

गावाचे नाव : नौपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13692300
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7078439.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमन्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं. 301,3रा मजला, टॉवर बी प्रोजेक्ट, कशिश पार्क कॉम्प्लेक्स, एल. बी. एस. मार्ग, मुलुंड चेक नाका जवळ, नौपाडा, ठाणे प. क्षेत्र 52.21 चौ. मीटर कारपेट, 1 कार पार्किंग प्लॅटफॉर्म स्पेस मॅकिनाईज् पार्किंग मध्ये टॉवर बी मध्ये क्षेत्र 7.2 चौ. मीटर, (झोन नं. 3/10/ए/3) (C.T.S. Number : C.T.S. NUMBER : 2to21,37,38,39 and 40(part. ;))
(5) क्षेत्रफळ	1) 52.21 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कशिश पार्क रियल्टर्स तर्फे पार्टनर म्हणून सौरभ भारत भूषण अगरवाल यांच्या तर्फे कबुनी जवाबा करिता समीर सीताराम मोरे वय:-38; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कशिश पार्क कॉम्प्लेक्स, ब्लॉक नं: एफ. जी. पी. लिमिटेड, रोड नं: एल. बी. एस. मार्ग मुलुंड चेक नाका ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAGFK2620J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- बाळासो गणपती जाधव वय:-53; पत्ता:- प्लॉट नं: एल एक्स एन2/जी-2, माळा नं:-, इमारतीचे नाव: साई कृपा सी एच एस, ब्लॉक नं: कशिश पार्क, एल. बी. एस. मार्ग, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABDPJ0576E 2): नाव:- नंदिनी बाळासो जाधव वय:-44; पत्ता:- प्लॉट नं: एल एक्स एन2/जी-2, माळा नं:-, इमारतीचे नाव: साई कृपा सी एच एस, ब्लॉक नं: कशिश पार्क, एल. बी. एस. मार्ग, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AEYPJ8255J
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2298/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	821700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

Bahmukh
02/02/2022
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुन्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



टनन - २
दस्ता क्रमांक १२६ / २०२२
३ / १३०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Thane this 2nd day of February, 2022 between

[Handwritten Signature]

KASHISH PARK REALTORS, (PAN no: AAGFK2620J)

a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its Principal Place of business at Kashish Park, FGP Limited Complex, LBS Marg, Mulund Check Naka, Thane (West) 400 604,

[Handwritten Signature]

hereinafter referred to as "**the PROMOTERS**" (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include the partners for the time being and from time to time constituting the firm and the survivors or survivor of them, and the heirs, executors and administrators of the last survivor of them and his/her/their/its assigns) of the **One Part**;

And



Mr. Balaso Ganpati Jadhav

Age: 53 Yrs

Mrs. Nandini Balaso Jadhav

Age: 44 Yrs

Indian inhabitant, residing/ having his/ her/ their/ its address at - LXN2/G-2, Sai Krupa CHS., Kashish Park, LBS Marg, Thane West - 400604.

and holding Permanent Account No(s).

[Handwritten Signature]

Mr. Balaso Ganpati Jadhav - ABDPJ0576E

Aadhar Card No: 879069349309

Mrs. Nandini Balaso Jadhav - AEYPJ8255J

Aadhar Card No: 678000496809

[Handwritten Signature]
 श्री. नानदिनी बाळसा जधव



Certificate No.:- 1941

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 2.11)

Occupancy Certificate
Part O.C. - टॉवर बी - Stilt + Podium +1st to 21st Floor

V.P. No. S03/0047/17 (2000/84) TMC/TDD 9900/22 Date 24/05/2022

To,

10Folds Architects & Consultants,
A/506, 5th floor, Dev Corpora, Khopat, Thane (w)- 400 601

मे. कशिश पार्क रिअल्टर्सचे भागीदार श्री. सौरभ अगरवाल (विकासक/कु.मु.)

Sub - Part Occupation Certificate: As above

Ref. V. P. No. वि.प्र.क्र. : S03/0047/17 (2000/84)

Your Letter No.: 621 दि. 21/04/2022

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

वरील प्रमाणे situated at ठाणे Road / Street खालील प्रमाणे Ward No. मौजे नौपाडा Sector under the
No. 03 S. No./C.T.S.No./F.P.No. खालील प्रमाणे Village मौजे नौपाडा under the

supervision of 10Folds Architects & Consultants, Licensed Survey or/Engineer/Structural Engineer/Supervisor/
Architect/Licence No. C.A./2001/27699 may be occupied on the following conditions.

मौजे नौपाडा, ता. व जि. ठाणे येथील सि.टी.एस. क्र. 2 ते 21, 37, 38, 39 व 40(पार्ट)

- 5) ठामपा/शिविवि/3809/21 दि.15/12/2021 रोजीच्या सुधारीत परवानगी मधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- 6) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- 7) अग्निशमन विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- 8) जलसंधारण योजना कायमस्वरूपी कार्यान्वित करण्याची जबाबदारी विकासक तदनंतर सोसायटीची राहिल.
- 9) ठाणे महानगरपालिकेमार्फत फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविले जाईल.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Municipal Corporation of
the city of Thane.

