



07/10/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 13323/2019

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22836661
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15826459.85
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: झोन न. 9/36 3 अ-1 मीजे बाळकूम ता.जि. ठाणे. सर्व्हे न. 7/1 ते 7/14 व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे, सदनिका क्र. 2804, 28 वा मजला, ब्रज टॉवर, पिरामल वैकुंठ, शिवाजी नगर जवळ, चुना मुंबई- आग्रा रोड, बायर इंडिया रोड, राम मारुती नगर, बाळकूम ठाणे. क्षेत्र 1063.89 चौ.फुट कार्पेट एरिया, सोबत बाल्कनी एरिया 4.81 चौ.मी., एन्क्लोज बाल्कनी एरिया 8.92 चौ.मी., ड्राय बाल्कनी एरिया 2.56 चौ.मी. व 2 कार पार्किंगसह. ((Survey Number : 7/1, 7/14 व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 1063.89 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- पिरामल इस्टेट प्रा.लि तर्फे अधिकृत सहीकर्ते रेश्मी पणिकर यांचे तर्फे कु.मु. म्हणुन श्री. भावनेश कुट्टन - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पेनिन्सुला कॉर्पोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AACCA7777K
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गिरीष अर्जुन कानसे - - वय:-53; पत्ता:- ई/302, तिसरा मजला, टिकवुड को-ऑप. हौसिंग सोसायटी, वसंत गार्डन, ऑफ एलबीएस रोड, मुलुंड पश्चिम, मुंबई. , मुलुंड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-ADBPK7235R 2): नाव:- समृद्धी गिरीष कानसे - - वय:-49; पत्ता:- ई/302, , तिसरा मजला, टिकवुड को-ऑप. हौसिंग सोसायटी, वसंत गार्डन, ऑफ एलबीएस रोड, मुलुंड पश्चिम, मुंबई. , मुलुंड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-APTPK3040A
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	13323/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1599000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

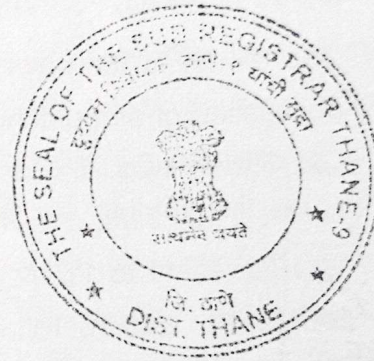
हा दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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दस्त क्र. 93323/2019
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S.K. Kanse

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S.K. Kanse

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made and entered into at Thane on this 07th
day of October in the year Two Thousand Nineteen;

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BETWEEN

[Handwritten signature]

PIRAMAL ESTATES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at 8th Floor Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 (hereinafter referred to as "**the Owner**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **ONE PART**;

AND

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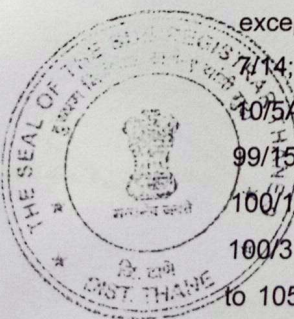
Mr. Girish Arjun Kanse and Mrs. Samruddhi Girish Kanse, Adult/s, Indian Inhabitant/s, having their address for the purpose of these presents at E/302, Teakwood CHS., Vasant Garden, Off. LBS Road, Mulund West, Mumbai - 400 080, hereinafter referred to as "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors 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, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them 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 the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.

The Owner and the Purchaser are hereinafter collectively referred to as "the Parties", and individually as a "Party".

WHEREAS:-

A. The Owner is the owner of and other wise well and sufficiently seized possessed of and entitled to all those pieces and parcels of land bearing Old Survey Nos. 8/1 to 8/14, 9/1 to 9/42 except 9/32 and 9/38; 10/1 to 10/17; 11/2, 11/3, 11/4 Pt., 11/5/1 Pt., 11/5/2 Pt., 11/6 to 11/9, 11/10/1, 11/10/2, 11/11 to 11/18; 193/6 Pt.; 204/13 Pt. and 204/15 Pt.; 205/14 Pt., 205/15 Pt., 205/16 Pt., 205/17A, 205/17B Pt., 205/18 Pt., 205/19 Pt.; 205/20, 205/24 Pt., 205/24 Pt., 205/25 to 205/30, 205/31/1, 205/31/2, 205/32 and 205/33; 206/2 Pt. and 206/2 Pt. and 206/3 Pt.; 277/1 to 277/20 except Hissa Numbers 3 and 5 corresponding New Survey Nos. 7/1 to 7/14; 8/1 to 8/42 except 8/32 and 8/38; 9/1 to 9/17, 10/2A, 10/3, 10/4A, 10/5A, 10/5C, 10/6 to 10/9, 10/10A, 10/10B, 10/11 to 10/18; 88/6B, 99/13B, 99/15B, 100/14A, 100/15B, 100/16B, 100/17A and 100/17B, 100/18/A, 100/19/B, 100/20, 100/24A, 100/24B, 100/25 to 11/30, 100/31A and 100/31B, 100/32 and 100/33; 101/2A, 101/2A, 101/2B and 101/3A; 105/1 to 105/20 (except Hissa Nos. 3 and 5) in aggregate admeasuring 32.51 Acres or thereabouts as per the Sanad dated 12th October, 1965 (31.40 Acres or thereabouts as per the 7/12 Extracts) and land bearing Old Survey No.9/32, 277/3 and 277/5 and corresponding New Survey Nos. 8/32, 105/3 and 105/5 in aggregate admeasuring 0.35 Acres or thereabouts also as per the 7/12 Extracts situate, lying and being at Village Balkum, Taluka Thane, District Thane, hereinafter be collectively referred to as the "Larger Land".

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B. The development of take substantial time Land, the Owner is exploiting the full project which is referred to as the Project in various Presently, the O of the Larger La residential tower Project"). The Regulatory Au the Real Esta read with the Development agents, rates Rules"). The P51700003 RERA Cert

C. Tower "Vr Building referred to phases of and/or w other us approva develop and the Larger Space ("TDR" fungit incen regul that all th may righ ava tha ch in a o

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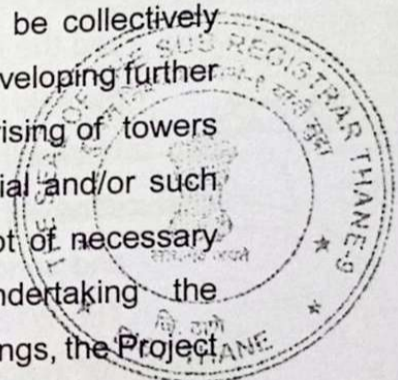
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B. The development of the Larger Land will be undertaken in phases and will take substantial time. In pursuance of the overall development of the Larger Land, the Owner is presently contemplating developing the Larger Land by exploiting the full development potential of the Larger Land in a whole project which is presently named as "**Piramal Vaikunth**" (hereinafter referred to as the "**Larger Project**"). The Owner will develop the Larger Project in various phases by constructing various buildings in each phases. Presently, the Owner is contemplating developing one phase on a portion of the Larger Land as per the current approvals, shall consist of 2 (two) residential towers namely **Vraj** and **Vidit** (hereinafter referred as "**the Project**"). The Project has been registered with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA/ACT**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of the Projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued the Certificate of Registration No. **P51700003283** dated **5th August, 2017** for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure "A"** hereto.

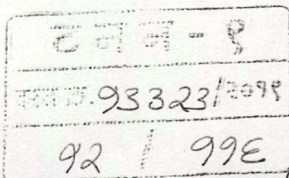
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C. Tower "**Vraj**" in the Project shall hereinafter be referred to as the "**said Building**" and the other tower of the Project hereinafter be collectively referred to as the "**Other Tower**". The Owner will also be developing further phases on the remaining portion of the Larger Land comprising of towers and/or wings and/or building(s) for residential, commercial and/or such other user as the Owner may deem fit, subject to receipt of necessary approvals ("**Future Buildings**"). The Owner is undertaking the development of the said Building, Other Tower Future Buildings, the Project and the Larger Project by exploiting the full development potential of the Larger Land by way of inter-alia (a) utilising, consuming and loading Floor Space Index ("**FSI**") and also FSI by way of Transfer of Development Rights ("**TDR**") and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, incentive FSI, premium FSI available under development control regulations of Thane ("**Thane DCR**") and any other FSI/TDR including TDR that may be acquired in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and / or may be available in respect of the Larger Land or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under



common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situated.

- (iv) The scheme and scale of development proposed to be carried out by the Owner on the Larger Land is in accordance with applicable law as amended from time to time;
- (v) In the event the conditions of statutory approvals require the Owner to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity then in such case the Owner shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of such statutory approvals. The portion of the Larger Land left over after handing over the stipulated percentage if any, to the TMC or statutory authority and/or developing as a public amenity, only would be available for transferring to the Apex Body.
- (vi) The Owner would be entitled to aggregate any contiguous land parcel and amalgamate it with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (vii) The Owner is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.



