

सूची क्र.2

दुख्यम निबंधक : द.नि. ठाणे

2023

दस्त क्रमांक : 6205/2023

नोंदणी :

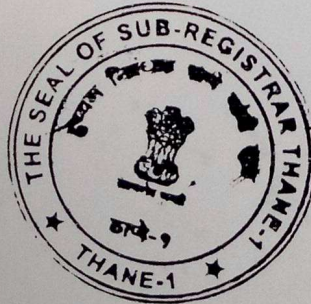
Regn.63m

गावाचे नाव : ढोकाली

खाता प्रकार	करारनामा
दस्त	7955856
कारनाम(भाडेपट्टेवाच्या पट्टेदाकार आकारणी देतो की पट्टेदार ने रावे)	1126730
मापन,पोटहिम्मा व वक्रक्रमांक(असल्यास)	1) पातिकेचे नाव ठाणे म.न.पा. इतर वर्णन : मदनिका नं: 1112, माळा नं. 11 वा मजला, टॉवर 5, इमारतीचे नाव गोदरेज अॅसेड फेज 3, रोड : मौजे ढोकाली व बालकुम, ता. जि. ठाणे, इतर माहिती: क्षेत्र-43.38 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-0 चौ. मीटर यासी एवूण क्षेत्र-43.38 चौ. मीटर कारपेट (इतर माहिती दस्तात तनुद केल्याप्रमाणे)एक कार पार्किंग मट्ट ((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;))
फल	1) 43.38 चौ.मीटर
कारणी किंवा जुडी देण्यात अनेक तेव्हा	
पिरोज करत देणा-या/निहून टेंवणा-या चे नाव किंवा दिवाणी न्यायालयाचा मा किंवा आदेश असल्यास, प्रतिवादिचे पत्ता.	1): नाव -गोदरेज प्रॉपर्टीज लिमिटेड ने ऑथोरिटीज सिसेटरी लॉगवर्ड मॅडेम तर्फे क. म. म्हणून करणी चौधरी - - वय:-34; पत्ता:-प्लॉट नं. ऑफिस, माळा न. पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं पिरोजशानगर विक्रोली पूर्व , रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:- AAACG3995M
पिरोज करत घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश न, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वाती अभिराज कदम वय:-51; पत्ता:-प्लॉट नं: फ्लॉट नं. 502, प्लॉट नं. 38, माळा नं:- इमारतीचे नाव, पुरवानी को हौ सोमायटी, ब्लॉक नं: स्वस्तिक पार्क, रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:- ASIPK9537A 2): नाव:-अभिराज काशिनाथ कदम वय:-57; पत्ता:-प्लॉट नं: फ्लॉट नं. 502, प्लॉट नं. 38, माळा नं. , इमारतीचे नाव: पुरवानी को हौ सोमायटी, ब्लॉक नं: स्वस्तिक पार्क, रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-BBIPK4656C
पिरोज करत दिल्याचा दिनांक	18/08/2023
न नोंदणी केल्याचा दिनांक	18/08/2023
दस्तांक खंड व पृष्ठ	6205/2023
कारभावाप्रमाणे मूद्रांक शुल्क	557000
कारभावाप्रमाणे नोंदणी शुल्क	30000

त माठी विचारात घेतलेला नपशीत -

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



सह दुख्यम निबंधक वर्ग-२,
ठाने - १



CHALLAN
MTR Form Number-6



N	MH003833169202324M	BARCODE		Date	19/06/2023-14:55:38	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Registration No.	THN1_HQR SUB REGISTRAR THANE URBAN 1	PAN No.(If Applicable)	AAACG3995M
Location	THANE	Full Name	GODREJ PROPERTIES LIMITED
Period	2023-2024 One Time	Flat/Block No.	FLAT NO. 1112, 11TH FLOOR, TOWER 5,
		Premises/Building	GODREJ ASCEND

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
46401 Stamp Duty	557000.00	PHASE 3, VILLAGE BALKUM AND DHOKALI	TAL. AND DIST. THANE		4 0 0 6 0 7
53301 Registration Fee	30000.00				
		Remarks (If Any)		दस्तावेज न 9	
		PAN2=ASIPK9537A-SecondPartyName=Swati Abhishek K...		दस्त क. ६२०५ २०२३	
		Amount In		Five Lakh Eighty Seven Thousand Rupees Only	
		Words		2 924	



Bank Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	03006172023061900702	200623M804134	
DD No	Bank Date	RBI Date	20/06/2023-14:27:56	Not Verified with RBI	
Bank	Bank-Branch	PUNJAB NATIONAL BANK			
Branch	Scroll No. , Date	Not Verified with Scroll			

Document ID :
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8082499499
 केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Swati Abhishek K...