P. T. O.

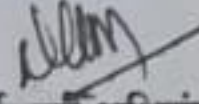
10) Conditions mentioned in Consent to operate dated 23/09/2022 from MPCB shall be binding upon the developer.

सावधान

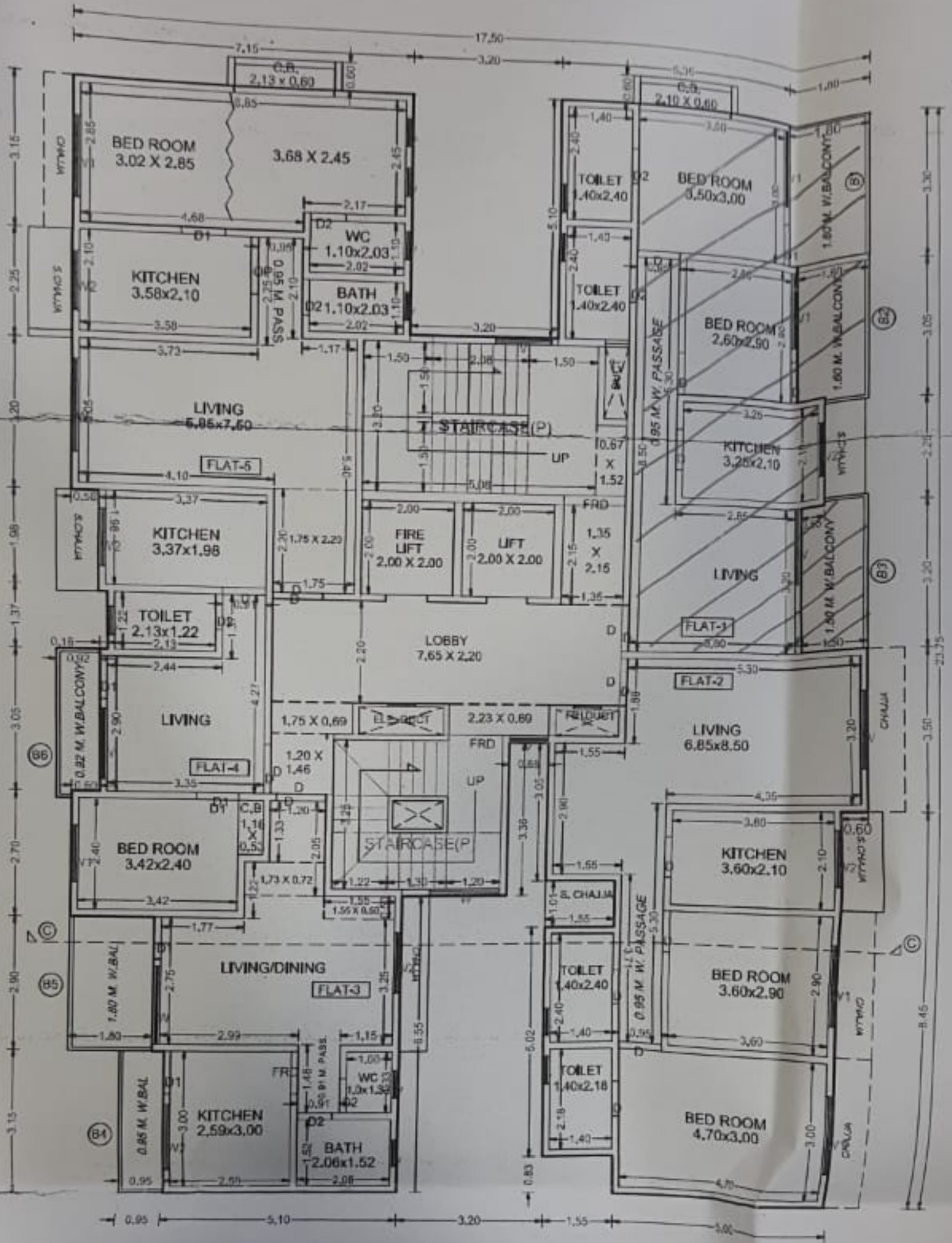
"भंजूर नकाशानुसार बांधकाम न करणे तसेच
विकास निर्धारण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम थापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दंडालायाज गुण्य आहे. न्यायाधी जास्तीत
जास्त ३ वर्षे किंवा ५ लाख ५०००/- दंड होऊ शकतो"



Your's faithfully,


कार्यकारी अभियंता,
शहर विकास विभाग,

Municipal Corporation of
The City of Thane.



TYPICAL - 2- 6, 10, 12, 14 & 15 FLOOR PLAN

Annexure 6



ट न न - २
दस्ता क्रमांक १२६ / २०२२
एम / १३०

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 :
P51700001799

Project: **Kashish Park Tower B Plot Bearing / CTS / Survey / Final Plot No. : 2 To 21 and 37 To 40 pt of village Naupada at Thane (M Corp.), Thane, Thane, 400604.**

1. **Kashish Park Realtors** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400604.*
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.
 - o The Registration shall be valid for a period commencing from 29/07/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.