- (viii) The above details and further aspects of the proposed future and further development of the Larger Land, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate ("**Proposed Future and Further Development of the Larger Land**")



K. The Owner has entered into a standard agreement as per the format prescribed by the Council of Architects with an architect, registered with the Council of Architects and has also appointed a structural engineer for the preparation of the structural designs and drawings of the Project and will supervise the architect and the structural engineer till completion of the Project.

L. By and under letter dated 3rd August, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1470/15 and under a letter dated 1st August, 2017 bearing serial number V.P No. S05/0068/13 TMC/TDD/2268/17 issued by the Thane Municipal Corporation ("TMC"), the TMC granted Intimation of Disapproval/ Development Permission Certificate ("IOD") to the Owner *inter alia* approving the plans for developing the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the IOD is annexed hereto and marked as Annexure "F".

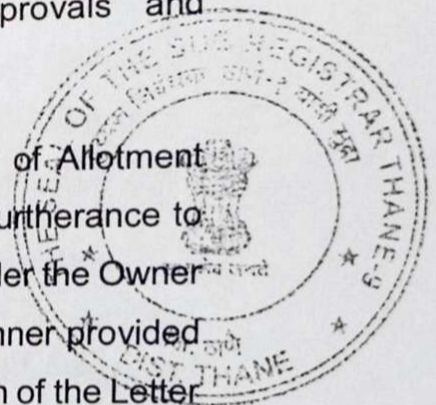
M. Subsequently, by and under a letter dated 17th December, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1602/15 and under a letter dated 1st August, 2017 bearing serial number V.P No. S05/0068/13 TMC/TDD/2268/17 addressed by the TMC, TMC issued commencement certificate ("CC") *inter alia* permitting the commencement of construction of the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the CC is annexed hereto and marked as Annexure "G".

N. The Owner has commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions.

O. Prior to the date hereof, the Owner has executed a Letter of Allotment dated **24th September, 2019** in favour of the Purchaser in furtherance to Request for Reservation dated **10th January, 2019** where under the Owner has agreed to allot the said Flat to the Purchaser in the manner provided therein ("**the Letter of Allotment**"). On or before the execution of the Letter of Allotment the Purchaser has paid the Owner a sum of **Rs. 45,33,076/- (Rupees Forty Five Lakhs Thirty Three Thousand Seventy Six Only)**, towards the Sale Consideration.

P. The Purchaser has prior to the execution of this Agreement satisfied himself about (i) the rights of the Owner to develop the Larger Land, (ii) the approvals and sanctions obtained till date for the development of the said Building, and (iii) the nature of the rights retained by the Owner under this Agreement. This Agreement has been entered into by the Purchaser after seeking necessary legal advice and perused the plans and layout of the Project both sanctioned as well as proposed.

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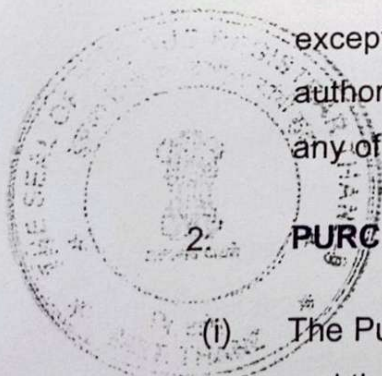


- Q. This Agreement shall always be subject to the provisions of the Act as amended from time to time and the rules framed thereunder
- R. Relying upon the Request for Reservation and Letter of Allotment and the representations, declarations and assurances made by both the Parties, to faithfully abide by all the terms and conditions and stipulations contained in this Agreement, the Owner has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Owner the said Flat at the Sale Consideration and on the terms and conditions hereinafter appearing and willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- S. Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the parties intending to be bound legally, agree as follows.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Owner shall construct the Project being comprised of the said Building and the Other Tower. The said Building consist of **Basement + Ground + 5 Level Podium(Part) Residence (Part) + 6 to 38 Floor Residence** in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the TMC from time to time.
- The Project shall have the common areas, facilities and amenities that may be usable by the Purchaser and are listed in the **First Schedule** hereunder written. **PROVIDED THAT** the Owner shall have to obtain prior consent in writing of the Purchaser in respect of any variations or modifications which may adversely affect the said Flat of the Purchaser, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Purchaser.

