

351 5327

पावती

Original/Duplicate

Monday, September 28, 2020

नोंदणी क्र.: 39म

4:33 PM

Regn.: 39M

पावती क्र.: 5962 दिनांक: 28/09/2020

गावाचे नाव: राजनोली

दस्तऐवजाचा अनुक्रमांक: बवड2-5327-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वृषाली प्रदीप अवधुत - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3720.00

पृष्ठांची संख्या: 186

एकूण:

रु. 33720.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

4:52 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6020107.94 /-

मोबदला रु.8383895/-

भरलेले मुद्रांक शुल्क : रु. 251600/-

 BVD2

सह-मुख्यम निबंधक वर्क-२  
भिवंडी-२

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2509202012350 दिनांक: 28/09/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2509202012354 दिनांक: 28/09/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004626168202021M दिनांक: 28/09/2020

बँकेचे नाव व पत्ता:





28 09 2020

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.भिवंडी 2

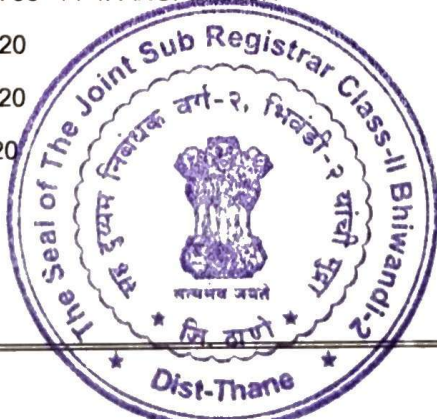
दस्त क्रमांक : 5327/2020

नोंदणी :

Regn 63m

गावाचे नाव : रांजनोली

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	8383895
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6020107.94
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे रांजनोली(187),ता. भिवंडी,जि. ठाणे येथील सर्व्हे नं. 32,34,35,36/ए(पै),36/बी,36/1(पै),36/2(पै),37/पै(37/1),37/1(पै)(37/बी),37/1(पै),37/1(पै) (37पै2),49/1/1(पै)(49/1/1ए),49/1/1(पै) (49/1/1बी),49/1/2,49/2,49/3,49/4,49/5,49/5,49/6,49/7,49/8,49/9,50,51/1(पै),52/2 (पै),52/4/2,53/1ए आणि 53/8,53/16(पै),53/18 या मिळकतीवरील आमंत्रा कॉम्प्लेक्स,फेज - II मधील बिल्डींग नं.F,25व्या मजल्यावरील 87.67 चौ.मी. म्हणजेच 943.68 चौ.फु तसेच 5.21 चौ. मी. म्हणजेच 56.08 चौ.फु बाल्कनी सह एकूण 92.88 चौ.मी. कारपेट क्षेत्रफळाची निवासी सदनिका क्र. F-251 तसेच एक लोअरस्टॅक कार पार्किंग सह हा या कराराचा विषय आहे.(विभाग क्र.27.6)( ( Survey Number : सर्व्हे नं. 32, 34, 35, 36/ए (पै) व इतर ; ) )
(5) क्षेत्रफळ	1) 92.88 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-इको होम्स टाऊनशिप्स एल.एल.पी. तर्फे कु. सु. म्हणून टाटा हौसिंग डेव्हलपमेंट कंपनी लिमिटेड तर्फे ऑथोराईज सिग्रेटरी विधी मच्छर - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 271, 7वा मजला, बिल्डींग नं. 2 सॉलीटेअर पार्क, ए. के. रोड, अंधेरी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AADFE2724Q 2): नाव:-टाटा हौसिंग डेव्हलपमेंट कंपनी लिमिटेड तर्फे ऑथोराईज सिग्रेटरी विधी मच्छर - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इ-ब्लॉक, वॉल्टास प्रिमायसेस, टी. बी. कदम मार्ग, चिंचपोकळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AAACT0191Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वृषाली प्रदीप अवधुत - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. बी 30/06, एस. बी. आय. कॉर्टर्स, सेक्टर 13, नेरूळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AOPPA0790J 2): नाव:-पराग मदन भाके - - वय:-37; पत्ता:-, -, -, -, सदनिका क्र. बी 30/06, एस. बी. आय. कॉर्टर्स, सेक्टर 13, नेरूळ, नवी मुंबई, नेरूल नोडे-2, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-ANCPB7615H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/09/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/09/2020
(11)अनुक्रमांक,खंड व पृष्ठ	5327/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	251600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह-दुय्यम निबंधक वर्ग-२  
भिवंडी-२

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

28 September 2020 11:51 AM

क्रमांक 113 202009284723

मूल्यांकन वर्ष 2020  
 तालुका ठाणे  
 मूल्य विभाग तालुका भिवंडी  
 मूल्य विभाग 1-3-Amantra Hsg खालील विकसित जमिनी  
 पत्रक नाव Bhivandi-Nijampur Municipal Corporation

सर्व्हे नंबर न ३, क्रमांक 12

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमाग्याने एकक चौ मीटर
निवासी सदनिका	52500	63000	52500	
51800				

बांधीव क्षेत्राची माहिती	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)- 102.168 चौ मीटर	मिळकतीचा प्रकार-	Rs 519803/-
बांधकामाचे वर्गीकरण- 1-आर सी सी	मूल्यदर बांधकामाचा दर- कार्पेट क्षेत्र-	92.88 चौ मीटर
वाहन सुविधा - आहे		
	मिळकतीचा प्रकार-	
	मूल्यदर बांधकामाचा दर-	
	कार्पेट क्षेत्र-	

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt 02/01/2018

घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट वाढ  
 = (51800 \* (100 / 100)) \* 110 / 100  
 = Rs 56980/-

A मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 56980 \* 102.168  
 = Rs 5821532.64/-

E बाँदस्त वाहन तळाचे क्षेत्र 13.94 चौ मीटर  
 बाँदस्त वाहन तळाचे मूल्य = 13.94 \* (56980 \* 25/100)  
 = Rs 198575.3/-

Applicable Rules = 3, 18, 19, 15

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य - तळधराचे मूल्य - मंड्रीनाईन मजला क्षेत्र मूल्य - लमालया गच्चीचे मूल्य खुली बाल्कनी - वरील गच्चीचे मूल्य - बाँदस्त वाहन तळाचे मूल्य - खुल्या जागेवरील वाहन तळाचे मूल्य - रस्त्यावरील भावतीच्या खुले जागेचे मूल्य - बाँदस्त बाल्कनी

- A + B + C + D + E + F + G + H + I  
 = 5821532.64 + 0 + 0 + 0 + 198575.3 + 0 + 0 + 0 + 0  
 = Rs. 6020107.94/-

ब व ड-२

द.क्र.५३२७/२०२०

११९८६

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

28 September 2020 03:20:51 PM

Valuation ID 202009284723

21	28	मूल्यांकनाचे वर्ष	2020				
		जिल्हा	ठाणे				
		मूल्यांकन विभाग	तालुका भिवंडी				
	28	उप मूल्य विभाग	1/3-Amantra Hsg खालील विकसित जमिनी	सर्कल नंबर /न भू क्रमांक	32		
	28	क्षेत्राचे नांव	Bhivandi-Nijampur Municipal Corporation				
		वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					मोजमापनाचे एकक चौ मीटर
	21	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	
	28	51800	52500	63000	52500		
		बांधीव क्षेत्राची माहिती					
		बांधकाम क्षेत्र (Built Up)-	102 168 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
		बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 51800/-
		उद्भववाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	92 88 चौ मीटर

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt 02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ

$$= (51800 * (100 / 100)) * 110 / 100$$

$$= Rs 56980/-$$

- 1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 56980 \* 102 168  
 = Rs 5821532 64/-
- 2) बंदिस्त वाहन तळाचे क्षेत्र = 13 94 चौ मीटर  
 बंदिस्त वाहन तळाचे मूल्य = 13 94 \* ( 56980 \* 25/100 )  
 = Rs 198575 3/-

Applicable Rules = 3, 18, 19, 15

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी

$$= A + B + C + D + E + F + G + H + I$$

$$= 5821532 64 + 0 + 0 + 0 + 0 + 198575 3 + 0 + 0 + 0 + 0$$

$$= Rs. 6020107.94/-$$

Home

Print

ब व ड-२

द.क्र.५३२७/२०२०

९१९८६

AGREEMENT FOR SALE

₹. 53,20,000  
5/9CE

THIS AGREEMENT made at Bhiwandi this 28<sup>th</sup> day of Sept 2020

BETWEEN

*Awadhut Pradip*

**ECO HOMES TOWNSHIPS LLP (PAN CARD No. AADFE2724Q)** (formerly known as Ecohomes Townships Pvt Ltd), a limited liability partnership registered under the provisions of Limited Liability Partnership Act, 2008, having its principal place of business at 271,7th floor, Building No.2, Solitaire Park, A K Road, Andheri (East), Mumbai-400093, through registered Power of Attorney dated 11<sup>th</sup> November, 2010 in favour of the said Promoter, represented by its authorised signatory Vidhi Machhar (AADHAR NO. 7347 3407 2490), authorized vide <sup>Board Resolution 26 Nov 19</sup> Letter of Authority dated 28<sup>th</sup> Feb, 2020 (hereinafter referred to as the "Owner and Co-Promoter", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;

AND

**TATA HOUSING DEVELOPMENT COMPANY LIMITED (PAN CARD NO. AAAC0191Q)**, a Company duly incorporated and registered under the Companies Act 1956, and under the provisions of the Companies Act, 2013, having its registered office at "E" Block, Voltas Compound, T. B. Kadam Marg, Chinchpokli Mumbai-400033, represented by its authorised signatory, Vidhi Machhar (AADHAR NO. 7347 3407 2490), authorized vide <sup>Board Resolution 26 Nov 19</sup> Letter of Authority dated 28<sup>th</sup> Feb, 2020 (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 permitted assigns) of the **SECOND PART**;

AND

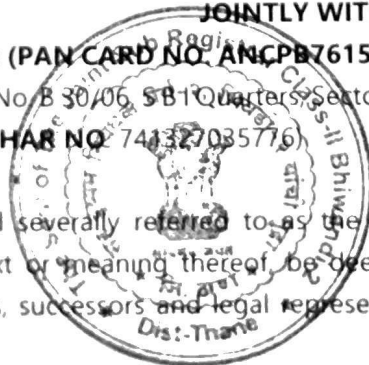
(FOR INDIVIDUALS)

**Mrs. Wrushali Pradip Awadhut (PAN CARD NO. AOPPA0790J) Daughter** of Mr. Pradip Awadhut aged about 33, residing at Flat No. B 30/06, S B I Quarters, Sector 13 Nerul East, Navi Mumbai, Thane-400706, Maharashtra, India. Having (AADHAR NO. 490593233919)

JOINTLY WITH\*

**Mr. Parag Madan Bhake (PAN CARD NO. ANCPB7615H) Son** of Mr. Madan Dattatraya Bhake, aged about 37, residing at Flat No. B 30/06, S B I Quarters, Sector 13 Nerul East, Navi Mumbai, Thane-400706, Maharashtra, India. (AADHAR NO. 741327035776)

Here in after jointly and severally referred to as the 'Allottee(s)' (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his/her/its heirs, executors, administrators, successors and legal representatives, permitted assignees) of the **THIRD PART**.

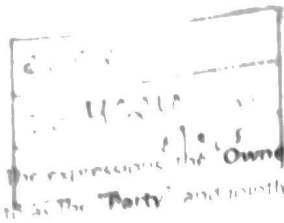


The Party of the First Part shall hereinafter be referred to as the Owner.

Rs 2000/-  
in the Sub

*Vidhi Machhar*  
OWNER AND PROMOTER

*Awadhut Pradip*  
*Parag Bhake*  
ALLOTTEE(S)

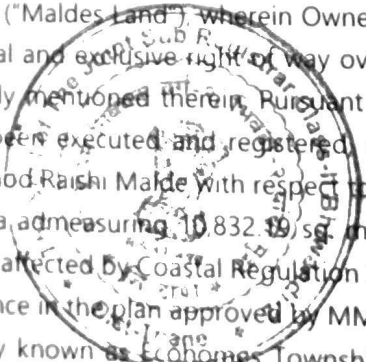


The expressions "Owner", "Promoter" and the "Allottee(s)" are hereinafter individually to be the "Party" and jointly as the "Parties"

In this Agreement unless the context requires otherwise reference to the singular includes a reference to the plural and vice versa

**WHEREAS:**

- A.** The Owner represents that they are absolutely seized and possessed of and otherwise sufficiently entitled to several pieces and parcels of land bearing Survey Nos. 32, 34, 35, 36, 36 B, 36 1, (Pt.) 36.2 (Pt.), 37/(Pt.) (renumbered as 37/1), 37/(Pt.) (renumbered as 37/B), 37 (Pt.) (renumbered as 37/2 (Pt.)), 49/1/1 (Pt.) (renumbered as 49/1/1A), 49/1/1 (Pt.) (renumbered as 49 1 1B), 49 1/2, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50, 51/1 (Pt.), 52/2 (Pt.), 52/4/2 and 53 8 53.16 (Pt.), 53/18 collectively admeasuring 92856.21 sq. mtrs. along with all the trees and other easement rights, lights, plants, liberties, privileges, advantages situated at Ranjanoli Taluka Bhiwandi, District Thane and more particularly described in **First Schedule** and hereinafter for the sake of brevity shall be referred to as the **"Schedule I Property"**.
- B.** Further the Owner decided to implement the Rental Housing Scheme of Mumbai Metropolitan Region Development Authority (MMRDA) ("Rental Scheme") and approached the Collector to change the use of land for development of the Schedule I Property under the Rental Housing Scheme of MMRDA. The Sub Divisional Officer (SDO) granted permission under Section 4 of the Bombay Tenancy of Agricultural Land Act, 1948 to Owner to use the said Schedule I Property under MMRDA Rental Scheme by its order in 2010.
- C.** In the meantime, the Owner also received sanction from MMRDA for the said Rental Scheme by its order dated 19 March, 2010. By order of the Collector, Thane Division dated 25, August, 2010 bearing number Revenue/Class-1/T8/NAP/SR/Sr.no.2/2010, the Collector granted the agricultural sanction for change of use for the Rental Scheme of MMRDA on the basis of the sanction by MMRDA in favour of the Owner.
- D.** The Owner further represents that in order to make a contiguous land and to have uninterupted access throughout the said Schedule I Property, the Owner has entered an Agreement for Right of Way dated 28 October, 2010 ("**ROW Agreement**") duly registered under serial No. BBD-7500 with the Joint Sub Registrar Office Bhiwandi-1, with Mr. Vinod Raishi Malde, who was owner of a part of land bearing Survey Number 53/13 (Pt) admeasuring 1160 sq. mtrs. Ranjanoli Taluka Bhiwandi, District Thane ("Malde Land") wherein Owner and/ or their assigns, successors and beneficiaries have perpetual and exclusive right of way over the said Malde Land on the terms and conditions more particularly mentioned therein. Pursuant to the same, a Conveyance dated 8 June, 2011, has also been executed and registered under serial no. BBD-04472 between the Owner and Mr. Vinod Raishi Malde with respect to the said Malde Land.
- E.** A piece and parcel of land area admeasuring 10,832.19 sq. mtr. or thereabouts forming part of Survey number 32, 34 and 35 is affected by Coastal Regulation Zone /Buffer Zone and the use of the time being is kept in abeyance in the plan approved by MMRDA.
- F.** The Owner was earlier formerly known as Economies Townships Pvt. Ltd. and is converted into a Limited Liability Partnership with effect from 13 December, 2010 under the provisions of the Limited Liability Partnership Act, 2008.
- G.** The Owner represents that it has procured the necessary permissions and approvals to construct buildings and structures thereon consisting of flats, apartments, tenements, units and premises



all kinds for residential commercial, leasing or otherwise transferring the transferees in the Schedule I Property. The representations given by the Owner in the JDA and POA dated 11 November 2010 executed and registered with the Sub Registrar Office Bhiwandi-1 Thane District. The Owner and the Promoter the Owner and the Promoter the Owner the Property described herein in the map therein contained (hereinafter referred to as the said JDA Agreement) dated 11<sup>th</sup> November 2010 (bearing registration number BBD-11111) (hereinafter referred to as the said JDA Agreement). Under the said JDA and POA, the transfer on ownership basis various buildings and structures to be constructed on the said Schedule I Property, for such consideration and provisions as may be decided and to execute the necessary agreement of the same.

**H.** The said JDA Agreement also provides for the transfer of the said Schedule I Property or portions thereof to the hand over possession of the buildings and structures to be constructed/provided thereon to the Owner.

**I.** The Owner shall do all such things as may be necessary to carry out the provisions of the Schedule I Property under MMRDA vide the Commencement Order dated 02/9/16/2013 dated 02/9/16/2013 of land out of the said Schedule I Property plot (20565.87 sq. mtrs) and 50% of the said Schedule I Property.

**J.** Pursuant to the Rental Scheme of MMRDA, the Owner are constructing buildings to be constructed on the said Schedule I Property of sq. mtrs and bearing Survey Number 53/13 (Pt) hereinafter referred to as the said Schedule I Property.

**K.** Pursuant to the Rental Scheme of MMRDA, the Owner are constructing buildings to be constructed on the said Schedule I Property of sq. mtrs and bearing Survey Number 53/13 (Pt) hereinafter referred to as the said Schedule I Property.

**L.** Pursuant to the Rental Scheme of MMRDA, the Owner are constructing buildings to be constructed on the said Schedule I Property of sq. mtrs and bearing Survey Number 53/13 (Pt) hereinafter referred to as the said Schedule I Property.

**M.** Pursuant to the Rental Scheme of MMRDA, the Owner are constructing buildings to be constructed on the said Schedule I Property of sq. mtrs and bearing Survey Number 53/13 (Pt) hereinafter referred to as the said Schedule I Property.

**N.** Pursuant to the Rental Scheme of MMRDA, the Owner are constructing buildings to be constructed on the said Schedule I Property of sq. mtrs and bearing Survey Number 53/13 (Pt) hereinafter referred to as the said Schedule I Property.

**O.** The Parties have also executed an Agreement dated 2013.

**P.** The Owner and the Promoter have agreed to transfer a part of the Schedule I Property to the Promoter hereinafter for the sake of Phase I development having an area of 10,832.19 sq. mtr. Occupation Certificate from the Government of Maharashtra of the said Larger Property.

**Q.** Now the Owner and the Promoter have agreed to transfer 20895.50 sq. mtrs. (including 10,832.19 sq. mtr.) of 49 (Pt.) H. No. 1 to 9, 50 (Pt.)

part of the hereinafter referred to as the "said Land", under a new phase (hereinafter referred to as the "Phase II Project") The said Phase II Project would comprise of a multi storeyed building/s and thereon consisting of flats, apartments, tenements, units and premises of all kinds, for residential and or any other authorized use, together with provision of parking spaces and other amenities and services thereto, for the purpose of selling, leasing or otherwise transferring the same to prospective purchasers, lessees and other transferees, at his own risk and responsibility. A copy of the authenticated approved plan demarcating the said Building Area within the said Property in hatched lines, is annexed hereto as "**Annexure B**".

- R. The Owner and the Promoter have commenced the development of the Phase II Project by getting the approvals, permissions, plans etc. from the competent authorities. Details of final specifications and approvals etc. for the Phase II Project as also as mentioned in "**Annexure C**". Further, the Owner shall obtain the necessary approvals from the competent authorities from time to time, so as to obtain such certificate for use and occupation for Phase II Project, post completion of construction.
- S. The Owner has received approval and sanction from the Mumbai Metropolitan Development Authority vide Commencement Certificate of 19 buildings + club house residential buildings (bearing Towers no. C-1, A-2, A-3, A-4, A-5, B-6, D-7, A-8, A-9, A-10, A-11, B-12, C-14, C-15, C-16, C-17, C-18) and Club House bearing no. bearing no. SROT/BSNA/ 25/ Amended/ Ranjnoli -02/916/ 2013 dated 26 November, 2013 and further Commencement Certificate of 12 residential buildings (bearing Towers no A-2, A-3, A-4, A-5, B-6, A-8, A-9, A-11, B-12, C-1, D-7) and Club House also granted by MMRDA bearing no. SROT/BSNA/ 25/ Amended/ Ranjnoli-02/ 347/ 2015 dated 26 June, 2015. The authenticated copy of the said Commencement Certificates are annexed hereto and marked "**Annexure D (colly)**".
- T. The Promoter has commenced the construction of the Phase II Project which is proposed to consist of residential tenements, dwelling units and premises of all kinds, for residential, and/or any other authorized use, together with provision of parking spaces and other necessary common amenities, clubhouse and services thereto. The Phase II Project consists of the following buildings:-

Tower type	Tower C1	Tower D7	Tower A8	Tower A9	Tower A10	Tower A11
Habitable Floor	34	29	29	29	29	29
Stilt	1	1	1	1	1	1
Plinth	1	1	1	1	1	1
Podium	3	3	3	3	3	3



- U. The Promoter has entered into an agreement with an Architect M/s IAG - Design Architects at its address at House of Patels, 4th Floor, 18h Road, Off North Avenue, Santacruz (West), Mumbai, who is registered with the Council of Architects.
- V. The Promoter has appointed a structural Engineer M/s Optimal Consultant Private Limited, at its address at 212, Unique House, Cardinal Gracias Road, Chakala, Andheri (East) Mumbai - 400 043 for the preparation of the structural design and drawings of the building/s in the said Phase II Project.

- displayed at its website.
- (vii) If the disputes or differences between the Parties as mentioned above remain un-resolved, referring the same to Ombudsman or the Allottee(s) is not satisfied with the award of Ombudsman, either Party shall have the option to refer such matter to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, or any modification or re-enactment thereof for the time being in force. The reference shall be only a sole Arbitrator nominated mutually by both the parties. The award of the Arbitrator shall be final and binding on the Parties to the reference. The seat of arbitration and arbitration proceedings shall be held in Mumbai only. The proceedings shall be conducted in English language. The expenses for such arbitration proceedings shall be equally borne by the parties.
- (viii) This Agreement shall be construed and the legal relations between the Parties hereto, determined and governed according to the laws of India and the courts of Mumbai shall have exclusive jurisdiction.
- (ix) The above clause shall survive the termination and/ or cancellation of this Agreement.

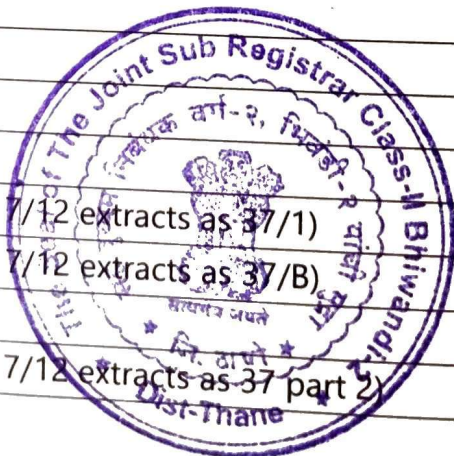
All that p  
Ranjanoli

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Schedule I Property)**

ALL THOSE pieces and parcels of land or ground situate at Village Ranjanoli, Taluka Bhiwandi, District Thane, as mentioned hereunder:


All that p  
No. 2, 4/  
sq. mtrs  
District  
On or to  
On or to  
On or to

Survey No.	Area in sq. mtrs.
32	1759.63
34	10366.67
35	12421.51
36/A(part)	02850
36/B	02830
36/1(part)	02850
36/2(part)	02900
37/Part (renumbered in 7/12 extracts as 37/1)	02750
37/part (renumbered in 7/12 extracts as 37/B)	02630
37/part	01160
37/part (renumbered in 7/12 extracts as 37 part 2)	02640



Reside  
floor in  
areas

  
OWNER AND PROMOTER

  
ALLOTTEE(S)



49/1	1 Part (renumbered in 7/12 extracts as 49/1/1A)	00520
49/1	1 part (renumbered in 7/12 extracts as 49/1/1B)	01750
49/1	2	01800
49/2		05240
49/3		01720
49/4		01420
49/5		01870
49/6		02330
49/7		01240
49/8		00400
49/9		01100
50		10120
51/1(part)		03930
52/2(part)		05000
52/4/2		00380
53/1A and 53/8		01510
		02300
53/16(part)		03690
53/18		00230
Total		92,856.21

49/1/1A  
49/1/1B  
30/1/2020

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Larger Property)**

All that pieces and parcels of lands admeasuring 82263.47sq. mtrsr thereabouts situated at Village Ranjanoli, Taluka Bhiwandi, District Thane, Maharashtra.

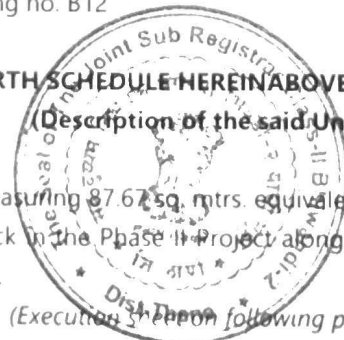
**THE THIRD SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Land)**

All that pieces and parcels of lands bearing Survey no. 49(Pt.) H. No. 1 to 9, 50(Pt.), 51(Pt.), 52(Pt.) H. No. 2, 4/2, 53(Pt.) H. No. 1A and 8, 16 and 18admeasuring 20895.50 sq. mtrs. (including area of 3579.45 sq. mtrs., referred as "Building Area") or thereabouts situated at Village Ranjanoli, Taluka Bhiwandi, District Thane Maharashtra and bounded as follows :

- On or towards the East: Internal Drive Way
- On or towards the West: Building no. A3, A5, A6
- On or towards the North: Internal Drive Way
- On or towards the South: Building no. B12

**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Unit)**

Residential Unit No. F-251 admeasuring 87.67 sq. mtrs. equivalent to 943.68 sq. ft. carpet area on 25<sup>th</sup> floor in F building/ Tower / Block in the Phase II Project along with proportionate right in common areas of the said Phase II Project.



(Execution sheet on following page)

Area in sq. mtrs.
759.63
0366.67
2421.51
2850
2830
850
900
750
630
160
540

*[Signature]*  
OWNER AND PROMOTER

*[Signature]* per  
ALLOTTEE(S)

49/1/1Part (renumbered in 7/12 extracts as 49/1/1A)	00520	द व ड-२
49/1/1(part) (renumbered in 7/12 extracts as 49/1/1B)	01750	द.क्र. ५३२०/२०२०
49/1/2	01800	
49/2	05240	३९१२९
49/3	01720	
49/4	01420	
49/5	01870	
49/6	02330	
49/7	01240	
49/8	00400	
49/9	01100	
50	10120	
51/1(part)	03930	
52/2(part)	05000	
52/4/2	00380	
53/1A and 53/8	01510	
	02300	
53/16(part)	03690	
53/18	00230	
Total	92,856.21	

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Larger Property)**

All that pieces and parcels of lands admeasuring 82263.47sq. mtrsor thereabouts situated at Village Ranjanoli, Taluka Bhiwandi, District Thane, Maharashtra.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Land)**

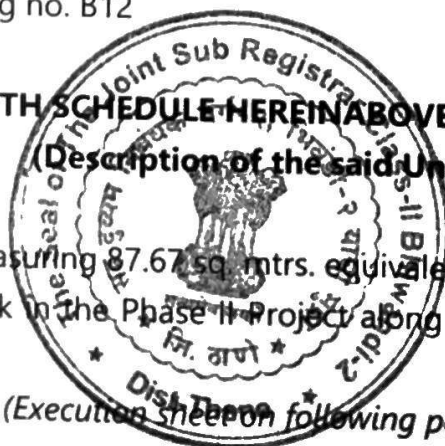
All that pieces and parcels of lands bearing Survey no. 49(Pt.) H. No. 1 to 9, 50(Pt.), 51(Pt.), 52(Pt.) H. No. 2, 4/2, 53(Pt.) H. No. 1A and 8, 16 and 18admeasuring 20895.50 sq. mtrs. (including area of 3579.45 sq. mtrs., referred as "Building Area") or thereabouts situated at Village Ranjanoli, Taluka Bhiwandi, District Thane Maharashtra and bounded as follows :

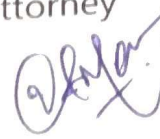
- On or towards the East: Internal Drive Way
- On or towards the West: Building no. A3, A5, A6
- On or towards the North: Internal Drive Way
- On or towards the South: Building no. B12


**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO  
(Description of the said Unit)**

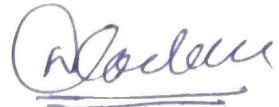
Residential Unit No. F-251 admeasuring 87.67sq. mtrs. equivalent to 943.68 sq. ft. carpet area on 25<sup>th</sup> floor in F building/ Tower / Block in the Phase II Project along with proportionate right in common areas of the said Phase II Project.

(Execution sheet on following page)



For and on behalf of  
**OWNER**, through its Constituted attorney  
Ms Vidhi Machhar   
In the presence of witnesses;

1. Sunit wagh 

2. Harshada Dhabe 


SIGNED SEALED AND DELIVERED

For and on behalf of the within named

**PROMOTER**, through its Constituted attorney

Ms Vidhi Machhar 

In the presence of witnesses;

1. Sunit wagh 

2. Harshada Dhabe 

SIGNED SEALED AND DELIVERED


For and on behalf of the within named

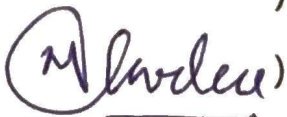
ALLOTTEE(S)

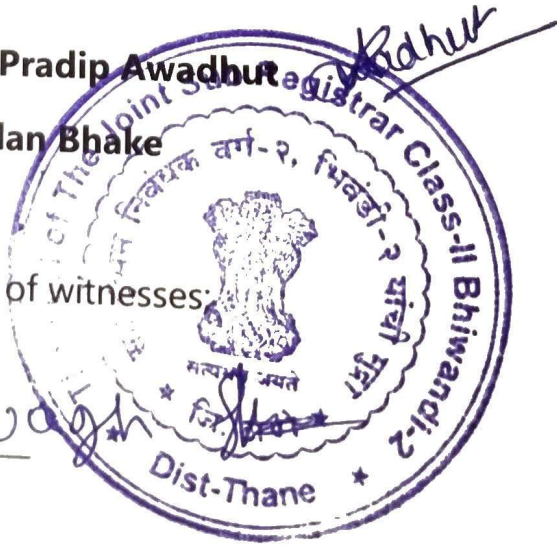
**Mrs. Wrushali Pradip Awadbur** 

**Mr. Parag Madan Bhake**

In the presence of witnesses;

1. Sunit wagh 

2. Harshada Dhabe 





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

OCCUPANCY CERTIFICATE

बव ड-२  
द.क्र.५३२७/२०२०  
५१/१८६

SROT/BSNA/2501/Occupancy Certificate/ Ranjanoli-02/1676/2017

Date:

124 NOV 2017

To,

Mrs. Devyani Khadilkar,  
M/s Spaceage Consultants,  
B-106, Natraj Bldg,  
Mulund Goregaon Link Road, Mulund (W)  
Mumbai - 400080.

Sub: Issuance of Occupancy Certificate for the Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component of the proposed Rental Housing Project on land bearing S. No. 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane.

- Ref: 1. MMRDA's Commencement Certificate under No. SROT/BSNA/2501/BP/Ranjanoli 02/114/2010, dt.19/03/2010.  
2. MMRDA's revised Commencement Certificate under No. SROT/BSNA/ 2501/BP/ Revised / Ranjanoli-02/506/2012, dt.27/06/2012.  
3. MMRDA's amended Commencement Certificate under No. SROT/BSNA/250/BP/ Amended / Ranjanoli-02/916/2013, dt.26/11/2013.  
4. MMRDA's Rental Housing Division, letter for NOC for occupation certificate, dt. 15.11.2017.  
5. Letter of M/s. Spaceage Consultants, dt. 31.10.2017.

Madam,

Development work of Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component on land u/r with the total Built-up Area, Nos. of floors & Height as given in the table no. (1) below, completed under the supervision of the Architect Mrs. Devyani Khadilkar of M/s Spaceage Consultants, Site Supervisor Shri. Mahendra Kasbe and Structural Engineer Shri. Shekhar C. Ghate of M/s. Optimal Consultancy Services Pvt. Ltd and as reflected in set of drawings having drawing nos. 01/21 to 21/21 (total drawings 21 nos.) may be occupied on the following conditions:-

Table No. 5 ( Indicating details of Rental Building & Sale Building for which Occupation Certificate is hereby by granted).				
Sr.No	Building No.	No of Storeroys	Height in Metres	Total BUA (In Sq.m)
Rental Building:				
1.	2B	Ground + Part Stilt + 28 Upper Floors	67.55	21593.13
			Total (A)	21593.13



बचड-२  
 द.क्र ५३२७ / २०२०  
 ५१/१८६

Sale Building:				
1.	A8	Stilt + 3 Parking level + 1 <sup>st</sup> to 29 Upper Floors	99.10	9521.34
2.	A9	Stilt + 3 Parking level + 1 <sup>st</sup> to 29 Upper Floors	99.10	9529.27
3.	C1	Stilt + 3 Parking level + 1 <sup>st</sup> to 34 Upper Floors	113.60	12388.62
4.	D7	Stilt + 3 Parking level + 1 <sup>st</sup> to 29 Upper Floors	99.10	11249.17
Total (B)				42688.40
Gran Total (A + B)				64281.53

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
  - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be prosecuted against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act 1966. Carrying out unauthorized development is treated as a cognizable offence and punishable with imprisonment apart from fine;
3. This Certificate shall not entitle the applicant to occupy the land which is not in ownership in any way;
4. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved;
5. That if any change in the user or constructed premises mentioned/depicted in the completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises is liable to be cancelled and appropriate action will be taken.

# मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT /BSNA/2501/BP/Amended/Ranjnoli-02/347 /2015

Date: 26 JUN 2015

## COMMENCEMENT CERTIFICATE

- REAC 1) Commencement Certificate No. SROT /BSNA/2501/BP/ Amended /Ranjnoli-02/ 916/2013 dt. 26/11/2013.  
2) Commencement Certificate for Superstructure dt. 30/01/2013, 20/12/2013 & 20/11/2014  
3) MMRDA's NOC for CC No. MMRDA/RHD/RHS - 24(II)/15/137, dt.03/06/2015.

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant M/s. Tata Housing Development Company Ltd, (POAH) Trade World, B - Wing, 2<sup>nd</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013 for the development of the proposed Rental Housing Project on land bearing S. No. 32Pt, 34Pt, 35Pt, 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, 51/1Pt, 52/2/3 Pt, 53/16Pt & 53/18 at Vill. Ranjnoli, Tal-Bhiwandi, Dist-Thane for Superstructure consisting of Upper Floor Level only for buildings of Sale Unit with details regarding the release of FSI and permissible built up area of 123395.20 sq.m (as mentioned in the Table-1 below) and total proposed built up area of 120737.90 sq.m (as mentioned in Table-2 below) as depicted on drawing sheet nos. 1 to 13 (Total 13 drawings) on the following conditions.