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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at Thane this 18th day of Aug in the year Two Thousand and Twenty Three.

Between

GODREJ PROPERTIES LTD. [PAN: AAACG3995M], a Company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns / [partners for the time being and from time to time constituting the firm, and the survivors or survivor of them and the legal heirs, executors, administrators and successors of the last surviving partner and their assigns]), through its authorized representative Mr. Norbert Mendes authorized vide Board Resolution dated 23rd February, 2023 of the **ONE PART**;

And

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Mrs. Swati Abhiraj Kadam (PAN ASIPK9537A), aged 51 years, an adult Indian Inhabitant, residing at Flat No. 502, Plot No. 38, Purbani CHS., Swastik Park, Mumbai - 400071, Maharashtra, India.

Mr. Abhiraj Kashinath Kadam (PAN BBIPK4656C), aged 57 years, an adult Indian Inhabitant, residing at Flat no 502, Plot No. 38, Purbani CHS., Swastik Park, Mumbai - 400071, Maharashtra, India.;

OR

MESSERS _____ (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____, through its authorized representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____;

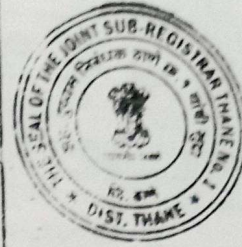
OR

_____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____, herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor / in case of a Partnership Firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner and/ in case of a Company its successors and permitted assigns) of the **SECOND PART**.

The Developer and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

↑
~~Swati~~
Kadam

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WHEREAS:

- A. By and under of a Deed of Conveyance dated 19th March 2020 registered with the office of the Joint-Sub-Registrar of Thane under Serial No. TNN-1/2014/2020 and a Deed of Conveyance dated 19th March 2020 registered with the office of the Joint-Sub-Registrar of Thane under Serial No. TNN-1/2015/2020 entered into between Ceear Lifespaces Pvt. Ltd. and Imperial Consultants and Securities Limited, Ceear Lifespaces Pvt. Ltd. inter alia owns and is seized and possessed of land bearing Survey No. 234/1 admeasuring 2450 square meters, Survey No. 234/2 admeasuring 3050 square meters, Survey No. 235 admeasuring 1300 square meters, Survey No. 39 admeasuring 4450 square meters, Survey No. 40 admeasuring 2230 square meters and Survey No. 41/1 admeasuring 20100 square meters, 40 admeasuring 2230 square meters aggregating to 33580.00 square meters, ("Land") situated at Village Balkum and Village Dhokali, Taluka & District Thane within the limits of Thane Municipal Corporation ("TMC") more particularly described in the **First Schedule** hereunder written and shown delineated by red colour on the Plan thereof annexed as **Annexure A**.
- B. The Developer/Owner is the successor-in-interest of Ceear Lifespaces Pvt. Ltd. pursuant to the Scheme of Amalgamation of Ceear Lifespaces Pvt. Ltd. with the Developer/Owner as sanctioned by National Company Law Tribunal by order dated April 11, 2022 (the "said Merger Order") which was duly registered with Joint Sub Registrar of Thane under Serial Number TNN12-9964-2022 on 4th August, 2022. Pursuant to the said Merger Order and the aforesaid Scheme of Amalgamation, the entire business and undertaking of the Transferor Company therein stands merged/transferred unto the Transferee Company therein, i.e. the Developer/Owner, in the manner therein contained.
- C. And WHEREAS the Developer is in possession of the Project Land which is more particularly described in the **First Schedule** hereunder written and shown delineated by red colour on the Plan thereof hereto annexed as **Annexure A**.
- D. A portion of the Land admeasuring 777.45 square meters or thereabouts out of the total area of the Land has been hatched in blue colour on the plan annexed hereto as **Annexure A** is not in possession of the Developer. The aforesaid portion out of the Land admeasure 777.45 square meters in aggregate or thereabouts and the Developer/Owner has not utilized the FSI accruing from the same.
- E. As per the applicable laws, the following portions of the Land are to be mandatorily handed over to the Thane Municipal Corporation ("TMC") towards to the corresponding reservations/setback as detailed below:
- an area admeasuring 2086.23 square meters falls under 40.00 m. wide D.P. Road & Proposed 30.00 m. & 25.00 m. wide Road as per the Development Plan for the City of Thane dated 4th October 1999 under the