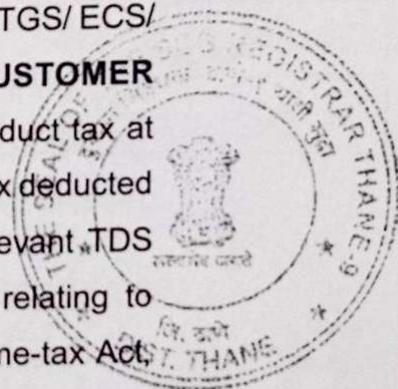
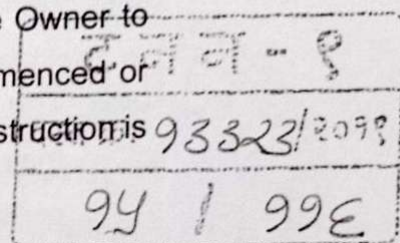
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2. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION:

- (i) The Purchaser hereby agrees to purchase and acquire from the Owner, and the Owner hereby agrees to sell to the Purchaser, the Flat No. **2804** of the **3 BHK** type admeasuring **98.84** square meters carpet area as per RERA on the **28th** floor in the said Building i.e. the said Flat together with **2 (Two)** car park, as more particularly described in the **Third Schedule** and as shown in the floor plan annexed and marked **Annexure "E"** hereto, at and for the Sale Consideration. The said Flat shall contain the fixtures, fittings and the amenities as set out in the **Fourth Schedule** hereto.

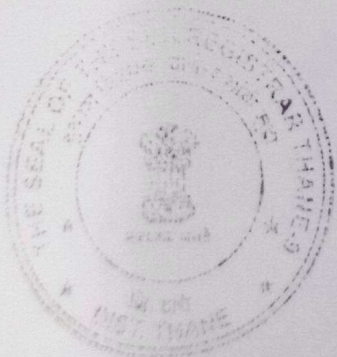
- (ii) The total aggregate consideration amount for the said Flat including covered parking spaces is thus **Rs. 2,28,36,661/- (Rupees Two Crores Twenty Eight Lakhs Thirty Six Thousand Six Hundred Sixty One Only)** ("the Sale Consideration"). The Purchaser has paid before execution of this Agreement, a sum of **Rs. 45,33,076/- (Rupees Forty Five Lakhs Thirty Three Thousand Seventy Six Only)**, as advance payment.
- (iii) The Purchaser/s shall pay to the Owner the balance Sale Consideration towards the said Flat in instalments, in accordance with the progress of the construction of the said Building and in the manner as set out in the **Fifth Schedule**, time being the essence of the contract. The Owner shall issue a notice to the Purchaser/s intimating the Purchaser/s about the stage-wise completion of the said Building as detailed in the **Fifth Schedule** (the payment at each stage is individually referred to as "**the Instalment**" and collectively referred to as "**the Instalments**"). The payment shall be made by the Purchaser/s within 15 (fifteen) days of the Owner making a demand for the payment of the Instalment, time being the essence of the contract. A notice / intimation forwarded by the Owner to the Purchaser/s that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.
- (iv) The Sale Consideration shall be paid only to the Owner and all payments shall be made by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in the name of "**PIRAMAL ESTATES PVT LTD CUSTOMER ESCROW ACCOUNT CLUSTER 4**". The Purchaser shall deduct tax at source ("**TDS**") from the Sale Consideration and shall pay the tax deducted to the Government within prescribed time and deliver the relevant TDS certificate challans, receipts and other relevant documents, relating to each payment to the Owner as per the provisions of the Income-tax Act, 1961 and the rules made thereunder ("**the said Account**").
- (v) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Flat, shall be borne and paid by the Purchaser alone and the Owner shall not be liable to bear or pay the same or any part



THIRD SCHEDULE

Sr. No.	Terms and Expressions	Meaning
1	Sub-Cluster	Sub-Cluster 4
2	Building No.	1 (As defined in the sanctioned plan as approved by TMC)
3	Tower	Vraj
4	The said Flat	Flat No. 2804 admeasuring about 98.84 sq. mtr. (as defined under the provisions of RERA) equivalent to approximately 1063.89 sq. ft. carpet area on the 28th habitable floor of the said Building along with balcony admeasuring 4.81 sq. mtr., enclosed balcony admeasuring 8.92 sq. mtr. and dry balcony area admeasuring 2.56 sq. mtr.
5	The Sale Consideration	Rs.2,28,36,661/- (Rupees Two Crores Twenty Eight Lakhs Thirty Six Thousand Six Hundred Sixty One Only)
6	Number of the Car Parking Space(s)	2 (Two)
7	Name of the Account for payment of Sale Price	"PIRAMAL ESTATES PVT LTD CUSTOMER ESCROW ACCOUNT CLUSTER 4"
8	Address of the Purchaser/s for the purposes of this Agreement	E/302, Teakwood CHS., Vasant Garden, Off. LBS Road, Mulund West, Mumbai - 400 080
9	Permanent Account Number	Owner's PAN : AACCA7777K Purchaser/s PAN : ADBPK7235R APTPK3040A
10	Due Date	31st December 2022