Following is the details of Permissible Built up area Releasable for Sale Component			
Sr. No.	Details	FSI	Area (In Sq.m)
1.	Earlier Releasable	1.05	86376.64
2.	Now Releasable	0.45	37018.56
3.	Total	1.05	123395.20

Following are the details of built up area of buildings earlier approved & now proposed for CC for Superstructure of Sale Component						
Bldg. No.	Earlier Approved			Now Proposed		
	No of Storey	Total Height in Metras (from Ground Lvl.)	Total BUA (in sq.m)	No of Storey	Total Height in Metras (from Ground Lvl.)	Total BUA (in sq.m)
A-2	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8181.40	NIL		
A-3	St. + 3 Lvl for Parking + 24 upper fl.	84.60	6528.20	NIL		
A-4	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8181.40	NIL		
A-5	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8162.82	NIL		
A-6	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	99.10	5989.64
A-9	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.29	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	99.10	5997.98
A-10	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	99.10	5989.64
A-11	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.29	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	99.10	5997.98
B-6	St. + 3 Lvl for Parking + 24 upper fl.	84.60	11380.92	NIL		
B-12	St. + 3 Lvl for Parking + 29 upper fl.	99.10	13400.67	NIL		
C-1	St. + 3 Lvl for Parking + 10 upper fl.	93.30	9817.37	29 <sup>th</sup> floor level to 34 <sup>th</sup> floor level	113.60	2571.25
D-7	St. + 3 Lvl for Parking + 1 upper fl.	35.30	3155.00	8 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	99.10	8094.17
Club House	NIL	NIL	NIL	Ground + 2 upper floors	9.95	3183.28
Total Built up Area (A)			82933.96			
Total Built up Area (B)				37803.94		
Grand Total of Built Area (A + B) = 120737.90 Sq.m						

1. This permission/commencement shall not entitle the applicant to build on land which is not in his ownership in anyway;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if :-
- a) The development works in respect of which permission is granted under this certificate is not



**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर क्षेत्र विकास प्राधिकरण**

11/12/20  
12

Date: 12 DEC 2013

**COMMENCEMENT CERTIFICATE**

- 1) Commencement Certificate No. SRCT/BSNA/250/1/BC Amended/Ranjnoli dt. 11/07/2013
- 2) Commencement Certificate No. SRCT/BSNA/250/1/BC Amended/Ranjnoli dt. 11/07/2013
- 3) Commencement Certificate for Superstructure to Bldg. no. B-6 & B-12 No. SRCT/BSNA/250/1/BC/Revised/Ranjnoli dt. 11/07/2013
- 4) Commencement Certificate for Superstructure to Bldg. no. A-2, A-3, A-4, A-5, C-1 No. SRCT/BSNA/250/1/BC/Revised/Ranjnoli dt. 11/07/2013
- 5) Commencement Certificate No. SRCT/BSNA/250/1/BC Amended/Ranjnoli dt. 11/07/2013

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant M/s. Tata Housing Development Company Ltd. (TDH) Trade World, B - Wing, 2<sup>nd</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013 for the development for the proposed Rental Housing Project on land bearing S.No. 32, 34, 35, 36/A (pt), 36/B, 36/1, 36/2, 37/1, 37/2, 37/B, 37/C, S.No. 49/1/1A, 49/1/1B, 49/1/2, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, 51/1Pt, 53/18 at Vill. Ranjnoli, Tal-Bhiwandi, Dist-Thane for Superstructure to the development of buildings (as mentioned in the Table-2 below) for Sale Unit and Rental Unit of the Rental Housing Project as depicted on drawing sheet nos. 1 to 16 (total 16 drawings) with details regarding the release of FSI for Rental Unit & Sale Unit (as mentioned in the Table-1 below) and total proposed built up area of 85047.79 sq.m (41064.27 Sq.m for Sale Unit and 43983.52 sq.m for Rental Unit) on the following conditions.

**Table-1**  
 Indicating the release of FSI for Sale Unit as per NOC for CC dt. 11/07/2013

Sl. No.	Details	Area (In Sq.m)	FSI
1.	New Net Plot Area (A)	82263.47	
2.	Earlier released FSI (B)	22926.95	0.28
3.	Total FSI proposed [C=0.50 of (A)]	41131.74	0.50
4.	Balance FSI to be release [(C) - (B)]	18205.49	0.22

Indicating the release of FSI for Rental Unit as per NOC for CC dt. 11/07/2013

5.	1.00 FSI for Rental Unit	82263.47	1.00
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**Table No - 2** (Indicating the detail of Sale Building and Rental Building for which Commencement certificate for Superstructure is hereby granted)

**Building Details:**

Sl.No	Building No.	No of Storey	Height (In Metres)	Total BUA (In sq.m)	No. of Tenements
1	A-2	Stilt + 3 Levels for Parking + 12 upper floor	49.80	4675.14	70
2	A-3	Stilt + 3 Levels for Parking + 13 upper floor	52.70	3545.89	50
3	A-4	Stilt + 3 Levels for Parking + 12 upper floor	49.80	4675.14	70
4	A-5	Stilt + 3 Levels for Parking + 12 upper floor	49.80	4665.26	70
5	A-8	Stilt + 3 Levels for Parking + 1 upper floor	17.90	398.96	06
6	A-9	Stilt + 3 Levels for Parking + 1 upper floor	17.90	398.52	06
7	A-10	Stilt + 3 Levels for Parking + 1 upper floor	17.90	398.96	06
8	A-11	Stilt + 3 Levels for Parking + 1 upper floor	17.90	398.52	06
9	B-6	Stilt + 3 Levels for Parking + 16 upper floor	61.40	8109.64	121
10	B-12	Stilt + 3 Levels for Parking + 20 upper floor	73.00	9712.48	144
11	C-1	Stilt + 3 Levels for Parking + 10 upper floor	44.00	3823.06	38
12	D-7	Stilt + 3 Levels for Parking + 1 upper floor	17.90	462.70	06
<b>Total Built Up Area (Sale Building)</b>				<b>41064.27</b>	<b>593</b>

Pandra Kurla Compound, Thane (East), Mumbai - 400 051.

IS/PABX : 2659 4000 • FAX : 2659 4000 • WEBSITE : <http://www.mmrda.mumbai.org>



Rental Building Details:					
1	2A	Ground pt./Still pt. + 23 upper floors	67.55	22390.39	1280
2	2B	Ground pt./Still pt. + 23 upper floors	67.55	21593.13	1234
Total Built Up Area (Rental Building)				43983.52	2514
Total Built Up Area (Sale Building + Rental Building)				85047.79	3107

Viz:-

1. This permission/commencement shall not entitle the applicant to build on land which is not in ownership in anyway;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if :-
  - a) The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
  - c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through him shall be deemed to have carried out the development work in contravention of Sections 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
3. This Commencement Certificate is valid for a period of one year from the date hereof and will not be renewed thereafter;
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which the certificate shall lapse provided further that if construction is completed upto plinth level or where the certificate is issued upto upper level, the certificate shall remain valid subject land within the stipulated period.



द.क. ५३२७/२०१०  
६२/१९६



Date : 06/09/2012

**TO WHOMSOEVER MAY CONCERN**

This is to certify that the type of Bldgs. Mentioned in approved plan Dated: 27/06/2012 bearing no. SROT/BSNA/2501/BP/REVISED/RANJANOLI/02/506/2012 by Additional Municipal Commissioner, MMRDA, should be read in co-relation of the SVHL Marketing Numbering, as per the table below -

As per approval plans by Additional Municipal Commissioner, MMRDA vide no. SROT/BSNA/2501/BP/REVISED/RANJANOLI/02/506/2012

As per AMC MMRDA Approval No. Type	Plinth Area in Sq.Mt.	No. of Bldgs.	No. of Floors	As per the SVHL Marketing Numbering	Total Plinth Area in Sq.Mt.
<b>Phase I</b>					
C1	473.14	1	34	F	473.14
A2	522.55	1	24	B	522.55
A3	375.84	1	24	A	375.84
A4	522.55	1	24	D	522.55
A5	522.55	1	24	C	522.55
B6	683.38	1	24	E	683.38
D7	580.84	1	29	G	580.84
A8	522.55	1	29	I	522.55
A9	522.55	1	29	H	522.55
A10	5252.55	1	29	K	5252.55
A11	522.55	1	29	J	522.55
B12	683.38	1	29	L	683.38
<b>Phase II</b>					
C13	680.08	1	34	N	680.08
C14	472.76	1	34	M	472.76
C16	680.08	1	34	O	680.08
C15	680.08	1	34	P	680.08
D17	432.10	1	34	R	432.10
D18	656.94	1	34	Q	656.94

For M/s. Spaceage Consultant

(Ar. Devyani Khadilkar)

Reg. No. CA/90/13184



...  
Baap Sayyed Ahmed ...  
Mard Kalimuddin, (2) Sayyed Ahammed  
acting for self and as power of attorney  
Sayyed Mohammed Baap Sayyed Ahammed  
red through legal heirs Smt. Laizunniza  
ed Ali Pirjade, Mr. Sayyed Alif Ali Mohali  
ali All Moh. Ali Pirjade, Smt. Amlha  
Imtiazuddin, Smt. Rahunniz Shahnaz  
Smt. Ajmat Shahanaz Mard Jalaluddin,  
Mard Sayyed Sharu Kadri, Shri Sayyed  
Pirjade, acting for self and as power of  
or a consideration of Rs.5,60,000/- sold  
asuring 1 Hectare 08.2 Ares, 34,  
20.4 Ares, 49/1/1(part), admeasuring 0  
1) Yeshwant Pandurang Choudhari, (2)  
Choudhari, (3) Jalsukhlal Bharmal  
No. 4173 has been stamped with the  
+ penalty of Rs.22,400/-.

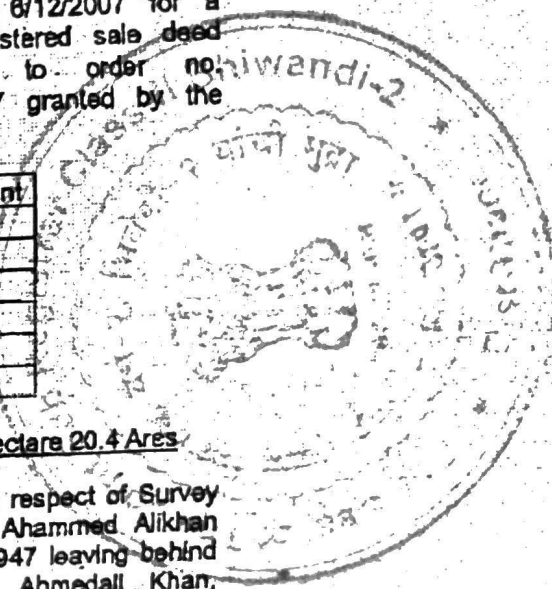
dated 24/10/1997, records in respect of  
33, 34, 49/1/1(p), that (1) Yeshwant  
(2) Gurunath Pandurang Choudhari, (3)  
meria, for a consideration of Rs.5,60,000/-  
2/8/1997, purchased from Sayyed Abdul  
ed Sarvall Kheilmuz Khan, Aji Yunus Jardh  
uliza Jardh Abdul Wahab, Shri Sayyed  
han acting for self and (1) to (13) power of  
Sayyed Ikramuddin Baap Sayyed Ahmed  
al heirs (1) Smt. Raiza Mard Kalijun, (2)  
(3) Ikramuddin Pirjade, acting for 2A and as  
older, (3) Sayyed Mohammed Baap Sayyed  
Pirjade expired through legal heirs Smt.  
Mard Mohammed Ali Pirjade, (4) Mr. Sayyed  
ade, (5) Sayyed Hussain Ali Moh. Ali Pirjade,  
e Shahnaz Mard Sayyed Imtiaz Ujlin, (7) Smt.  
z Ali Sayyed Raiz-Ul-Hassan, (8) Smt. Ajmat  
Moh. Jalaluddin, (9) Smt. Faizda Rabana Mard  
Kadri, (10) Shri Sayyed Asadali Mohammed Ali  
r self and as power of attorney for 3A to 3D for a  
Rs.5,60,000/- dated 12/8/1997.

no. 832 dated 15/11/1997, records in respect of  
that Shriyudh Khatrijarkar Kashinath Bhor had  
of Rs.3,500/- from Bhiwandi Development Co-op.  
the society's name has been entered in the other  
It may ascertained whether the charge created by

- 1.19 By Document No. 9148 Mr. Yeshwant Pandurang Choudhari,  
Mr. Jalsukhlal Bharmal Sumeria and Mr. Gurunath Pandurang  
Choudhari sold survey no. 32 admeasuring 1 Hectare 06.2 Ares,  
survey no. 34, admeasuring 1 Hectare 20.4 Ares and survey no.  
49/1/1(part) admeasuring 0 Hectare 04.7 Ares, for a  
consideration of Rs.1,63,05,625/- to the Owner. Document No.  
9148 has been stamped with the stamp duty of Rs.9,78,830/-.
- 1.20 Mutation entry no. 1059 dated 14/12/2007, the Owner  
purchased the following lands from (1) Yeshwant Pandurang  
Choudhari, (2) Gurunath Pandurang Choudhari, (3) Jalsukhlal  
Bharmal Sumeria by sale deed dated 8/12/2007 for a  
consideration of Rs.1,63,05,625/- by registered sale deed  
document no. 9148 and pursuant to order no.  
Revenue/K1/TA/50493-A dated 27/11/2007 granted by the  
Collector, Thane, in respect of -

Survey No.	Area	Assessment
31/A	1-21-4	7.42
32	1-06-2	7.19
33	0-19-5	1.37
34	1-20-4	8.44
49/1/1P	0-04-7 + 0-00-5	0.13
Total	3-72-7	

2. In respect of survey no. 34 admeasuring 1 Hectare 20.4 Ares
- 2.1 Mutation entry no. 197 dated 29/3/1951, in respect of Survey  
Nos. 34 and other survey nos., Sayyad Ahammed Alikhan  
Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind  
wife Sugara Begum, husband Sayyad Ahmedali Khan,  
Ajaunnisa Begum father Sayyad Alikhan and son Sayyad  
Ikramuddin Sayyad Ahmedali Khan, Sayyad Mohamadali Sayyad  
Ahmedalikhhan Pirjade as per order passed in case no.  
R.T.S.S.R 8 HI dated 24/3/1951.
- 2.2 Mutation entry no.218 dated 20/9/1952, Suhra Begum Ahmmad  
Pirjade was the owner and Soni Nago Patil was tenant in  
respect of survey no. 56-8/2, 56/8, 63/9, 6-7, 6-11, 12-4, 90/2, 2-  
9, 32, 33, 34, 38, 49/5.
- 2.3 Mutation entry no. 307 dated 13/8/1956, records that as per  
Government order No. WTN/HS 3238 dated 23/9/1954, effective  
from 1/8/1955, Inama were abolished and Inam holders' rights  
were also abolished.



admeasuring 0 Hectare 14.2 Area and survey no. 50 admeasuring 1 Hectare 01.2 Area for a consideration of Rs.87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs.5,26,050/-.

- 4.18 Mutation entry no. 1058 dated 14/12/2007, the Owners purchased

Survey Nos	Area	Assessment
36/A(part)	0-28-5	1.81
36/2(part)	0-29-0	1.81
37(part)	0-27-5	1.82
49/4	0-14-2	1.25
50	1-01-2	7.19
Total	2-00-4	13.88

from Gurnath Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.87,67,500/- document no. 9147 and pursuant to order no. Revenue/K1/T8/50493-A dated 27/11/2007 granted by the Collector, Thane.

In respect of Survey No. 36/B admeasuring 0 Hectare 28-3 Area

- 5.1 Mutation entry no. 422 dated 15/10/1962, as per order passed in agricultural land tribunal and Mamiltdar Bhiwandi in case no. L. 3099, the agricultural tenant Mr. Pandu Vitlu was permitted to purchase for a consideration of Rs.282.95 from the owner Smt. Azdulla Bep Seyyed Ahmed Alikhan Pirjode, hence owners names was deleted.
- 5.2 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli.
- 5.3 Mutation entry no.545 dated 28/1/1977, records in respect of survey nos. 89/10, 89/12, 36/B, 44(p), 45 (p), 64/9(p) and 64/8 Pandu Vitlu Patil expired 15 years ago leaving behind Ganpat Pandu Patil, Valsalabal Waman Sulbi and Devkibal Mangalla.
- 5.4 Mutation entry no. 777 dated 16/2/1988 records in respect of survey no. 36/B, 37/B, 64/6, 89/10, 89/4, that Ganpat Pandu Patil expired on 4/9/1987, leaving behind Kum. Latabal Ganpat Patil, age 15 years, since minor represented through uncle Mr. Gurnath Raghunath Patil.
- 5.5 By order no. TNC/SP/Bhiwandi/SR-184/96 dated 12/12/1996, issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the BTAL for sale of the property bearing survey no. 36B admeasuring 0-28-3 Hectares and survey no. 37B admeasuring 0-28-3 Hectares to Smt. Valsalabal Waman Patil, Smt. Devakubal Mangalya Patil and Smt. Latabal Ganpat Patil. One of the conditions of the sale was that the sale

deed would be executed within a period of one month from the date of the order.

- 5.6 By Document No. 5795 Smt. Valsalabal Waman Patil, Smt. Latabal Ganpat Patil and Smt. Devakubal Mangalya Patil, the power of attorney Gurnath Pandurang Choudhari no. 36/B, admeasuring 0 Hectare 28.3 Area, admeasuring 0 Hectare 28.3 Area for a consideration of Rs.39,000/- in favour of Mansukulal Bhammal Sumera Document No. 5795 has been stamped with the stamp duty of Rs.27,000/-.
- 5.7 Mutation entry no. 364 dated 11/11/1987 records in respect of survey no. 36/B (0-28-3) and 37/B (0-28-3) that Bhammal Sumera purchased from Smt. Valsalabal Waman Patil, Smt. Devakubal Mangalya Patil and Smt. Latabal Ganpat Patil the power of attorney Gurnath Pandurang Choudhari no. 5795, for a consideration of Rs.1,75,000/- by sale deed no. 5795. Prior purchase permission under section 43 of the BTAL, TNC/SR/Bhiwandi/SR/84/96 dated 12/12/1996 obtained.
- 5.8 By Document No. 9145 Shri Mansukulal Bhammal Sumera survey no. 36, admeasuring 1 Hectare 27.2 Area, 36/B, admeasuring 3 Hectare 28.3 Area, survey no. 37, admeasuring 3 Hectare 28.3 Area, survey no. 37(part)2, 0 Hectare 28.3 Area, survey no. 37(part)2, 0 Hectare 28.4 Area, survey no. 37(part), admeasuring 11.8 Area, survey no. 37(part), admeasuring 11.8 Area for a consideration of Rs.1,23,75,000/- Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-.
- 5.9 Mutation entry no. 1058 dated 14/12/2007, records in respect of survey nos. 28(part)1, 28(part)2, 28(part)3, 29, 30(part), 30(part)2, 30(part)3, 31(b), 36, 36/B, 36(part), 37/B, 37(part)2, 37(part)3, 38/B, 41(part), 41(part)2, 41(part)3, 41(part)4, 42(part)1, 42(part)2, 42(part)3, 42(part)4, 43(part)1, 43(part)2, 43(part)3, 43(part)4, 44(part)1, 44(part)2, 44(part)3, 44(part)4, 45(part)1, 45(part)2, 45(part)3, 45(part)4, 46(part)1, 46(part)2, 46(part)3, 46(part)4, 47(part)1, 47(part)2, 47(part)3, 47(part)4, 48(part)1, 48(part)2, 48(part)3, 48(part)4, 49(part)1, 49(part)2, 49(part)3, 49(part)4, 50, 51(part)1, 51(part)2, 51(part)3, 51(part)4, 52(part)1, 52(part)2, 52(part)3, 52(part)4, 53(part)1, 53(part)2, 53(part)3, 53(part)4, 54(part)1, 54(part)2, 54(part)3, 54(part)4, 55(part)1, 55(part)2, 55(part)3, 55(part)4, 56(part)1, 56(part)2, 56(part)3, 56(part)4, 57(part)1, 57(part)2, 57(part)3, 57(part)4, 58(part)1, 58(part)2, 58(part)3, 58(part)4, 59(part)1, 59(part)2, 59(part)3, 59(part)4, 60(part)1, 60(part)2, 60(part)3, 60(part)4, 61(part)1, 61(part)2, 61(part)3, 61(part)4, 62(part)1, 62(part)2, 62(part)3, 62(part)4, 63(part)1, 63(part)2, 63(part)3, 63(part)4, 64(part)1, 64(part)2, 64(part)3, 64(part)4, 65(part)1, 65(part)2, 65(part)3, 65(part)4, 66(part)1, 66(part)2, 66(part)3, 66(part)4, 67(part)1, 67(part)2, 67(part)3, 67(part)4, 68(part)1, 68(part)2, 68(part)3, 68(part)4, 69(part)1, 69(part)2, 69(part)3, 69(part)4, 70(part)1, 70(part)2, 70(part)3, 70(part)4, 71(part)1, 71(part)2, 71(part)3, 71(part)4, 72(part)1, 72(part)2, 72(part)3, 72(part)4, 73(part)1, 73(part)2, 73(part)3, 73(part)4, 74(part)1, 74(part)2, 74(part)3, 74(part)4, 75(part)1, 75(part)2, 75(part)3, 75(part)4, 76(part)1, 76(part)2, 76(part)3, 76(part)4, 77(part)1, 77(part)2, 77(part)3, 77(part)4, 78(part)1, 78(part)2, 78(part)3, 78(part)4, 79(part)1, 79(part)2, 79(part)3, 79(part)4, 80(part)1, 80(part)2, 80(part)3, 80(part)4, 81(part)1, 81(part)2, 81(part)3, 81(part)4, 82(part)1, 82(part)2, 82(part)3, 82(part)4, 83(part)1, 83(part)2, 83(part)3, 83(part)4, 84(part)1, 84(part)2, 84(part)3, 84(part)4, 85(part)1, 85(part)2, 85(part)3, 85(part)4, 86(part)1, 86(part)2, 86(part)3, 86(part)4, 87(part)1, 87(part)2, 87(part)3, 87(part)4, 88(part)1, 88(part)2, 88(part)3, 88(part)4, 89(part)1, 89(part)2, 89(part)3, 89(part)4, 90(part)1, 90(part)2, 90(part)3, 90(part)4, 91(part)1, 91(part)2, 91(part)3, 91(part)4, 92(part)1, 92(part)2, 92(part)3, 92(part)4, 93(part)1, 93(part)2, 93(part)3, 93(part)4, 94(part)1, 94(part)2, 94(part)3, 94(part)4, 95(part)1, 95(part)2, 95(part)3, 95(part)4, 96(part)1, 96(part)2, 96(part)3, 96(part)4, 97(part)1, 97(part)2, 97(part)3, 97(part)4, 98(part)1, 98(part)2, 98(part)3, 98(part)4, 99(part)1, 99(part)2, 99(part)3, 99(part)4, 100(part)1, 100(part)2, 100(part)3, 100(part)4.
6. In respect of Survey No. 36(part) admeasuring 0 Area
- 6.1 Mutation entry no. 804 dated 21/1/1980 records in respect of survey no. 36(part) as per order passed by the agricultural land tribunal bearing no. 804, the tenant Mr. Motra purchased from owner viz., Mr. Sugara Begum Ma





divisional officer vide order no. Revenue case no. TNC/SP/Bhiwandi/SR/226 dated 31/5/1998 permitted sale of property by tenant, hence the restriction under section 43 of BTAL was removed. The purchaser is an agriculturist. The above entry was made pursuant to order no. 12259 dated 15/10/1996 passed by agricultural land tribunal.

7.4 By order no. TNC/SP/Bhiwandi/SR-226/95 dated 31/5/1996, issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the BTAL for sale of the property bearing survey no. 36A (part) admeasuring 0-28-5 Hectares, survey no. 37(part) admeasuring 0-27-5 Hectares and survey no. 36(part) admeasuring 0-29-0 Hectares to Mr. Nakul Pappu Patil, Gurunath Raghu Patil, Gangubai Krushna Warshi, Bijabai Harku, Dwarkabai Dhago and Smt. Surabai Shakil Munde, subject to terms and conditions contained therein including that the sale be executed within a period of one month from the date of the order.

7.5 By Document No. 4184, (1) Shri Nakul Pappu Patil, (2) Smt. Sarabai Shalk Munde, sold survey no. 36(part) admeasuring 0 Hectare 29.0 Ares for a consideration of Rs.58,000/- in favour of Mr. Gurunath Pandurang Choudhari. Document No. 4184 has been stamped with the stamp duty of Rs.4,640/-.

7.6 By Document No. 9147, Shri Gurunath Pandurang Choudhari sold survey no. 36A(part) admeasuring 0 Hectare 28.5 Ares, survey no. 36/2(part), admeasuring 0 Hectare 29.0 Ares, survey no. 37/1(part) admeasuring 0 Hectare 27.5 Ares, survey no. 49/4 admeasuring 0 Hectare 14.2 Ares and survey no. 50 admeasuring 1 Hectare 01.2 Ares, for a consideration of Rs.87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs.5,26,050/-.

7.7 Mutation entry no. 1058 dated 14/12/2007, Owner purchased

Survey Nos	Area	Assessment
36/A(p)	0-28-5	1.81
36/2(p)	0-29-0	1.81
37(p)	0-27-5	1.82
49/4	0-14-2	1.25
50	1-01-2	7.19
Total	2-00-4	13.88

from Gurunath Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.87,67,500/- by registered sale deed document no. 9147 and pursuant to order no. Revenue/K1/T8/50493-A dated 27/11/2007 granted by the Collector, Thane.

8. In respect of Survey No. 37(part) admeasuring 0 Hectare Area

8.1 Mutation entry no. 419 dated 15/10/1964, records that order passed by Agricultural Land Tribunal in case No. tenant Babu Raghu Patil was permitted to purchase for a consideration of Rs.165.35, from the owner Shri Ajijunji Sayyad Ahmad Aikhan Pijade under BTAL.

8.2 Mutation entry no. 865 dated 8/12/1995 records in respect of survey no. 64/30B, 37(part), 16/A that Babu Raghu Patil on 29/8/1993, leaving behind Ramdas Babu Patil - son of 10 years, Kantabai Balku Patil Nakul Shekar - daughter of 10 years, Sitabai Babu Patil - daughter age 25 years.

8.3 By order no. TNC/SP/Bhiwandi/SR-226/95 dated 31/5/1996 issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the BTAL for sale of the property bearing survey no. 36A(part) admeasuring 0-28-5 Hectares and survey no. 37(part) admeasuring 0-27-5 Hectares and survey no. 36(part) admeasuring 0-29-0 Hectares to Mr. Nakul Pappu Patil, Gurunath Raghu Patil, Gangubai Krushna Warshi, Bijabai Harku, Dwarkabai Dhago and Smt. Surabai Shakil Munde, subject to the terms and conditions contained therein including that the sale deed be executed within a period of one year from the date of the order.

8.4 By Document no. 4083, Mr. Ramdas Babu Patil, Mrs. Kantabai Balku Patil, Mrs. Hausabai Nakul Patil, Smt. Vithabai Harishchandra Jadhav and Smt. Sitabai Babu Patil, acting through general power of attorney holder, Mr. Gurunath Pandurang Choudhari sold survey no. 37(C(part)), admeasuring 0 Hectare 11.8 Ares, for a consideration of Rs.1,57,000/-, to Mr. Mansukhlal Bharmal Sumeria. Document No. 4083 has been stamped with the stamp duty of Rs.12,560/-.

8.5 Mutation entry no. 890 dated 18/11/1996 records in respect of survey no. 37C(part) and survey no. 16 that Mansukhlal Bharmal Sumeria purchased from Ramdas Babu Patil Kantabai Balku Patil, Hausabai Nakul Patil, Vithabai Harishchandra Jadhav and Sitabai Babu Patil, acting through general power of attorney holder, Mr. Gurunath Pandurang Choudhari, for a consideration of Rs.1,57,000 dated 13/9/1996. Pursuant to case no. Revenue/tenancy/ TNC/SP/Bhiwandi/SR/53/96 dated 20/8/1996 permission was granted under section 43 of BTAL.

8.6 Mutation entry no. 891 dated 15/10/1996 records that in respect of survey no. 37(part) M certificate was issued under BTAL, whereby Babu Rago Patil purchased from Ajijunisa Beg Sayed Ahmed Ali Khan for a consideration of Rs. 165.35, as per order

Patil acting through power of attorney holder Mansuklal Bhamral Sumria for consideration of Rs. 4,74,000/- dated 5/7/2003 as permission of the sub-district officer Bhiwandi was obtained hence the restrictions under section 43 of the BTAL was removed

13.7 By Document No. 9144 Shri Yeshwant Pandurang Choudhari sold survey no. 49/1 (part) admeasuring 1 Hectare 17.5 Ares, survey no. 49/3 admeasuring 0 Hectare 17.2 Ares, 49/5 admeasuring 0 Hectare 18.7 Ares, 49/6 admeasuring 0 Hectare 23.3 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.46,15,625/- in favour the Owner. It is further mentioned in the document that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 60 feet access approach road to the purchasers' property and if the sale does not happen, then the vendor shall sell the 60 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,76,960/-.

13.8 Mutation entry no. 1057 dated 12/12/2007, the Owners purchased the following survey nos. from Yeshwant Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.46,15,625/- by document no. 9144 and pursuant to order no. Revenue/K1/TA/50493-A dated 27/11/2007 granted by the Collector, Thane, in respect of -

Survey No.	Area	Assessment
49C	1-13-8	2.62
49/1 part 1	1-17-5	1.70
49/3	0-17-2	1.56
49/5	1-18-7	1.62
49/6	0-23-3	2.00
49/8	0-04-0	0.19
49/9	0-11-0	0.19
Total	1-06-6	

14. In respect of Survey No. 49/1/2 admeasuring 0 Hectare 18.0 Ares

14.1 Mutation entry no. 431 dated 16/10/1962 in respect of survey nos. 14/1½(p), 49/1, as per order passed by Taluka and agricultural tribunal, Additional Mameldar Bhiwandi vide Case No. L 3045, Azizunniza Baap Sayyed Ahmed Alkhan Pirjode and 3 others were the previous owners whose agricultural tenants were Nago Narayan Patil, the tenants purchased the lands for consideration of Rs.202.10 under section 43 of BTAL, hence the name of the owners were deleted from the revenue records.

14.2 Mutation entry no. 613 dated 14/1½(part), 49/1, M cer whereby the tenant Nago Narayan Patil was deleted from the revenue records for Rs. 202/- hence the change

14.3 By Document No. 6749 Survey no. 49/2 admeasuring 0 Hectare 17.2 Ares, 49/1/2 admeasuring 0 Hectare 18.7 Ares, 49/6 admeasuring 0 Hectare 23.3 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.1,83,750/-.

14.4 Mutation entry no. 981 dated 6/12/2007, the Owners purchased the following survey nos. from Yeshwant Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.46,15,625/- by document no. 9144 and pursuant to order no. Revenue/K1/TA/50493-A dated 27/11/2007 granted by the Collector, Thane, in respect of -  
 14.5 By Document No. 4172 Survey no. 49/1/2 admeasuring 0 Hectare 18.0 Ares, for a consideration of Rs.1,00,000/-, stamp duty of Rs.100/-.

14.5 By Document No. 4172 Survey no. 49/1/2 admeasuring 0 Hectare 18.0 Ares, for a consideration of Rs.1,00,000/-, stamp duty of Rs.100/-.

14.6 Mutation entry no. 1113 dated 16/10/1962, the Owners purchased the following survey nos. from Yeshwant Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.15,42,800/- by document no. 4172.

14.7 By Document No. 4209 Mr. V. S. Patil acting through power of attorney holder Mansuklal Bhamral Sumria for consideration of Rs. 4,74,000/- dated 5/7/2003 as permission of the sub-district officer Bhiwandi was obtained hence the restrictions under section 43 of the BTAL was removed



Survey No.	Area	Assessment
51/part	0-28-0	1.22
52/1 part	0-5-3	0-06
52/2 part	0-49-0	4.5
52/4/1 part	0-04-0	0.04
52/5A part	0-04-0	0.04
52/5B part	0-01-0	0.01
52/6 part	0-01-0	0.05
53/7 part	0-02-0	0.10
53/10 part	0-00-8	--
53/11 part	0-04-0	3.04
53/15 part	0-01-0	-
57/2 part	0-37-0	5.5
57/3 part	0-08-0	0.02
60/2 part	0-00-2	0.02
60/3 part	0-03-5	0.52
60/4 part	0-02-5	0.03

24.7 Mutation entry 704 dated 21/4/1985 in respect of Survey No. 51, 3/12, 49/9, 53/18, 1/2, 54/16, 1/10, 50, 27/2, 1/9, 64/17, 2/10, 87/2 and 1/2, Mr. Kalya Nago Patil expired on 11/3/1985 leaving behind Sudam Kalya Patil, Housabai Bala Patil, Bakdabal Govind Bhoir, Barkubal Dashrat Karbharl.

24.8 Mutation entry no. 746 dated 10/9/1988, Sudam Patil expired in August 1986 leaving behind (1) Smt. Devkubal Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandinibai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos. 1/2, 1/10, 3/12, 49/9, 53/18, 54/16, 1/9, 2/10, 27/2, 50/8, 51/8, 64/17, 87/2, 2/2, 2/9, 3/5, 3/7, 6/7, 6/11.

24.9 Mutation entry no.789 dated 13/12/1989, in respect of Survey No. 1/2, 1/9, 2/10, 27/2, 50, 51, 64/17, 87/2 Devkubal Sudam Patil expired and leaving behind Balram Sudam Patil, Harichandra Sudam Patil, Ranjana Sudam Patil, Nandabal Sudam Patil and Vandana Sudam Patil.

24.10 Mutation entry no.792 dated 2/1/1990, in respect of Survey No. 1/2, 1/9, 2/10, 27/2, 50, 51, 64/17, 87/2 Devkubal Sudam Patil expired about six months ago leaving behind Balaram Sudam Patil, Harichandra Sudam Patil, Ranjana Sudam Patil, Nandabal Sudam Patil and Vandana Sudam Patil.

24.11 Mutation entry no. 804 dated 5/3/1991, in respect of Survey No. 51/part, 52/2/part, 52/3, 52/4/1, 52/4/2, and other lands were

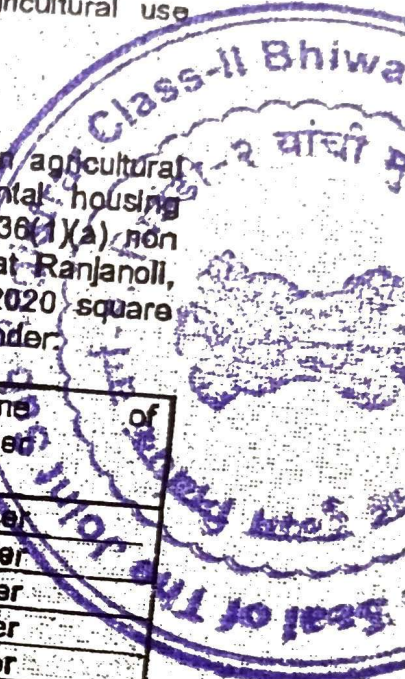
Owner	00'0 01-7	0-20-0 0-38-9	81/89 53/16
-------	--------------	------------------	----------------

... within the plot area subject to conditions contained therein including that (a) the Owner are required to re-align existing Nala passing through rental housing plot along the edge of the plot, (b) MMRDA shall not receive and less than 25% of the total proposed land with FSI of one of total proposed land; (c) the validity of the locational clearance issued to the Owner has been extended by 6 months; (d) the Owner are required to approach the concerned authority for non agricultural use permission.

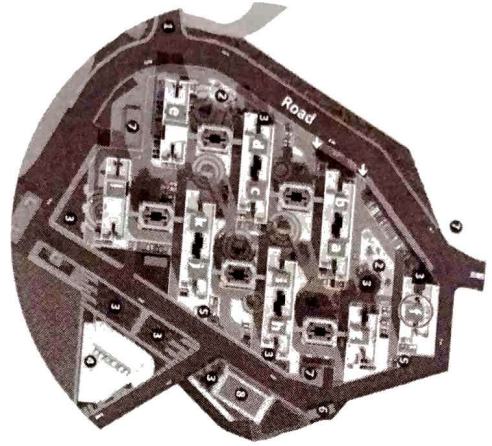
33. PERMISSION

The Sub Divisional Officer has stated that for non agricultural use, Owner had applied for permission for rental housing scheme under section 63(1) of BTAL and rule 36(1)(a) non agricultural use rules, 1956, in respect of land at Ranjanoli, Taluka Bhiwandi, admeasuring in aggregate 102020 square meters. The Permission describes the property as under:

Survey No.	Area In Hectares & Ares.	Assessment	Name of owner
32	1-08-2	7-19	Owner
34	1-20-4	8-44	Owner
35	1-27-2	8-44	Owner
36/A(part)	0-28-5	1-81	Owner
36/B	0-28-3	1-81	Owner
36/1	0-28-5	1-81	Owner
36/2	0-29-0	1-81	Owner
37/1	0-27-5	1-82	Owner
37/2	0-26-4	1-82	Owner
37/B	0-26-3	1-82	Owner
37/C	0-11-8	2-44	Owner
49/1/1B	0-17-5	1-08	Owner
49/1/2	0-18-0	1-70	Owner
49/2	0-52-4	1-72	Owner
49/3	0-17-2	5-06	Owner
49/4	0-14-2	1-58	Owner
49/5	0-18-7	1-25	Owner
49/6	0-23-3	1-82	Owner
49/7	0-12-4	2-00	Owner
49/8	0-04-0	1-19	Owner
49/9	0-11-0	0-19	Owner
50	1-01-2	0-19	Owner
51(part)	0-39-3	7-19	Owner
52/2(part)	0-50-0	3-32	Owner
52/4/2	0-03-8	4-50	Owner
53/1A and 53/8	0-38-1	0-42	Owner
		5-72	Owner



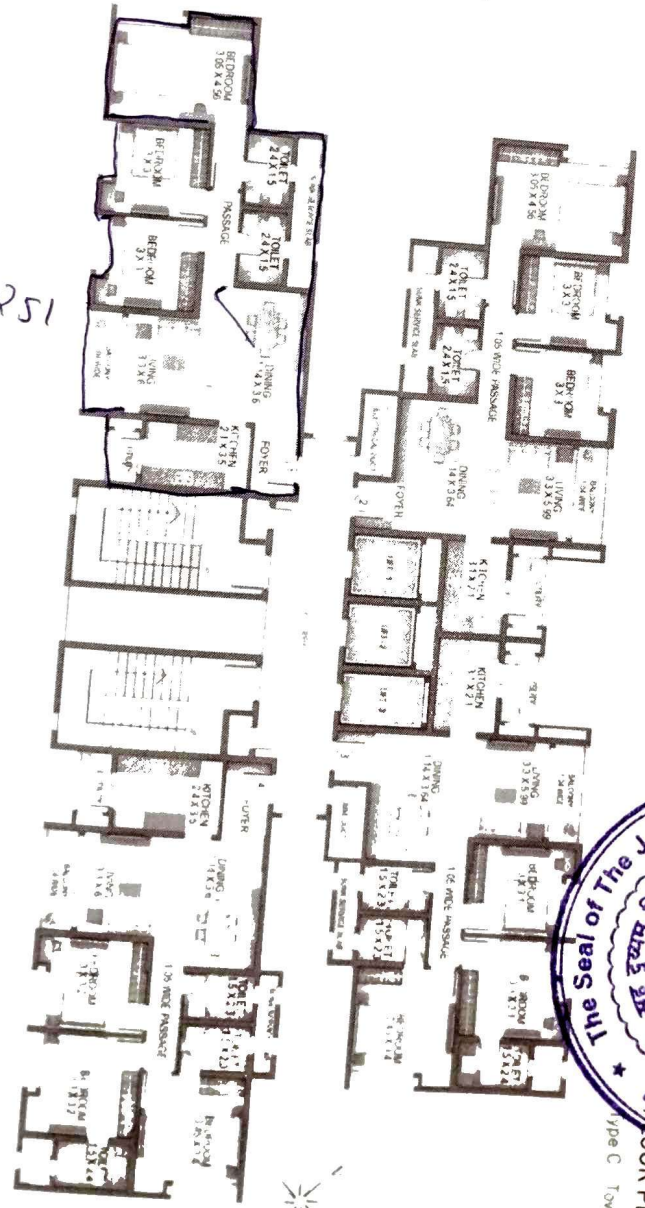
45-2  
 द.क्र. 4320 / 2020  
 932 / 9CE



PROJECT KEY PLAN

FLOOR NOS	1.00	2.00	3.00	4.00
GR/GA GARHPT AREA	87.67	85.62	86.44	90.01
GR/GA GARHPT AREA	943.68	921.58	930.39	968.82

F-251



FLOOR PLAN  
 Type C Tower F



*Handwritten signatures and initials at the bottom of the page.*



# ANNEXURE K

Authenticated copy of the registration certificate of the Phase II Project under the Real Estate (Regulation and Development) Act 2016.



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

बवड-२
द.क्र.५३२७/३-३-
१४२/१८६

This registration is granted under section 5 of the Act to the following project under project registration number P61700000308

Project *Amantra Phase 2 Plot Bearing / CTS / Survey / Final Plot No SNo 49part, HissaNo 1to9, 50 Part,51 Part,52 Part, HissaNo 2, 4/2, 53 Part,HissaNo 1Aand8, SNo 16,18 at Ranjnoli, Bhrwandi, Thane, 421302*

- 1 **Tata Housing Development Company 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 15/07/2017 and ending with 31/03/2018 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. Vikram Chavan and Prashant  
(Secretary, Maharashtra RA)  
Date 7.12.2017 04:56 AM

Dated 15/07/2017  
Place Mumbai



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



**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 re  
P51700000308

Project: **Amantra Phase 2 Plot Bearing / CTS / Survey / Final Plot No.: SNo 49part, HissaNo 1to  
Part, HissaNo 2, 4/2, 53 Part, HissaNo 1AandB, SNo 16, 18 at Ranjnoli, Bhiwandi, Thane, 421302**

1. **Tata Housing Development Company Limited** having its registered office / principal place of  
**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  
allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Ma  
(Regulation and Development) (Registration of Real Estate Projects, Registration of Rea  
of Interest and Disclosures on Website) Rules, 2017,  
• The promoter shall deposit seventy percent of the amounts realised by the promoter in a s  
maintained in a schedule bank to cover the cost of construction and the land cost to be use  
as per sub-clause (D) of clause (1) 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 pro  
from time to time, shall be deposited in a separate account to be maintained in a sched  
cost of construction and the land cost and shall be used only for that purpose, since the  
the project is less than the estimated cost of completion of the project.  
• The Registration shall be valid for a period commencing from 15/07/2017 and ending  
by the Maharashtra Real Estate Regulatory Authority in accordance with secti  
provisions of the Act and the rules and regulations ma  
als from the competent authorities



प्ररूप 19

(अधिनियम की धारा 32(1) देखें)

**ECOHOMES TOWNSHIPS PRIVATE LIMITED**

को

**ECOHOMES TOWNSHIPS LLP**

में

संपरिवर्तित करने संबंधी रजिस्ट्रीकरण प्रमाण पत्र

एनएनपी पहचान संख्या : AAA-3078

2010

में प्रमाणित करता हूँ कि

**ECOHOMES TOWNSHIPS LLP**

को आज सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 58(1) के अनुसरण में आज रजिस्ट्रीकृत किया गया है।  
मेरे हस्ताक्षर से दिल्ली पर आज 13th day of December, Two Thousand Ten को दिया गया।

**Form 19**

[See Rule 32 (1)]

**Certificate of Registration on Conversion**

**Of**

**ECOHOMES TOWNSHIPS PRIVATE LIMITED**

**to**

**ECOHOMES TOWNSHIPS LLP**

**LLP Identity Number : AAA-3078**

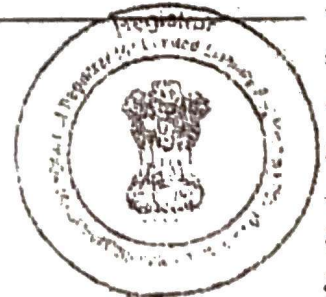
2010

I hereby certify that **ECOHOMES TOWNSHIPS LLP** is this day registered pursuant to section 58(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Delhi this 13th day of December, Two Thousand Ten.

*B. Srikumar*

(B. Srikumar)  
Asst. Registrar



Address:-


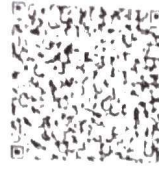
**ECOHOMES TOWNSHIPS LLP**  
271, 7th Floor, Bldg, No.2, Solitaire Corporate Park,  
Andheri Kurla Road, Chakala, Andheri (E)  
Mumbai City, Mumbai  
Maharashtra-400 093

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT OF INDIA

PARAG MADAN BHAKE  
MADAN DATTATRAYA BHAKI

12/04/1983  
Permanent Account Number  
ANCPB7615H

आपका आधार क्रमांक / Your Aadhaar No. :

**4905 9323 3919**

मेरा आधार, मेरी पहचान

**भारत सरकार**  
Government of India



व्रुशली पराग भाके  
Wrushali Parag Bhake  
पति पराग मदन भाके  
Husband: Parag Madan Bhake  
जन्म तिथि / DOB: 02/11/1987  
महिला / Female



**4905 9323 3919**

मेरा आधार, मेरी पहचान

**भारत सरकार**  
GOVERNMENT OF INDIA




हर्षदा वैभव धाव  
Harshada Vaibhav Dhabe  
जन्म वर्ष / Year of Birth: 1987  
स्त्री / Female




**9618 0412 4782**

आधार - सामान्य माणसाचा अधिकार

**भारत सरकार**  
GOVERNMENT OF INDIA



पराग मदन भाके  
Parag Madan Bhake  
जन्म तिथि/DOB: 12/04/1983  
पुरुष/ MALE




**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

WRUSHALI PRADIP AWADHUT

PRADIP NILKANTHRAO AWADHUT

02/11/1987  
Permanent Account Number  
AOPPA0790J



Signature

बत ड-र


भारत सरकार / 2020  
GOVT. OF INDIA  
90919CE

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

VIDHI ARVINDBHAI MACHHAR  
ARVINDBHAI AMRUTLAL MACHHAR

09/01/1990  
Permanent Account Number  
CEHPM4882D



Signature

**भारत सरकार**  
GOVERNMENT OF INDIA



विधी अरविदभाई मच्छर  
Vidhi Arvindbhai Machhar  
DOB: 09-01-1990  
Gender: Female



**7347 3407 2490**

आधार - आम आदमी का अधिकार

**भारत सरकार**  
Government of India



सुनील मुरलीधर वाघ  
Sunil Murlidhar Wagn  
जन्म वर्ष / Year of Birth: 1983  
पुरुष / Male



**5024 9452 3348**

आधार - सामान्य माणसाचा अधिकार

5024 9452 3348

The Seal of The Joint Sub Registrar  
सामान्य माणसाचा अधिकार  
जि. ठाणे

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

WRUSHALI PRADIP AWADHUT

PRADIP NILKANTHRAO AWADHUT

02/11/1987

Permanent Account Number

AOPPA0790J

Signature



ब. व. डे-२



**AMANTRA**  
THE CROWN JEWEL OF THE NEW BKC.

the due and proper performance and compliances of all the terms and conditions of the sale document by the purchaser.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created any encumbrances on the property allotted to the purchaser. We reserve our right to mortgage the property with any Financial Institution as a security for the financial assistance provided to us by such Financial Institution. However a No Objection from the Financial Institution shall be obtained for releasing the property from the Lien.

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the purchaser, we are agreeable to accept STATE BANK OF INDIA as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser. We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "**TATA HOUSING KALYAN PROJECT SALES PROCEEDS A/C 2**"

**Bank Name: State Bank of India,**  
**Branch Name: CAG, MUMBAI (09995) Branch,**  
**Account No. 36977122091**  
**IFSC Code: SBIN0009995**

9. In case of cancellation of the Agreement for Sale for any reason, we shall refund the amount by crossed cheque favouring the Bank A/C of **Mrs Wrushali Pradip Awadhut and Mr Parag Madan Bhake** (name of the purchaser)", and forward the same to you directly subject to the deductions provided for under the Sale documents.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **Board Resolution meeting held on 26<sup>th</sup> Nov, 2019**

Thanking you,

Yours faithfully,  
for **TATA HOUSING DEVELOPMENT CO. LTD.**

Authorized Signatory



AMANTRA  
THE CROWN JEWEL OF THE NEW BKC.