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- R. On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- S. The authenticated copy of Certificate of Title issued by The Law Point (TLP), Advocates & Solicitors of the Developer, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Developer to the Land on which the Flat are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'H'** and **'I'**, respectively.
- T. The authenticated copy of the Layout plan of the Land as approved by the concerned local authority is been annexed hereto and marked as **Annexure 'J'**.
- U. The Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the said Building.
- V. While sanctioning the said Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Layout Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- W. The Developer has accordingly commenced construction of the said Building/s in accordance with the said Plans.
- X. The Purchaser/s has applied to the Developer for allotment of a Flat No. **1112** on **11th** floor in Building(s)/Wing no(s). "**Godrej Ascend Tower-5**" ("Flat") being constructed in the said Phase and exclusive right to use **1 (One)** independent covered parking space(s) / **0 (Zero)** dependent parking space(s) ("**Parking Space(s)**") in the Multilevel Car Parking Building ("**MLCP**") building constructed on the Layout Land having size **2.5 mtrs. X 5 mtrs.**. Bearing No. **GASC5AC00127** located on **5A** Level (Floor **8th Floor**) as more particularly earmarked at Annexure "**E**" as annexed hereto;

The Carpet Area of the said Flat is **43.38** square meters and Exclusive Areas of the said Flat is **0.00** square meters aggregating to **43.38** square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Flat, excluding the area covered by the external walls,

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shall be shared between the purchaser/s/member/s of the Project. The Purchaser/s hereby acknowledges, confirm and agree to the same and accordingly give their no-objection and consent/s to the same.

2. **Description of Apartment/Flat, Parking Space(s) and Common Areas and Facilities, Total Consideration**

2.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer:

- (a) a residential Flat of the aforesaid Total Area bearing no. **1112**, on the **11th** Floor of the Building/Wing no(s). **"Godrej Ascend Tower-5"**, which is more particularly described in the **Fourth Schedule** hereunder written and shown in **Brown** on the plan thereof thereto annexed as **Annexure B**;
- (b) an exclusive right to use **1 (One)** independent / **0 (Zero)** dependent covered parking space(s) ("Parking Space") situated in the Multilevel Car Park Building ("**MLCP**") constructed on the Layout Land having size **2.5 mtrs. X 5 mtrs.** Bearing No. **GASC5ACO0127** located on **5A** Level (Floor **8th Floor**) as more particularly earmarked at Annexure "**E**" as annexed hereto; constructed or being constructed in the Phase, along with the right to use the Common Areas and Facilities more particularly described in the **Annexure D.**

2.2 The specifications, fixtures and fittings with regard to flooring, sanitary fittings and amenities with particular brand or equivalent, to be provided by the Developer in the said Apartment/Flat as are set out in **Annexure C**, annexed hereto. The Purchaser/s hereby confirms that the Purchaser/s is/are satisfied about the specifications, fixtures and fittings mentioned in Annexure C and the same shall only be relied by the Parties.

2.3 The Carpet Area of the Apartment/Flat is **43.38** square meters and the Exclusive Areas of the Apartment/Flat is **0.00** square meters aggregating to **Total Area of 43.38** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital X above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lumpsum sale consideration of **INR.7955856/-** ("**Total Consideration**"), comprising of the following:

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	7955856
(ii)	Towards the Exclusive Area of the Flat.	-
(iii)	Towards proportionate consideration for Common Areas and Facilities charges calculated on the Carpet Area of the Flat.	-
Total Consideration		7955856

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FIRST SCHEDULE

(Description of the Land)

All that piece and parcel of land or ground bearing Survey Nos. 234/1, 234/2, 235 of village Balkum and Survey Nos. 39, 41/1, 40 village Dhokali Taluka Thane, District Thane admeasuring in aggregate approximately 33580 square meters or thereabouts,

SECOND SCHEDULE

(Description of the Layout Land)

All that piece and parcel of land or ground being portion of Land i.e. 24511 square meters or thereabouts, situated at Village Balkum and Dhokali, Taluka Thane, District Thane.

THIRD SCHEDULE

(Description of the Phase Land)

All that piece and parcel of land or ground being portion of Land i.e. 1,458.12 square meters or thereabouts, situated at Village Balkum and Dhokali, Taluka Thane, District Thane.

FOURTH SCHEDULE

(Description of Flat)

Flat No. 1112 on 11th floor in Building(s)/Wing no(s). Godrej Ascend Tower-5 admeasuring 43.38 square meters of Carpet Area and Exclusive Areas of the Flat admeasuring 0.00 square meters aggregating to 43.38 square meters along with 1 (One) independent car parking space(s)/ 0 (Zero) dependent car parking space(s) ("Car Park(s)") in Multilevel Car Parking ("MLCP").

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at **Thane** in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED by the)
 within named **Developer**,)
GODREJ PROPERTIES LTD.)
 through its constituted attorney)
 Mr. Norbert Mendes)



For Godrej Properties Limited

in the presence of :

1. Dinesh Malsale *Dm*
2. Rakesh Bhosale *R*

Amund
 Authorised Signatory

SIGNED AND DELIVERED by the)
 within named **Purchaser/s**)
Mrs. Swati Abhiraj Kadam)
Mr. Abhiraj Kashinath Kadam)

Swati



in the presence of :

1. Dinesh Malsale *Dm*
2. Rakesh Bhosale *R*

Abhiraj



SIGNED AND DELIVERED by the)
 within named **Purchaser/s**)
 _____, through its Authorized)
 Signatory/representative vide)
 Board/Partner's Resolution dated)

In the presence of :

1. _____
2. _____

Annexure:- B

Tower No. 5

Floor No. 114

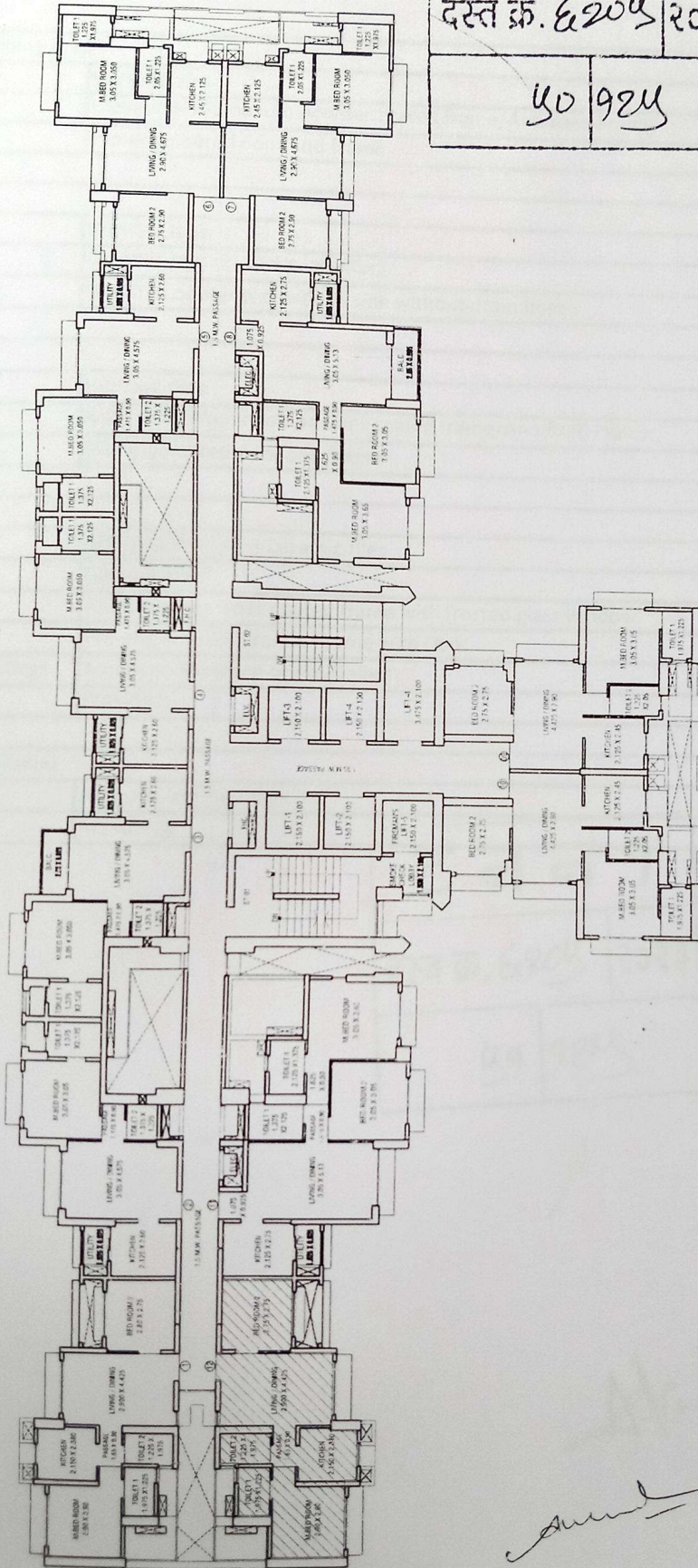
Flat No. **टॉवल 9**

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This plan has been approved/ sanctioned by TMC, vide letter No. V.P. S05/0194/19 TMC/TDD/4351/23 Dated:-31/03/2023



TYPICAL FLOOR

1ST TO 7TH, 8TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND, 34TH TO 37TH, 39TH TO 41ST FLOOR TYPICAL FLOOR PLAN

Handwritten signature and name:
 [Signature]
 Attach

Annexure "F"
Development Permission & CC copy/s

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दस्त क्र. ६१०५ २०२२ Certificate No.

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THANE MUNICIPAL CORPORATION, THANE

Registration No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE

Permission - Proposed Tower 1 - Gr/Stilt + 1 floor, Tower 2: - Gr/Stilt + 42 floors,
Tower 3: - Gr/Stilt + 1 floors, Tower 4: - Gr/Stilt + 42 floors,
Tower 5: - Gr/Stilt + 41 floors, Club House :- Gr + 1 floor
MLCP:- Basement 1+Lower Gr+Ground+13 floors
C.C. - Proposed Tower 1-Gr/Stilt + 1 floor, Tower 2-Gr/Stilt+4 floors, Tower 3-Gr/Stilt: +1 floor,
Tower 4 - Gr/Stilt + 3 floors, Tower 5- Gr/Stilt + 1 floor, Club House - Ground + 1 floor
MLCP - Basement 1 + Lower Ground + Ground floors

V. P. No. S05/0194/19

TMC / TDD / 3993/22

Date: 15/3/2022

To, Shri / Smt. Sandeep Prabhu (For M/s. SAKAAR) (Architect)

Shri M/s. Ceear Lifespaces Pvt. Ltd. (Owner)

With reference to your application No. 11858 dated 23/2/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Balkum & Dhokali Sector No. V Situated at Road / Street 40.00 M. wide D.P.Road S. No. / C.S.T. No. / F.P. No. 234/1, 234/2, 235, village Balkum & S.No. 39, 40, 41/1, village Dhokali

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.

- ५) प्रस्तुत परवानगीच्या अनुषंगाने महाराष्ट्र जमीन महसूल संहिता - १९६६ चे तरतुदीनुसार भूखंडासाठी सनद प्राप्त करणेबाबत आवश्यक कार्यवाही करणे भूखंडमालक यांचेवर बंधनकारक राहिल.
- ६) दिनांक ३१/३/२०२२ अखेरपर्यंत प्रस्तुत प्रस्ताव BPMS संगणक प्रणालीमध्ये अंतर्भूत करण्याबाबत कार्यवाही करणे बंधनकारक राहिल.
- ७) भविष्यात प्रस्तावाधिन भूखंडावर वाढीव रहिवास बांधकाम क्षेत्र प्रस्तावित करताना नियमानुसार ५० चौ.मी. पेशा कमी आकारमानाच्या सदनिका प्रस्तावित करणे बंधनकारक राहिल.