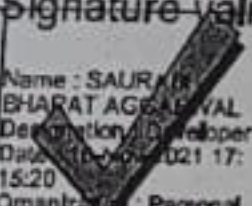

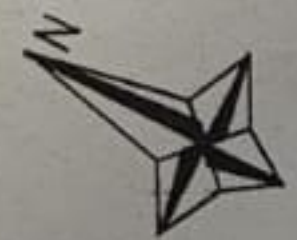
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date: 7/29/2017 5:44:43 PM

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

Dated: 29/07/2017

Place: Mumbai

मो. नंदिनी वा. का. सो. जा. का. का.

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: KASHISH PARK REALTORS		OWNER'S SIGN: Signature valid  Name : SAURABH BHARAT AGARWAL Description : Developer Date : 25/09/2021 17: 15:20 Organization : Personal Certificate : 1191E15			
OWNER ADDRESS: KASHISH PARK .L.B.S. MARG, MULUND CHECK NAKA THANE(W)					
PROJECT:					
Plot No. / F. Plot No. : Survey No. : 00	CTS No : 2,3,4,5,6,7,8,8/1,9,10,10/1,11,12, 13,14,15,16,17,18,19,20,21,21/1	Tika No : 21/2,21/3,37,38,39,40,40/1,40/2	Gut No : Village : Naupada		
ARCHITECT:		ARCHITECT'S SIGN:  Name : Anil Hassanand Jagwani Description : Architect Date : 25/09/2021 17: 07:06 Organization : Personal Certificate :			
ARCHITECT NAME: Anil Hassanand Jagwani		ARCHITECT ADDRESS: A/506, Dev Corpora, Opp. Cadbury Signal, Thane(W)\$			
	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		
	INWARD NO.	S03/0047/17		DATE	25-09-2021
	KEY NO.			SHEET NO.	4 / 8

Drawing as per the soft copy submitted by the Architect/ License Engineer

Plan Tower
Plot - 30

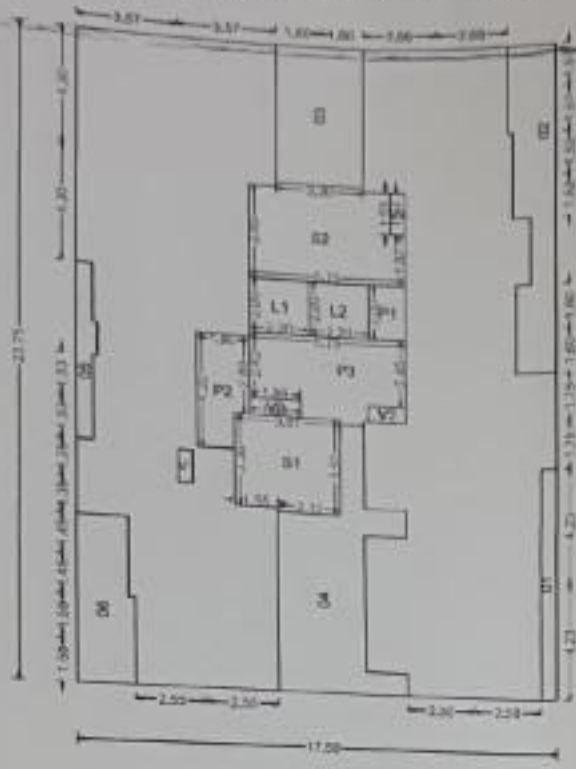
STAMP OF APPROVAL

Signature valid



BUILDING: B (TOWER)

TYPICAL - 2- 6, 10, 12, 14& 15 FLOOR PLAN



Polygon	Area
A-Block	415.63
B1	5.07
B2	17.63
B3	16.32
B4	26.77
B5	3.96
B6	11.66
L1	4.40
L2	4.40
V1	0.63
V2	0.62
V3	1.13
V4	0.60
P1	2.70
P2	7.26
P3	15.63
S1	13.37
S2	19.23
Total	263.80

Copy valid

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: KASHISH PARK REALTORS		OWNER'S SIGN. 			
OWNER ADDRESS: KASHISH PARK J.B.S. MARG, MULUND CHECK NAKA THANE(W)					
PROJECT:					
Plot No. /	CTS No. : 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11', 12,				
F. Plot No. :	13, 14, 15, 16, 17, 18, 19, 20, 21, 21', 1				
Survey No. : 00	Tika No. : 212, 213, 37, 38, 39, 40, 40', 402				
	Gut No. :				
	Village : Naupada				
ARCHITECT:		ARCHITECT'S SIGN. 			
ARCHITECT NAME: Anil Hassanand Jagwani					
ARCHITECT ADDRESS: A/506, Dev Corpora, Opp. Cadbury Signal, Thane(W)s					
	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		
	INWARD NO.	503/0047/17	DATE	25-09-2021	
	KEY NO.		SHEET NO.	4 / 8	

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer