57	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	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AWHPA9543R			
Location	THANE			Full Name	MR. SAGAR ARORA			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1508 B WING RUSTOMJEE LA			
				Premises/Building	FAMILIA			
Account Head Details		Amount in Rs.		Road/Street	NR EASTERN EXPRESS HIGHWAY			
0030046401	Stamp Duty	539500.00		Area/Locality	MAJIWADE,THANE			
0030063301	Registration Fee	30000.00		Town/City/District	ट न न - २			
				PIN	दस्त क्रमांक १०६/२०२३			
				Remarks (If Any)	9 / 93 KAPSTONE			
				PAN2=AACCK3513F~SecondPartyName=MESSERS	CONSTRUCTIONS PVT LTD-CA=11702192			
				Amount In	Five Lakh Sixty Nine Thousand Five Hundred Rupees			
Total				5,69,500.00	Words	Only		
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172023102100836	5135328728	
Cheque/DD No.				Bank Date	RBI Date	21/10/2023-16:55:25	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8958699996

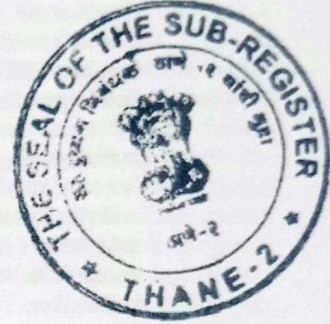
सदर चलन केवल दुस्य निबंधक कार्यालयत लागू करवासाती लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

(Handwritten Signature)



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दस्त क्रमांक २५८४८/२०२३
३ / १३८



AGREEMENT FOR SALE

THIS AGREEMENT is made at Thane on this 23rd day of October, 2023.

BETWEEN

KAPSTONE CONSTRUCTIONS PRIVATE LIMITED, a Company registered under the Companies Act, 1956 having its registered office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069, hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

Mr. Sagar Arora and Mrs. Anshu Arora

having address at **Flat No.1203, Temple Hill Tower, NS Mankikar Road, Chunabhatti Road, Sion (E), Mumbai - 400022.**

hereinafter referred to as the "**Allottee**" (which expression shall unless it is repugnant to the context or meaning thereof is deemed to mean and include: in case of Individual, his/her/their respective heirs, executors, and administrators and permitted assigns; in case of a Company, its successors and permitted assigns; in case of a Partnership Firm or a Limited Liability Partnership, the partners for the time being thereof, the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the survivor; in case of a Hindu Undivided Family (HUF), the Karta and all coparceners, members of the HUF from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of a Public Charitable Trust, all trustees constituting the Trust and the heirs, executors and administrators of the surviving trustee and permitted assigns; in case of a Private Trust/ Settlement, all trustees constituting the Trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **OTHER PART**.

The Promoter and the Allottee are hereinafter collectively referred to as "**the Parties**" and individually as a "**Party**".

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दस्त कमांक २५६८८/२०२३
WHEREAS:

४A.

The Promoter is absolutely seized and possessed of and otherwise well and sufficiently entitled to the development rights of several pieces and parcels of land in Thane lying, being and situate at Mouje Majiwade, Taluka and District Thane ("the said Larger Property"), which land parcels are being developed by the Promoter for the purposes of setting up a township under the Special Township Scheme formulated by the Central Government in 2004 and in accordance with the regulations pertaining to development of special townships in Thane notified by the Government of Maharashtra vide notification number TPS/1204/Thane D.P. D.C.R./U.D-12 dated May 25, 2006. There are several buildings constructed / being constructed in phase wise manner which shall form the part of the said special township project known as "Urbania Township Project". The buildings/projects which were still in the process of being completed at the time of implementation the Real Estate (Regulation and Development) Act, 2016 ("the said Act") and the buildings/projects construction of which commenced after implementation of the said Act are registered as real estate projects under the provisions the said Act. Whereas the earlier finalized Special Township Policy is replaced by the Notification dated 16th September, 2019 vide notification number: TPS-1219/CR=109/19/Thane ITP/UD-12 as Integrated Township Project by an amendment with effect from 2015 and will be referred to as an Integrated Township Policy being developed under Unified Development, Control and Promotion Regulation 2020 (UDCPR 2020) ("the said Integrated Township Project"). The details of all the land parcels which form part of the said Larger Property are more particularly described in the First Schedule hereunder written and the said Larger Property is delineated in a Yellow coloured boundary line on the plan annexed hereto and marked as Annexure "1".