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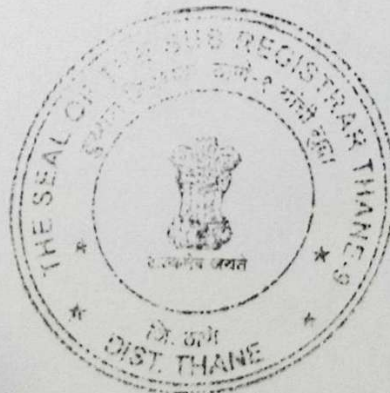
Sr. No.	
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FOURTH SCHEDULE

Description of the Amenities in the said Flat

Sr. No.	Amenities and Specifications	
A	Flooring	
1	Living & Dining	Imported Marble
2	Guest Bedroom	
3	Kids Bedroom	
4	Kitchen	
5	Passage	
6	Balcony	Anti-skid Vitrified Tiles
7	Master Bedroom	Engineered Wooden Flooring
8	Common Bathroom	Imported Marble
9	Other Bathrooms	Agglomerated Marble
B	Kitchens	
1	Countertop with back splash	Yes, Granite Top
C	Bathrooms	
1	Bathroom Fixtures and Sanitary Ware	i) CP Fittings - Grohe or equivalent & Sanitary ware - Duravit or equivalent. ii) Shower with Glass Partition only.
2	Walls	Dado height agglomerated marble : Shower Area - Upto False Ceiling Dry Area - 1.20 mts
D	Others	
1	Air-Conditioners	VRV in Living/ Dining & Bedrooms
2	Windows	Single glazed units
3	Door Frames	Wooden frames
4	Video Door Phone	Yes

टोल - ९
दस्तावेज 93323/2099
43 / 99E



Annexure - A



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 :
P51700003283

Project: **Vaikunth Cluster 4**, Plot Bearing / CTS / Survey / Final Plot No.: **No 7/1 to 14, 8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B, 10/11to18, 99/13B, 15B, 100/14A, 15B, 1** at **Thane (M Corp.), Thane, Thane, 400608;**

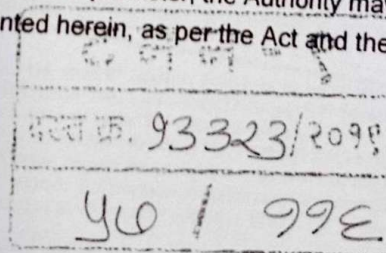
1. **Piramal Estate Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**,
District: **Mumbai City**, Pin: **400013**.

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 (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 **05/08/2017** and ending with **31/12/2022** 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.



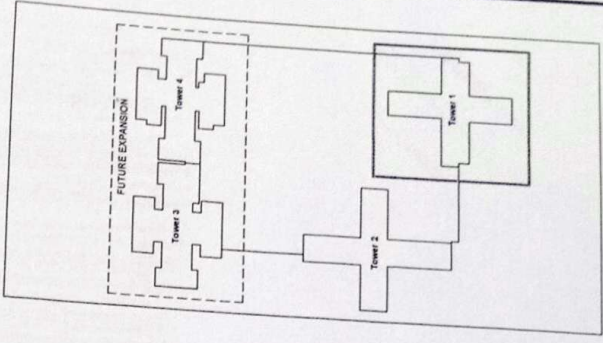
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/5/2017 8:57:58 PM



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

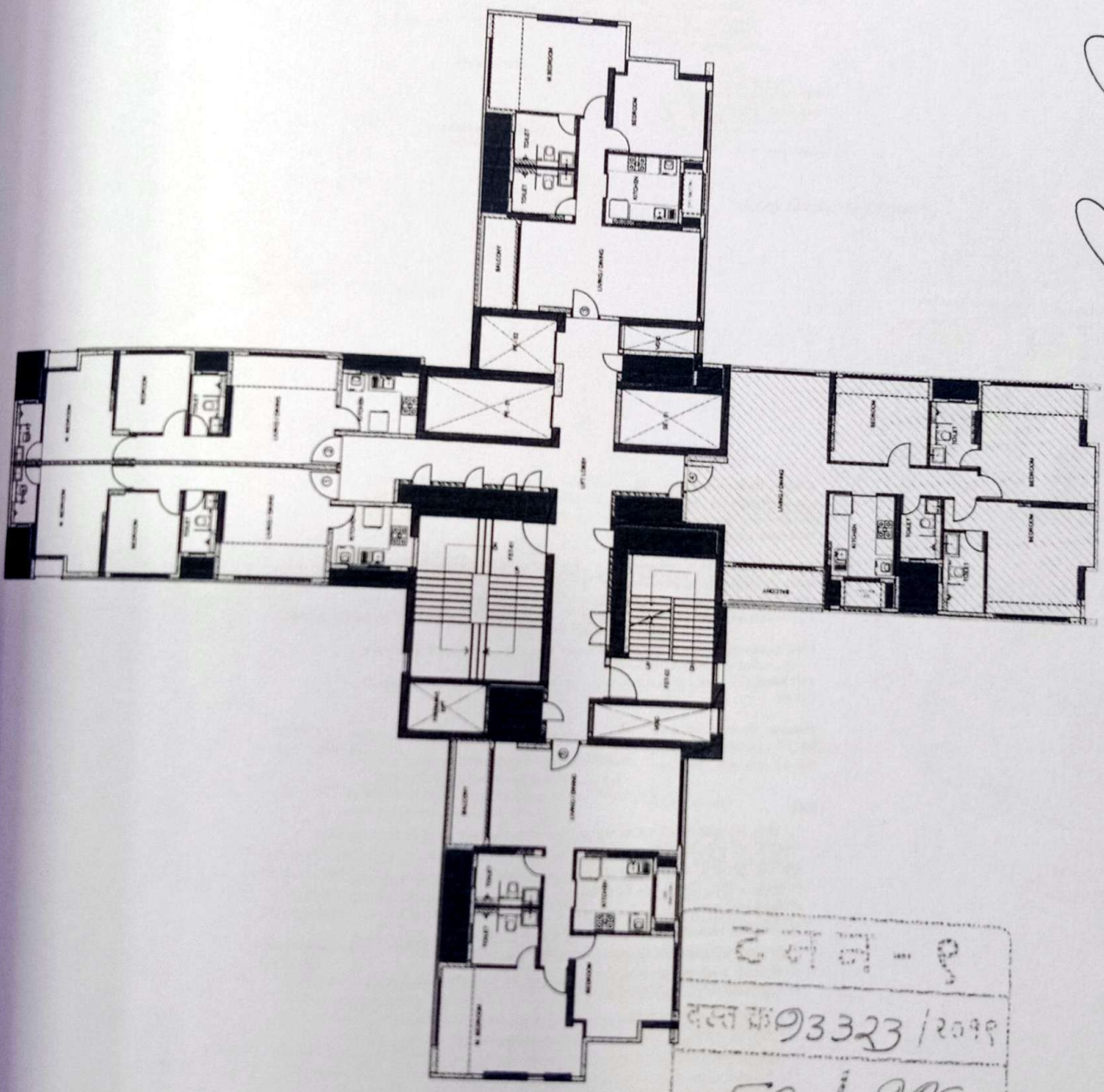
dated: 05/08/2017
place: Mumbai

8/1/2018



N

P. S. Ranesh



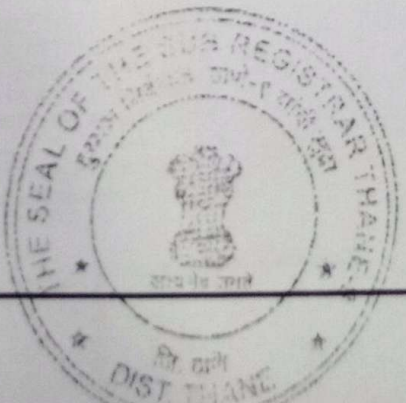
टनल - १

दस्तावेज १३३२३ / २०१९

२६ / २२

TOWER 1 (VRAJ) - TYPICAL FLOOR PLAN

FLAT NO. 2804 FLOOR LEVEL 28th



GA

Annexure - G



Certificate No. 2829

THANE MUNICIPAL CORPORATION, THANE

Regulation (Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

V. P. No. 895/2068/13 TMC/TDD/1602/15 Date: 17/12/2015
To, Shri / Smt. M/s. Scapes (S. Gupta) (Architect)
Gupte cottage, Panchpakhadi, Thane (W)
Shri M/s. Piramal Estate Pvt. Ltd. (Owners) & (Developer)

With reference to your application No 9733 dated 30/11/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Balkum Sector No. V Situated at Road / Street 30.0mt. W.D.P. Road S. No. / C.S.T. No. / F.P. No (Mentioned below)

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

नविन स.क्र. ७/१ ते १४ (सुन ८/१ ते १४), नविन स.क्र. ८/१ ते ३७, ३९ ते ४२ (सुन ९/१ ते ३७, ३९ ते ४२) नविन स.क्र. ९/१ ते १७ (सुन १०/१ ते १७) नविन स.क्र. १०/१ स. ४, ५, ६, ७, ८ ते १, १०, १०, ११ ते १८ (सुन ११/१ ते १३, ४, ५, ६, ७, ८, ११/१०, १०, ११ ते १८) नविन स.क्र. ११/१ स (सुन १२/१ ते १३) नविन स.क्र. १२/१ स (सुन १३/१ ते १४) नविन स.क्र. १३/१ स (सुन १४/१ ते १५) नविन स.क्र. १४/१ स (सुन १५/१ ते १६) नविन स.क्र. १५/१ स (सुन १६/१ ते १७) नविन स.क्र. १६/१ स (सुन १७/१ ते १८) नविन स.क्र. १७/१ स (सुन १८/१ ते १९) नविन स.क्र. १८/१ स (सुन १९/१ ते २०) नविन स.क्र. १९/१ स (सुन २०/१ ते २१) नविन स.क्र. २०/१ स (सुन २१/१ ते २२) नविन स.क्र. २१/१ स (सुन २२/१ ते २३) नविन स.क्र. २२/१ स (सुन २३/१ ते २४) नविन स.क्र. २३/१ स (सुन २४/१ ते २५) नविन स.क्र. २४/१ स (सुन २५/१ ते २६) नविन स.क्र. २५/१ स (सुन २६/१ ते २७) नविन स.क्र. २६/१ स (सुन २७/१ ते २८) नविन स.क्र. २७/१ स (सुन २८/१ ते २९) नविन स.क्र. २८/१ स (सुन २९/१ ते ३०) नविन स.क्र. २९/१ स (सुन ३०/१ ते ३१) नविन स.क्र. ३०/१ स (सुन ३१/१ ते ३२) नविन स.क्र. ३१/१ स (सुन ३२/१ ते ३३) नविन स.क्र. ३२/१ स (सुन ३३/१ ते ३४) नविन स.क्र. ३३/१ स (सुन ३४/१ ते ३५) नविन स.क्र. ३४/१ स (सुन ३५/१ ते ३६) नविन स.क्र. ३५/१ स (सुन ३६/१ ते ३७) नविन स.क्र. ३६/१ स (सुन ३७/१ ते ३८) नविन स.क्र. ३७/१ स (सुन ३८/१ ते ३९) नविन स.क्र. ३८/१ स (सुन ३९/१ ते ४०) नविन स.क्र. ३९/१ स (सुन ४०/१ ते ४१) नविन स.क्र. ४०/१ स (सुन ४१/१ ते ४२) नविन स.क्र. ४१/१ स (सुन ४२/१ ते ४३) नविन स.क्र. ४२/१ स (सुन ४३/१ ते ४४) नविन स.क्र. ४३/१ स (सुन ४४/१ ते ४५) नविन स.क्र. ४४/१ स (सुन ४५/१ ते ४६) नविन स.क्र. ४५/१ स (सुन ४६/१ ते ४७) नविन स.क्र. ४६/१ स (सुन ४७/१ ते ४८) नविन स.क्र. ४७/१ स (सुन ४८/१ ते ४९) नविन स.क्र. ४८/१ स (सुन ४९/१ ते ५०) नविन स.क्र. ४९/१ स (सुन ५०/१ ते ५१) नविन स.क्र. ५०/१ स (सुन ५१/१ ते ५२) नविन स.क्र. ५१/१ स (सुन ५२/१ ते ५३) नविन स.क्र. ५२/१ स (सुन ५३/१ ते ५४) नविन स.क्र. ५३/१ स (सुन ५४/१ ते ५५) नविन स.क्र. ५४/१ स (सुन ५५/१ ते ५६) नविन स.क्र. ५५/१ स (सुन ५६/१ ते ५७) नविन स.क्र. ५६/१ स (सुन ५७/१ ते ५८) नविन स.क्र. ५७/१ स (सुन ५८/१ ते ५९) नविन स.क्र. ५८/१ स (सुन ५९/१ ते ६०) नविन स.क्र. ५९/१ स (सुन ६०/१ ते ६१) नविन स.क्र. ६०/१ स (सुन ६१/१ ते ६२) नविन स.क्र. ६१/१ स (सुन ६२/१ ते ६३) नविन स.क्र. ६२/१ स (सुन ६३/१ ते ६४) नविन स.क्र. ६३/१ स (सुन ६४/१ ते ६५) नविन स.क्र. ६४/१ स (सुन ६५/१ ते ६६) नविन स.क्र. ६५/१ स (सुन ६६/१ ते ६७) नविन स.क्र. ६६/१ स (सुन ६७/१ ते ६८) नविन स.क्र. ६७/१ स (सुन ६८/१ ते ६९) नविन स.क्र. ६८/१ स (सुन ६९/१ ते ७०) नविन स.क्र. ६९/१ स (सुन ७०/१ ते ७१) नविन स.क्र. ७०/१ स (सुन ७१/१ ते ७२) नविन स.क्र. ७१/१ स (सुन ७२/१ ते ७३) नविन स.क्र. ७२/१ स (सुन ७३/१ ते ७४) नविन स.क्र. ७३/१ स (सुन ७४/१ ते ७५) नविन स.क्र. ७४/१ स (सुन ७५/१ ते ७६) नविन स.क्र. ७५/१ स (सुन ७६/१ ते ७७) नविन स.क्र. ७६/१ स (सुन ७७/१ ते ७८) नविन स.क्र. ७७/१ स (सुन ७८/१ ते ७९) नविन स.क्र. ७८/१ स (सुन ७९/१ ते ८०) नविन स.क्र. ७९/१ स (सुन ८०/१ ते ८१) नविन स.क्र. ८०/१ स (सुन ८१/१ ते ८२) नविन स.क्र. ८१/१ स (सुन ८२/१ ते ८३) नविन स.क्र. ८२/१ स (सुन ८३/१ ते ८४) नविन स.क्र. ८३/१ स (सुन ८४/१ ते ८५) नविन स.क्र. ८४/१ स (सुन ८५/१ ते ८६) नविन स.क्र. ८५/१ स (सुन ८६/१ ते ८७) नविन स.क्र. ८६/१ स (सुन ८७/१ ते ८८) नविन स.क्र. ८७/१ स (सुन ८८/१ ते ८९) नविन स.क्र. ८८/१ स (सुन ८९/१ ते ९०) नविन स.क्र. ८९/१ स (सुन ९०/१ ते ९१) नविन स.क्र. ९०/१ स (सुन ९१/१ ते ९२) नविन स.क्र. ९१/१ स (सुन ९२/१ ते ९३) नविन स.क्र. ९२/१ स (सुन ९३/१ ते ९४) नविन स.क्र. ९३/१ स (सुन ९४/१ ते ९५) नविन स.क्र. ९४/१ स (सुन ९५/१ ते ९६) नविन स.क्र. ९५/१ स (सुन ९६/१ ते ९७) नविन स.क्र. ९६/१ स (सुन ९७/१ ते ९८) नविन स.क्र. ९७/१ स (सुन ९८/१ ते ९९) नविन स.क्र. ९८/१ स (सुन ९९/१ ते १००)

CLUSTER - 1 (LOWER BASEMENT, UPPER BASEMENT) & GR. FLOOR OF WING - A, B, C, D, E & F.

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

Yours faithfully,

Office No.
Office Stamp
Date
Issued

Municipal Corporation of the city of Thane.

P.T.O.

Handwritten notes and stamps including '93' and '03'.



THANE MUNICIPAL CORPORATION, THANE
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

V. P. No. S050068/13 TMC / TDD / 3047/19 Date: 10/4/2019
 To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
 Shri M/s. Piramal Estate Pvt. Ltd. (Owners) & (Developer)

With reference to your application No. 14958 dated 20/03/2019 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Balkum Sector No. V Situated at Road/Street 30.0mt W.D.P. Road S.No./C.S.T. No./F.P.No. (Mentioned below)

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

नविन स.क्र.७/१ ते १४ (जुन ८/१ ते १४), नविन स.क्र. ८/१ ते ३७, ३९ ते ४२ (जुन १/१ ते ३७, ३९ ते ४२) नविन स.क्र. १/१ ते १७ (जुन १०/१ ते १७) नविन स.क्र. १०/२अ, ३, ४अ, ५अ, ५क, ६ ते ९, १०अ, १०ब, ११ ते १८ (जुन ११/२ पै. ३, ४, ५ पै. ६ ते ९, ११/१०अ, १०ब, ११ ते १८) नविन स.क्र. ८८/६ब (जुन १९३/६ पै) नविन स.क्र.१९१/१३ब, १५ब (जुन २०४/१३ पै, १५ पै); नविन स.क्र.१००/१४अ, १५ब, १६ब, १७अ, १७ब, १८अ, १९ब, २०, २४अ, २४ब, २५ ते ३०, ३१अ, ३१ब, ३२, ३३ (जुन २०५/१४ ते २०, २४ ते ३०, ३१अ, ३१ब, ३२, ३३) नविन स.क्र. १०१/२अ; २ब, ३अ (जुन २०६/२ पै, ३ पै), नविन स.क्र. १०५/१ ते २० (जुन २७७/१ ते २०)

P.T.O.

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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Yours faithfully,

Municipal Corporation of
 the city of, Thane.

7-9
 323/2098