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

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O.

Office No. _____
Office Stamp _____
Date _____
Issued _____

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Certificate

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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
**SANCTION OF DEVELOPMENT
AMENDED PERMISSION/COMMENCEMENT CERTIFICATE**
Utilisation of DRC No. 019(Slum)

Proposed Tower 1 - Gr/Stilt + 1 floor, Retail - Gr + 1st floor, Tower 2: - Gr/Stilt + 42 floors,
Retail - Gr + 1st floor, Tower 3: - Gr/Stilt + 37 floors,
Tower 4: - Gr/Stilt + 42 floors, Tower 5: - Gr/Stilt + 41 floors,
Club House :- Gr + 1 floor, M.L.C.P:- Basement+ Lower Gr+ Gr +Level 1A to
Level 8 (12 levels)

V. P. No. S05/0194/19 TMC / TDD / 4351 / 23 Date : 31/03/2023
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s. Godrej Properties Ltd. (Owners)

With reference to your application No. 8347 dated 24/1/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Balkum & Dhokali Sector No. V Situated at Road / Street 40.00 M. wide D.P. Road S. No. / C.S.T. No. / F.P. No. S.No. 234/1, 234/2, 235, village Balkum & S.No. 39, 40, 41/1, village Dhokali
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.

- ५) परवानगी/सी.सी. क्र. वि.प्र.क्र. से०५/०१९४/१९ ठामपा/ शिदिवि/ ४१६५/२२ दि.३/८/२०२२ मधील आवश्यक अटी बंधनकारक राहतील.
- ६) दाखल प्रस्तावांतर्गत प्रस्तावित इमारतीच्या नियोजनामध्ये केलेल्या अंतर्गत बदलामध्ये विकासक यांनी सादर केलेले दि. २२/२०२३ रोजीचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- ७) पुढील परवानगीपुर्वी Electric Power Supply कंपनी कडील Sub Station चे नाहरकत प्रमाणपत्र सादर करणे आवश्यक राहिल.

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

-Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

Annexure "G"
RERA Registration Certificate

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दस्त क्र. ६२०५ २०२३

E9 924



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 :
P51700049514

Project: **Godrej Ascend Phase 3** , Plot Bearing / CTS / Survey / Final Plot No.: **39 Part, 41/1 Part at Thane (M Corp.)**,
Thane, Thane, 400607;

- Godrej Properties Limited having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400079.**
- 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 (I) 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 **15/02/2023** and ending with **31/10/2029** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2023 16:20:53

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

Dated: 15/02/2023
Place: Mumbai

FORM-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

Name **SWATI ABHIRAJ KADAM** Gender M F
 Salutation Mr Mrs Ms Dr. Other _____ Date of Birth **01 08 1971**
 Marital Status Married Unmarried Other _____ Name of Spouse **ABHIRAJ K KADAM**
 No. of Dependents _____ No. of Children **01** Name of Father **CHANDRAKANT CHINDARKAR**
 Mother's Maiden Name **CHARUSHEELA** Category SC ST OBC General
 Nationality **INDIAN** Residential Status Resident NRI / PIO Religion **HINDU**
 Place of Birth **MUMBAI** Photo Identification (ID) : Type _____
 Photo Identification (ID) : Number **AADHAR CARD** Photo ID: Valid Upto _____
 Driving Licence No. _____ Driving Licence Valid Upto _____
 PAN No./GIR No. **ASIPK9537A** Passport No. _____ Passport Valid Upto _____
 Highest Qualification Attained **B COM** Qualifying Year **01 06 1991**



Present Address: Staying at the present address for the past _____ Years and _____ Months. Residential Address