B. Whilst the development and construction of the said Rustomjee Urbania Township Project is still in progress, a portion of the said Larger Property, more precisely Residential Sub Plot 8, admeasuring 11,357square meters or thereabouts and bearing Survey Nos. 30/2, 30/3, 30/5(pt), 30/6(pt), 30/7, 329/2(pt) of Mouje Majiwade, Taluka and District Thane ("the said Property") remained to be developed, the Promoter acquired the development rights in respect of the said Property in the manner as is detailed herein below:

- i. By and under an Agreement for Sale dated December 21, 2006 executed by and between the Promoter (therein referred to as the "Developer") of the First Part, Shri Chintaman Kashinath Bhoir and others (therein referred to as the "Owners") of the Second Part and M/s Tabish Construction and another (therein referred to as the "Confirming Parties") of the Third Part and registered with the Sub Registrar of Assurances Thane under Serial No. TNN1- 00662 - 2007, the Promoter herein was granted development rights in respect of all that part and parcel of land bearing Survey No. 30/2 admeasuring 4000 square meters of Village Majiwade, Taluka and District Thane. Subsequently by and under the Deed of Conveyance dated May 16, 2023 executed by the Shri Chintaman Kashinath Bhoir since deceased through its legal heirs Smt. Mankubai Chintaman Bhoir and others (therein referred to as the "Vendors") of the First Part and the Promoter (therein referred to as the "Purchaser") of the Second Part and registered with the Sub Registrar of Assurances Thane under Serial No. TNN2-11233-2023, the Promoter became entitled to all that part and parcel of land bearing Survey No. 30/2 admeasuring 4000 square meters of Village Majiwade, Taluka and District Thane in the manner and upon the terms and conditions mentioned therein;
- ii. By and under a Development Agreement dated May 15, 2008 executed between the Promoter herein (therein referred to as the "Developer") of the First Part, Shri Chintaman Kashinath Bhoir and others (therein referred to as the "Owners") of the Second Part and M/s Tabish Construction (therein referred to as the "Confirming Party") of the Third Part and registered with the Sub Registrar of Assurances Thane under Serial No. TNN2 - 04546 - 2008, the Promoter was granted development

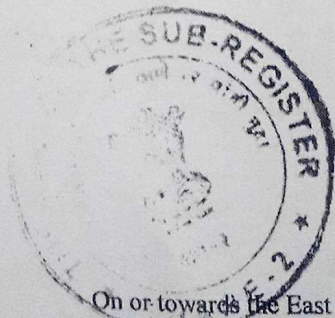
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 हस्त क्रमांक २५८०८ / २०२३
 ६५ / २३

315	383	---	24410
316	386	2A	181
317	386	3A	4640
318	386	5A	35164
319	423	1a	470
320	423	1b	440
321	423	2a	3090
322	423	2b	250
323	423	3a	30
324	423	3b	2450
325	423	3c	2490
326	423	4a	4200
327	423	4b	460
328	423	5a	1410
329	423	5b	2740
330	423	6a	3340
331	423	6b	920
332	423	7a	520
333	423	7b	1400
334	423	8a	630
335	423	8b	400
336	423	10	3030
337	424	1 A	1720
338	424	1 B	3440
339	424	3a	2930
340	424	3b	210
341	424	1 D	400
342	424	6	17547
TOTAL			523468.15

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT piece or parcels of land or ground situate lying and being at Village Majiwade, Taluka and District Thane in the Registration Sub-District and District Thane bearing the following Survey Numbers, Hissa Numbers and areas as under:

Sr. No.	Survey No. / Hissa No.	Area (square meters)
1	30/2	4000
2.	30/3	4280
3.	30/5(pt)	430.7
4.	30/6(pt)	759.3
5.	30/7	350
6.	329/2(pt)	1537



On or towards the East
 On or towards the West
 On or towards the North
 On or towards the South

: S. No. 30/4(pt), 30/8(Pt) of Village Majiwade
 : S. No. 30/5(pt), 30/(6pt)
 S. No. 30/1(pt) of Village Majiwade.
 S. No. 386/4a of Village Majiwade.

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दस्तावेज क्रमांक २५६४६ / २०२३

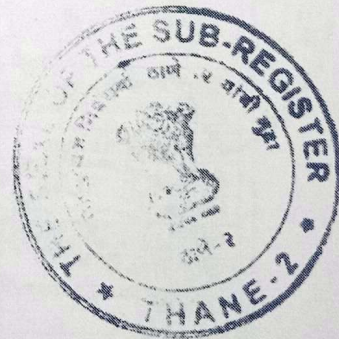
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THE THIRD SCHEDULE ABOVE REFERRED TO:
("Real Estate Project Amenities")

- 1) Said Parking Space as mentioned in the Sixth Schedule hereunder written.
- 2) Electrical meter room
- 3) U.G + O.H Tank and pump room
- 4) Electric Substation
- 5) Letter box area
- 6) Society office
- 7) Security room
- 8) DG Set for critical backup services like common area lighting and fire fighting pumps.
- 9) Watchman's cabin
- 10) Multi play court
- 11) Common toilet for utility staff
- 12) Sewage Treatment Plant
- 13) Driver's rest room
- 14) Lift lobby and staircases
- 15) Lift machine room
- 16) Elevators for Passenger and Service
- 17) One Fire lift- as part of the Fire tower for each wing fire staircase.
- 18) Video door phone facility
- 19) Decorative Entrance Lobby
- 20) Recreation Floor with fully equipped gymnasium, meeting rooms and Guest rooms, open to sky decks & terraces.
- 21) Terrace amenities with roof top swimming pool, open to sky lounge, pool deck & nature walkway

THE FOURTH SCHEDULE ABOVE REFERRED TO:
("Whole Project Amenities")

1. Common landscaped garden at ground level for the exclusive use of township residents.
2. Clubhouse in landscaped garden as per design with multifunctional games room, Open stilt multipurpose area, party hall with spill out terrace
3. Shallow kids play pool within garden landscape
4. Outdoor toddler play area
5. Kids play area & adventure zone
6. Mini rock climbing wall
7. Party lawn with party deck
8. Barbeque pavilion with alfresco dining area.
9. Walking trail within landscape garden
10. Outdoor lounge, relaxation area with resting benches



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THE FIFTH SCHEDULE ABOVE REFERRED TO:
("fixtures, fittings and amenities within the said Premises")

Fittings/Fixtures	Particulars
Flooring	<ul style="list-style-type: none"> Nano finish Vitrified tiles in Living room, Kitchen, Passage and all Bedrooms. Toilets - Ceramic tiles /Anti skid tiles Living Room Balcony - Wooden Finish vitrified tile flooring. Dry balcony area - Anti skid tiles
Skirting/ wall tiles-Dado	<ul style="list-style-type: none"> Master toilet and Common toilet- Premium Ceramic tile dado up to door height. Kitchen- Ceramic Tile Dado upto 600mm height above the kitchen platform
Plumbing and Sanitary Fixtures and fittings	<ul style="list-style-type: none"> Concealed flush tank in common & master toilet- Geberit or equivalent Storage water heater for Master toilet & common toilet- Sphere hot or equivalent Wall mounted wash basin with half pedestal in master & common toilet- American Standard/Hindware/ Cera or equivalent European wall-mounted WC with seat cover. Premium CP fittings - Jaguar/ American standard or equivalent
Door frames and shutter	<ul style="list-style-type: none"> Apartment Main door: Frame in Teakwood/engineered wood with 45mm thick Readymade flush door in laminate finish with requisite hardware. Internal door frame and shutter -Readymade 35mm thick flush door shutter - factory finish frame - laminate finish with requisite hardware. Toilet door frame and shutter - Readymade 35mm thick flush door shutter - factory finish frame - laminate finish with requisite hardware.
Kitchen platform & sink	<ul style="list-style-type: none"> Steel gray granite counter Single sink with drain board : Nirali or equivalent
Windows	<ul style="list-style-type: none"> UPVC / Aluminum lockable windows with provision for installation of separate mosquito net shutter. For Toilet - Fix window with exhaust fan For Kitchen - UPVC / Aluminum sliding door with exhaust fan.
Window/ door sill	<ul style="list-style-type: none"> Granite sill for windows as per space available post UPVC / Aluminum window frame installation as per design.
Electrical fittings	<ul style="list-style-type: none"> Roma / Polycab /Anchor (or equivalent)
Railing balcony	<ul style="list-style-type: none"> Glass railing with SS 316 frame structure and heat strengthened laminated glass as per Design
Window Railing	<ul style="list-style-type: none"> MS railing with enamel paint as per approved shade.
Wall finish	<ul style="list-style-type: none"> Gypsum finish with washable plastic paint.
Others	<ul style="list-style-type: none"> Water purifier in kitchen. Electrical switch & socket provision for Inverter connection. Air conditioning units for Living room & Bed rooms. Video door phone with in-built Panic switch Fire sprinkler provision in all Rooms as per regulations. Gas / Heat detector in Kitchen Glass Partition in Master Toilet

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THE SIXTH SCHEDULE ABOVE REFERRED TO
 ("Meaning of the Terms and Expressions defined in this Agreement")

<u>Sr. No.</u>	<u>Terms and Expressions</u>	<u>Meaning and Description</u>
1.	Name, address and email id of the Promoter	Name: Kapstone Constructions Pvt. Ltd. Address: 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400069 Email id: customersupport.urbania@rustomjee.com
2.	Name, address and email id of the Allottee	Name : Mr. Sagar Arora Mrs. Anshu Arora Address: Flat No.1203, Temple Hill Tower, NS Mankikar Road, Chunabhatti Road, Sion (E), Mumbai - 400022. Email ID : sagararora1113@gmail.com : anshukalra92@gmail.com
3.	said Wing	Wing "B"
4.	Real Estate Project	"Rustomjee La Familia Wing B"
5.	RERA Certificate	Certificate bearing no. P51700032205 dated 15 th December 2021
6.	Floor Composition	The Real Estate Project shall comprise of 3 Level Basement + Stilt + 1 st to 22 nd Floor + Service Floor + 23 rd to 45 th Floor + Recreational Floor.
7.	FSI Consumption	31390.33 square meters.
8.	CC	V. P. No. S05 / 0022 / 10 TMC / TDD / 3784 / 21 dated 30/11/2021.



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9.

the said Premises

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Flat bearing No. 1508 on 15th floor of the said Wing / Real Estate Project and admeasuring 55.46 square meters (carpet area) equivalent to 597 square feet (carpet area) of the Whole Project known as "Rustomjee La Familia".

The exclusive areas appurtenant to the said Premises admeasure 4.92 square meters equivalent to 53 square feet.

10. Parking Space

One Car Parking Space.

11. Consideration

Rs.11,702,192/- (Rupees One Crore Seventeen Lakhs Two Thousand One Hundred and Ninety Two Only)

12. Possession Date

31st December 2026; subject to provisions of Clause 7 of this Agreement for Sale.

13. the said Account

Kapstone Constructions Pvt. Ltd. Rustomjee La Familia Wing B Collection Account: 22105104139.

IFSC Code: SCBL0036085

14. Mortgagee Bank /Financial Institution

Not Applicable

15. Said Nominee

Ms. Siaana Arora

Through her Guardian Mr. Sagar Arora

16. PAN

(A) Promoter : AACCK3513F

(B) Allottee : AWHPA9543R

: CHNPK4000Q



Arora



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

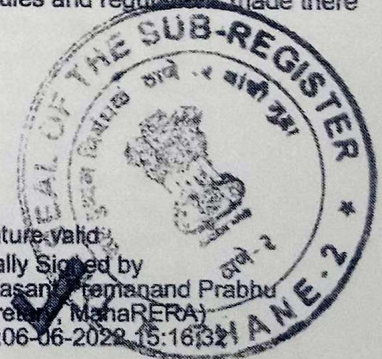
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दस्ता क्रमांक २५८४८/२०२३
९०७ / ९३८

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700032205

Project: **RUSTOMJEE LA FAMILIA - WING B, Plot Bearing / CTS / Survey / Final Plot No.: Sub Plot 8 Survey No 30 2, 30 3, and 329 2pt at Thane (M Corp.), Thane, Thane, 400601;**

- Kapstone Constructions Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.**
- 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 15/12/2021 and ending with 31/12/2026 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
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Manoj Prabhakar
(Secretary, MahaRERA)
Date: 06-06-2022 15:16:32



Dated: 15/12/2021

Place: Mumbai

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

ANNEXURE 5 : CC COPY

345/15, 345/16, 345/17, 386/2/A, 386/3/A, 386/5/A, 423/1/A, 423/1/B, 423/2/A, 423/2/B, 423/3/A, 423/3/B, 423/3/C, 423/4/A, 423/4/B, 423/5/A, 423/5/B, 423/6/A, 423/6/B, 423/7/A, 423/7/B, 423/8/A, 423/8/B, 423/10, 424/1/A, 424/1/B, 424/3/A, 424/3/B, 424/1/D, 424/6 the development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.

2) No New Building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.

3) The development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.

4) This permission does not entitle you to develop the land which does not vest in you.

5) दि. ०२/१२/२०२० रोजी शासन अधिसूचनेद्वारे एकात्मिक नगर वसाहत प्रकल्पाचे शासन मंजूर विनियम व वेळोवेळी सुधारीत करणेत येणाऱ्या सर्व नियमांचे/सूचनांचे पालन करणे बंधनकारक राहिल.

6) शासनाच्या दि. २४/०८/२००९, दि. १४/०९/२०१३ व दि. १९/०४/२०१६ च्या अधिसूचनेमध्ये प्रदान करण्यात आलेल्या लोकेगणन क्लिअरन्समधील संबंधीत अटी व शर्ती या एकात्मिक नगर वसाहत प्रकल्पास लागू राहतील.

7) पर्यावरण विभाग महाराष्ट्र शासन यांचे दि. ०६/०९/२००९, दि. २५/०३/२०१४ व दि. १२/०६/२०१६ रोजीच्या ना-हरकत प्रमाणपत्रातील अटींशी पूर्तता करणेबाबत दिलेले हमीपत्र विकासाकर बंधनकारक राहिल.

8) महाराष्ट्र प्रदूषण नियंत्रण मंडळाचे दि. १०/११/२००६ व दि. १४/०३/२०१६ रोजीच्या मान्यता पत्रातील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.

9) एकात्मिक नगर वसाहत प्रकल्पाच्या शासन मंजूर एकत्रीकृत विकास नियमावलीतील विनियम १४.१.१.१२(iii) नुसार वृक्ष लागवड करून त्यांची देखभाल/संवर्धन करणे विकासाक बंधनीवर बंधनकारक आहे. तसेच विनियम क्र. १४.१.१.११ नुसार प्रकल्प पूर्णत्वाच्या वेळेस याबाबत खातरजमा या परिशेत्त्राच्या वृक्ष अधिकाऱ्यांकडून करून घेणे बंधनकारक राहिल.

10) विशेष प्रसंगी ठाणे महानगरपालिका यांनी लेखी आदेश दिले तर ते कंपनीवर बंधनकारक राहतील. त्यास या सत्तर परवानगीवरून बाधा येणार नाही याकरीता दिलेले हमीपत्र विकासाकर बंधनकारक राहिल.

11) बुहत आराखड्यामध्ये ज्या वापरासाठी भूखंड/सेक्टर/ब्लॉक दर्शविला आहे निव्वळ त्याच वापरासाठी त्या क्षेत्राच्या वापर करणे कंपनीवर बंधनकारक राहिल. प्रत्येक सेक्टर/ब्लॉकचे/प्लॉटचे अंतर्गत सविस्तर रेखांकन/माध्यम नकाशे सत्तर क्षेत्रासाठी लागू विकास नियंत्रण नियमावलीनुसार स्वतंत्रपणे तयार करून ते प्रथम ठाणे महानगरपालिका यांचेकडून मंजूर करून घेणे कंपनीवर बंधनकारक राहिल.

12) प्रकल्प राबविताना उद्भवणाऱ्या कोणत्याही अडचणी अथवा प्रश्नासाठी कंपनी सर्वस्वी जबाबदार राहिल. या अडचणीचे निराकरण करून देण्याची जबाबदारी ठाणे महापालिका कार्यालयावर असणार नाही याबाबत दिलेले हमीपत्र विकासाकर बंधनकारक राहिल.

13) एकात्मिक नगर वसाहत मधील Sewage Treatment Plant, Solid Waste Composting Plant, Land Fill Site चे स्थानाबद्दल व अन्य सविस्तर तांत्रिक बाबी ठाणे महानगरपालिकेच्या सल्ल्याने विकसित करणे बंधनकारक राहिल.

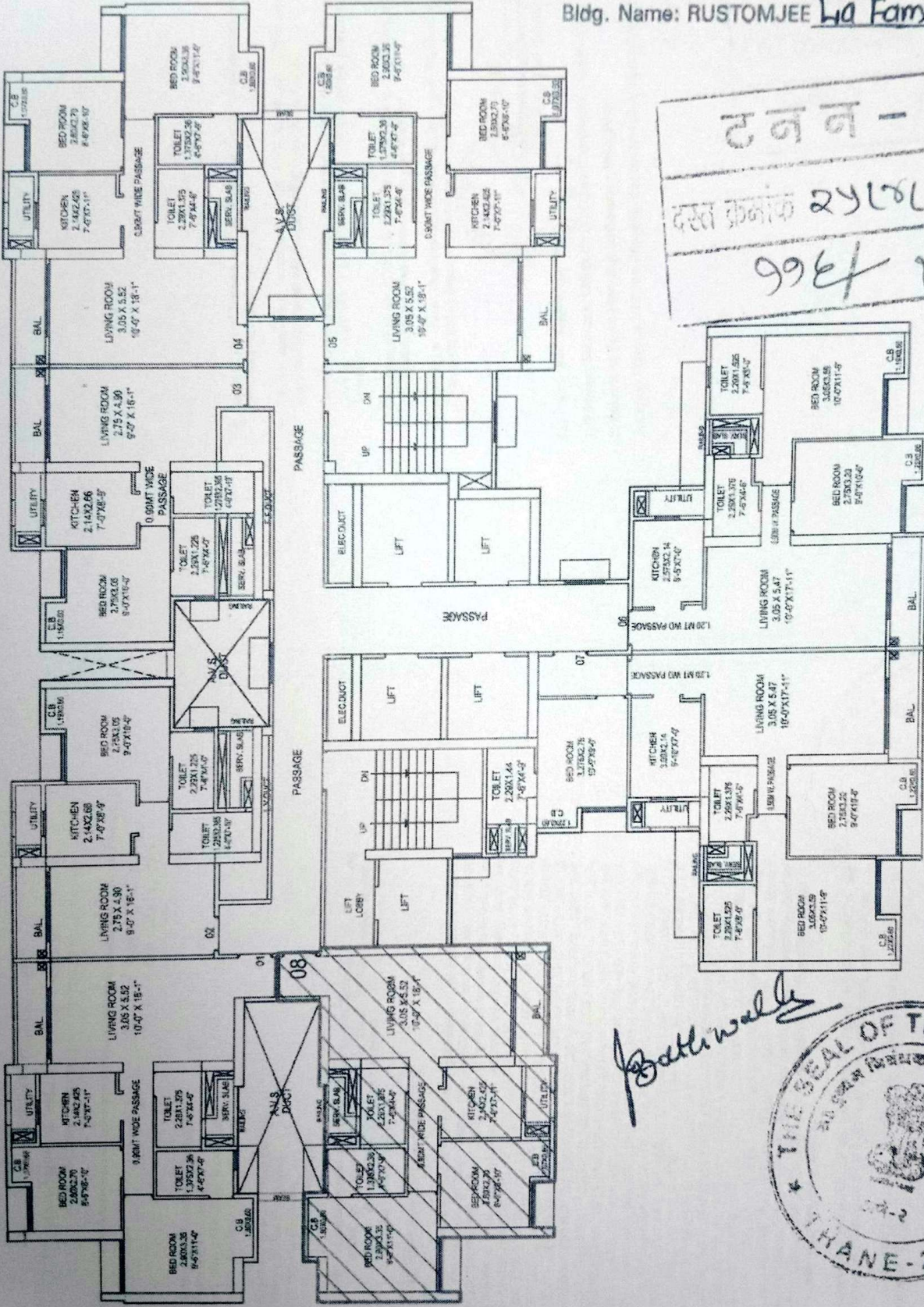
14) सुधारीत मंजूरीनुसार Water Distribution Layout ची आखणी करून घेणे, पाणी पुरवठ्याच्या रेखांकनाची तसेच Reservoir, Rain Water Harvesting System, recycling System ची तरतूद बंधनकारक राहिल.