House / Flat / Apartment No. or Name **FLAT NO 502 PURBANI CHS PLOT NO 38**
 Street Name & No. and Area/Location **SWASTIK PARK**
 Landmark **HEAR EMERALD CLUB CHEMBUR**
 City **MUMBAI** District **MAHARASHTRA** Pin Code **400071**
 State **MAHARASHTRA** Country **INDIA**
 Telephone (Landline) _____ Mobile (Primary) **8928754364** Mobile (Secondary) **9082913824**
 Email (Personal) **swatiabhiraj264@gmail.com**

Permanent Address: Is permanent address same as present address Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name _____
 Street Name & No. and Area/Location _____
 Landmark _____
 City _____ District _____ Pin Code _____
 State _____ Country _____
 Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept, & Floor **STATE BANK OF INDIA**
 Street Name & No. and Area/Location **SWASTIK PARK BRANCH**
 Landmark **OPP CHAGANMITHA PETROL PUMP**
 City **MUMBAI** District **MUMBAI** Pin Code _____
 State **MAHARASHTRA** Country **INDIA**
 Telephone (Landline) _____ Fax _____ Mobile (Secondary) _____
 Email (Organizational) _____

Payment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquiries from the referees if it seems necessary.	Name: _____	Name: _____
	Address: _____	Address: _____
	Email: _____	Email: _____
	Tel: _____ Mob: _____	Tel: _____ Mob: _____

FORM-A (PERSONAL DETAILS)

Name ABHIRAJ KASHINATH KADAM APPLICANT CO - APPLICANT GUARANTOR

Salutation Mr Mrs Ms Dr. Other Gender M F

Marital Status Married Unmarried Other Name of Spouse SWATI ABHIRAJ KADAM Date of Birth 13 06 1966

No. of Dependents No. of Children 01 Name of Father KASHINATH BIKAJI KADAM

Mother's Maiden Name SMITA KASHINATH KADAM Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDU

Place of Birth MUMBAI Photo Identification (ID) : Type AADHAR CARD

Photo Identification (ID) : Number Driving Licence No. Photo ID: Valid Upto

PAN No./GIR No. BBIPK4656C Passport No. Driving Licence Valid Upto

Highest Qualification Attained Qualifying Year

Present Address: Staying at the present address for the past Years and Months. Residential Address

House /Flat / Apartment No. or Name 502 PURBANI CHS PLOT NO 38

Street Name & No. and Area/Location SWASTIK PARK CHEMBUR

Landmark NEAR EMERALD CLUB

City MUMBAI District Pin Code

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9082913824 Mobile (Secondary) 8928754364

Email (Personal)

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address: Office / Business Address

Name of Org/Employer, Dept, & Floor RASHTRIYA CHEMICALS AND FERTILIZERS.

Street Name & No. and Area/Location R. C. MARG, MAHUL ROAD

Landmark

City MUMBAI District Pin Code

State MAHARASHTRA Country INDIA

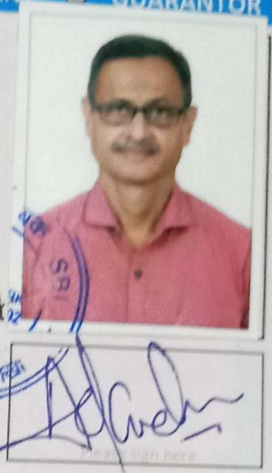
Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational)

Payment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):



STAFF HOME LOAN ^{8ST}

1982
2/11/2022

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

Applicant Name :	SWATI ABHIRAJ KADAM	
Co-Applicant Name :		
Contact Numbers (1) :		(2) :

Applicant CIF :	
Co-Applicant CIF :	
Loan Account No. :	
Collateral :	

Loan Amount :	70,00,000/-	Tenure :	
Interest Rate :		EMI :	
Loan Type :		SBI Life: YES / NO	
Doc Exec Memo No :		Asset ID :	
EM Reg No. :		SEC ID :	

Property Location :	
Property Cost :	
Name of Developer/Society :	

Sourcing Person :	MOB.:
BRANCH : Chembu Swasthale Park	

Vcestrakala - 03/11/22

H-72431

A/C NO. _____	Sign. _____
EMI DONE _____	_____
CERSAI DONE _____	_____
TDV _____	_____
DOC EXCE. NO. _____	_____
NOI DONE BY _____	_____