ट न न - २
दस्त क्रमांक २५८०८/१२
१०९ / १३८

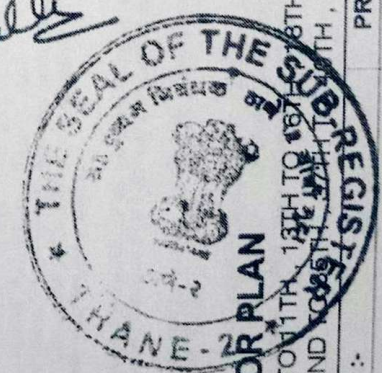


Flat No. : 1508
 Floor No. : 15th
 Wing : "B"
 Bldg. Name: RUSTOMJEE "La Familia"

टनल - २
 दस्तावेज संख्या २५८८/२०२३
 ९९६/१३८



Battiwala



Shukla

TYPICAL FLOOR PLAN
 1ST TO 6TH, 8TH TO 11TH, 13TH TO 19TH, 21ST TO 25TH, 27TH TO 30TH, 32ND TO 45TH FLOOR

SIGNATURE NAME & ADDRESS OF ARCHITECT	MANISH D. SAVANT architect EDUCAT. ALLA * 1st Floor, Gurukul, Anarum Wharf Road, Dahanu - 403 008
NAME OF OWNER	M/S KAPSTONE CONSTRUCTION PVT. LTD.
PROPERTY :-	PROPERTY BEARING SURVEY NO. 30/2, S.NO.30/3, 30/5(pt.), 30/6(pt.), 30/7 & 32/2(pt.) AT VILLAGE MAJIWADE, THANE(W)
TITLE :-	WING - B LA FAMILIA (RESI. SUB PLOT - 8)



YLAPHL202310004702502
STAFF HOUSING LOAN

LOS ID : HL / CAR / ED / 20 - 20

Application Name : GAGAR ARORA (STAFF)

Co - Applicant Name : ANSHU ARORA

Contact Number (R) (O)

Applicant CIF : 90650044800

Co - Applicant CIF : 91238069001

Loan Account No. :

Collateral :

Loan Amount.: 1.10 Crores Tenure : 360 M.

Interest Rate : EMI :

Loan Type HL SBI LIFE : YES / NO

Individual Housing Loan Maxgain Flexi

Reality Optima Others :

Property Location : Resi. Verification

Property Cost. Off. Verification

Name of Developer / Vendor : Processing Fee

Offer : NACH / SI

Name of Sourcing Person : TRISHLA JAISWAL

8999

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	30/10/22 OG Shah	vastukala
SITE		
LOAN A/C		
T.D.		
D.E.		



FORM - A (PERSONAL DETAILS OF STAFF)

Applicant Co-Applicant

CIF No/
Account No. 90650044800

Name: First Name SAGAR Middle Name _____ Last ARORA

PF ID: 8631263 Designation: MANAGER

Date of Birth: 16/11/1990 PAN: AWHPA9543B

Mobile: 8958699996

Email: SAGARARORAILI13@GMAIL.COM

Name of Spouse: ANSHU ARORA

Name of Father: SATPAL ARORA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Is Administrative, DPD, Vigilance clearance obtained: Yes No

Obtained on: 31/08/2023

Date of joining: 21/09/2020 Date of Confirmation: 21/09/2021

Date of Retirement: 30/11/2050

Service completed in SBI (excluding temporary service): 03 Years 01 months

Details of KYC (Minimum one to be filled)

Aadhaar/UID No. 817104168020

Voter ID No. _____

Passport No.: _____

Driving License No. _____

Residential Address:

Address 1: B-3/13 ARYA SAMAJ GALI

Address 2: NEAR BHAGAT SINGH CHOKK

Address 3: _____

Village: RUDRAPUR

City: RUDRAPUR

District: UDHAM SINGH NAGAR

State: UTTARAKHAND



PERSONAL DETAILS (NON-STAFF)

Co-Applicant Guarantor

Existing Customer: Yes No

If Yes CIF No/Account No. 911258069001

Name: First Name ANSHU Middle Name Last ARORA

Date of Birth: 14011992 PAN: CHMPK400R

Mobile: 9756075940

Email: ANSHUKALRA92@GMAIL.COM

Name of Spouse: SAGAR ARORA

Name of Father: GULSHAN KALRA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar/UID No. 727954408309

Voter ID No.

Passport No.:

Driving License No.

Residential Status: RESIDENT INDIAN (RI) NON-RESIDENT INDIAN (NRI) PERSON OF INDIAN ORIGIN (PIO) Foreign Citizen

Residential Address:

Permanent Address:

Address 1: R-3113 ARYA SAMAJI GALI

Address 2: NEAR BHAGAT SINGH CHOK

Address 3:

Village:

City: ROURAPUR

District: UDHAN SINGH NAGAR

State: UTTARAKHAND

Country: INDIA

Pin Code: 263153

Current address same as the permanent address Yes No



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