Date: 07<sup>th</sup> Oct, 2020

To:  
**Assistant General Manager**  
**State Bank of India,**  
**RBO, Navi Mumbai – 400 614**

Dear Sir,

We, M/s. Tata Housing Development Company Ltd., here by certify that;

1. We have transferable rights to the property described below, which has been allotted by us to Mrs Wrushali Pradip Awadhut and Mr Parag Madan Bhake herein after referred to as "the purchaser", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for Sale dated 28<sup>th</sup> Sept, 2020

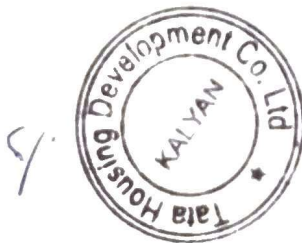
Description of the property	Amantra Residential Township
Flat No./ House No.	F-251
Floor No.	Twenty Fifth (25)
Building No./Name	Tower F
Plot No./ Gut No.	S.R.No.: 32, 34, 35, 36/A(Pt.), 36/B, 36/1(Pt.), 36/2(Pt.), 37/(Pt.) i.e. 37/1, 37/(Pt.) i.e. 37/B, 37/(Pt.), 37/(Pt.) i.e. 37/(Pt.)2, 49/1/1(Pt.) i.e. 49/1/A(Pt.), 49/1/1(Pt.) i.e. 49/1/1B, 49/1/2, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50, 51/1(Pt.), 52/2(Pt.), 52/4/2, 53/1A and 53/8, 53/16(Pt.), 53/18
Street No./ Name	Village: Ranjnoli
Locality Name	Ranjnoli
Area Name	Bhiwandi
City Name	Tal. : Bhiwandi
Pin Code	421302

2. That the total consideration for this transaction is **Rs. 8383895/- (Rupees Eighty Three Lakhs Eighty Three Thousand Eight Hundred Ninety Five Only)** towards the said document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the purchaser, at him/her own costs, charges, risks and consequences mortgaging the property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to him/her subject to

1



CIN - U45300MH1942PLC003573

Site Address

401200, Indi

25112020134724

NERUL EAST (11785)

1228

2-200204020510

For Proposals upto ₹ 50 Lacs

Please Tick

Saving A/C No: 32255713809 Branch FILE No.: \_\_\_\_\_

CIF NO: ① 85434247260 Tie up no. (if applicable) 2110120

OS Reference No: ② 88244181132 PAL/Take Over/NEW/Resale/Top up

OS Reference No: ③ 21076130

Applicant Name: Mrs INRUSHALI AWADHUT

Co-Applicant Name: Mr PARAG BHAKRE

Contract (Resi.): \_\_\_\_\_ Mobile: 9769983348

Loan Amount: 1440000/- Tenure: 360 Months

Interest Rate: 5.5% EMI: sent to OAD

Loan Type: TERM LOAN SBI LIFE: No

Sec. Loan: ✓ Maxgain: -

Home Top up: -

Property Location: ~~BHIA~~ BHIWANDI

Property Cost: 9160000/-

Name of Developer / Vendor: TATA AMANTRA Phase 2.

Zone - III ZONE - II Branch: NERUL EAST (Code No) 11785

Contact Person: Jayendra T (4168771) Mobile No. 9920644331

Name of RACPC Co-ordinator along with Mob No: \_\_\_\_\_

	DATE
ARCH - 1	✓
ARCH - 2	
EVALUATION - 1	TIE-UP
EVALUATION - 2	

	DATE
RESIDENCE VERIFICATION	✓
OFFICE VERIFICATION	✓

LOS ID: 39745248889

A/C: \_\_\_\_\_

*(Handwritten notes on the right side of the form)*

Make 13.6

01/02/20

01/02/20

Ref



NERUL EAST (11785)

Staff

1229

### For Proposals upto ₹ 50 Lacs

Please Tick

T2-200204021742

Saving A/C No: 32255713809	Branch FILE No.:
CIF NO. ① 85434247240 ② 88244181132	Tie up no. (if applicable) ✓
LOS Reference No.: 21145196	PAL/Take Over/NEW/Resale/Top-up

Applicant Name: Mrs LIRUSHALI AWADHUT PF-5962617

Co-Applicant Name: PARAG BIHARE

Contract (Resi.): *Commercial* Mobile: 9769983348

Loan Amount: 5560000/- Tenure: 360 Months

Interest Rate: 6.95% (7.00) EMI:

Loan Type: TERM LOAN SBI LIFE: NO

Hsg. Loan  Maxgain

Realty  Home Top up

Property Location: BHIWANDI

Property Cost: 9160000/-

Name of Developer / Vendor: TATA AMANTRA Phase 2

RBO - III ZONE - II Branch: NERUL E (Code No) 11785

Contact Person: Jeevendra T (4163771) Mobile No. 9920644331

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	✓	RESIDENCE VERIFICATION	✓
SEARCH - 2	-	OFFICE VERIFICATION	✓
VALUATION - 1	TIE-UP	SITE INSPECTION	
VALUATION - 2	-		

LOS ID: 39921580269

004

10/6/20

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14

501 2311280302 28

46AD46202311005169/20

2221

LOAN A/C No. :	LOS No.:
CIF NO. (1) :	CIF NO. (2) :
CIF NO. (3) :	PAL/Take Over/NEW/Resale/Top up

Applicant Name Wrushali Parag Bhake  
 Co - Applicant Name Parag Madan Bhake

Contact (Resi.) : \_\_\_\_\_ Mobile : 9769983348

Loan Amount : <u>11,00,000</u>	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE :
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up <u>11,00,000</u>

Property Location : \_\_\_\_\_  
 Property Cost : \_\_\_\_\_  
 Name of Developer/Vender : A Namita (Nerul East)

RBO - III ZONE - THANE Branch : NERUL (E) (Code No ) 11785

Contact Person : \_\_\_\_\_ Mobile No: 9930275375

HLC / SSL / BRANCH : \_\_\_\_\_

	DATE		DATE
SEARCH-1	<u>Inverin</u> <u>V.L. Legu</u> <u>10/11</u>	RESIDENCE VERIFICATION	<u>stall</u> <u>new</u>
SEARCH-2		OFFICE VERIFICATION	
VALUATION-1		SITE INSPECTION	
VALUATION-2			

\_\_\_\_\_

## ANNEXURE - G

ब व ड-२
द.क्र. ५३५१०/२०२०
१२८/१८६

1.	Details of the Unit	Unit No. F-251	
2.	Building Name / Number	TOWER F	
3.	Floor Plan of the Unit	Annexure H	
4.	Carpet Area of the Unit <sup>1</sup> (in sq. mtr and sq. ft)	87.67 sq. mtrs. equivalent to 943.68 sq. ft.	
5.	Exclusive Balcony / Verandah Area <sup>2</sup> (in sq. mtr and sq. ft) [if applicable]	5.21 sq. mtrs. equivalent to 56.08 sq. ft.	
6.	Exclusive Open Terrace Area <sup>3</sup> (in sq. mtr and sq. ft) [if applicable]	NA	
7.	Car Parking Spaces	Location -	Number
			1 Lower Stack
		Dependent <input type="checkbox"/>	Independent <input type="checkbox"/>
<i>[Please mention the number of covered car park(s). Mention '0' where not applicable.]</i>			
8.	Source of Funds	Self-Finance: Loan Required:	
9.	Source of Booking	Direct <input type="checkbox"/> Channel Partner <input type="checkbox"/> Sub Source: Referral (Vinayak P)	
10.	Real Estate Agent name (if applicable) and RERA Registration no <sup>#</sup>	a) Name _____ of _____ Entity:- _____ b) Seal _____ c) RERA Registration Number _____ validity up to _____ d) State of registration :-	
11.	Whether Applicant is an Employee of _____	Yes <input type="checkbox"/> No <input type="checkbox"/> (Tick as applicable) If Yes, provide a copy of the I-card/proof	

## TO WHOMSOEVER MAY CONCERN

This is to certify that the type of Bldgs. Mentioned in approved plan Dated: 27/06/2012 bearing no. SROT/BSNA/2501/BP/REVISED/RANJANOLI/02/506/2012 by Additional Municipal Commissioner, MMRDA, should be read in co-relation of the SVHL Marketing Numbering, as per the table below -

As per approval plans by Additional Municipal Commissioner, MMRDA vide no. SROT/BSNA/2501/BP/REVISED/RANJANOLI/02/506/2012

As per AMC MMRDA Approval No. Type	Plinth Area in Sq.Mt.	No. of Bldgs.	No. of Floors	As per the SVHL Marketing Numbering	Total Plinth Area in Sq.Mt.
<b>Phase I</b>					
C1	473.14	1	34	F	473.14
A2	522.55	1	24	B	522.55
A3	375.84	1	24	A	375.84
A4	522.55	1	24	D	522.55
A5	522.55	1	24	C	522.55
B6	683.38	1	24	E	683.38
D7	580.84	1	29	G	580.84
A8	522.55	1	29	I	522.55
A9	522.55	1	29	H	522.55
A10	5252.55	1	29	K	5252.55
A11	522.55	1	29	J	522.55
B12	683.38	1	29	L	683.38
<b>Phase II</b>					
C13	680.08	1	34	N	680.08
C14	472.76	1	34	M	472.76
C16	680.08	1	34	O	680.08
C15	680.08	1	34	P	680.08
D17	432.10	1	34	R	432.10
D18	656.94	1	34	Q	656.94

For M/s. Spaceage Consultant

*(Signature)*

(Ar. Devyani Khadilkar)  
No. CA/90/13184  
Mumbai : 400 080.





# मुंबई महानगर प्रदेश विकास प्राधिकरण

No SROT /BSNA/2501/BP/Amended/Ranjnoli-02/347 /2015

Date 26 JUN 2015

## COMMENCEMENT CERTIFICATE

- READ: 1) Commencement Certificate No. SROT /BSNA/2501/BP/ Amended /Ranjnoli-02/ 916/2013 dt. 28/11/2013  
 2) Commencement Certificate for Superstructure dt. 30/01/2013, 20/12/2013 & 20/11/2014  
 3) MMRDA's NOC for CC No. MMRDA/RHD/RHS - 24(II)/15/137, dt.03/06/2015.

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant M/s. Tata Housing Development Company Ltd, (POAH) Trade World, B - Wing, 2<sup>nd</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013 for the development of the proposed Rental Housing Project on land bearing S. No. 32Pt, 34Pt, 35Pt, 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, 51/1Pt, 52/2/3 Pt, 53/16Pt & 53/18 at Vill. Ranjnoli, Tal-Bhiwandi, Dist-Thane for Superstructure consisting of Upper Floor Level only for buildings of Sale Unit with details regarding the release of FSI and permissible built up area of 123395.20 sq.m (as mentioned in the Table-1 below) and total proposed built up area of 120737.90 sq.m (as mentioned in Table-2 below) as depicted on drawing sheet nos. 1 to 13 (Total 13 drawings) on the following conditions.

**Table-1**  
Following is the details of Permissible Built up area Releasable for Sale Component

Sr. No.	Details	FSI	Area (In Sq.m)
1.	Earlier Releasable	1.05	86378.64
2.	Now Releasable	0.45	37018.56
3.	Total	1.05	123395.20

**Table No. 2**  
Following are the details of built up area of buildings earlier approved & now proposed for CC for Superstructure of Sale Component

Bldg. No.	Earlier Approved			Now Proposed		
	No of Storey	Total Height in Metres (from Ground Lvl)	Total BUA (In sq.m)	No of Storey	Total Height in Metres (from Ground Lvl)	Total BUA (In sq.m)
A-2	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8181.40			
A-3	St. + 3 Lvl for Parking + 24 upper fl.	84.60	6528.20			
A-4	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8181.40			
A-5	St. + 3 Lvl for Parking + 24 upper fl.	84.60	8181.40			
A-8	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70			
A-9	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	98.10	5888.64
A-10	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	98.10	5887.98
A-11	St. + 3 Lvl for Parking + 09 upper fl.	41.10	3531.70	10 <sup>th</sup> floor level to 29 <sup>th</sup> floor level	98.10	5888.64
B-6	St. + 3 Lvl for Parking + 24 upper fl.	84.60	11380.92			
B-12	St. + 3 Lvl for Parking + 24 upper fl.	84.60	11380.92			
C-1	St. + 3 Lvl for Parking + 29 upper fl.	99.30	13400.67			
D-7	St. + 3 Lvl for Parking + 10 upper fl.	91.30	9817.37	20 <sup>th</sup> floor level to 34 <sup>th</sup> floor level	113.80	2571.25
Club House	St. + 3 Lvl for Parking + 1 upper fl.	34.30	3155.00	8 <sup>th</sup> floor level to 25 <sup>th</sup> floor level	98.10	8094.17
	NIL	NIL	NIL	Ground + 2 upper floors	8.65	3163.28
Total Built up Area (A)			82833.98			
Total Built up Area (B)				37803.94		
Grand Total of Built Area (A + B) = 120737.90 Sq.m						

Viz:-

- This permission/commencement shall not entitle the applicant to build on land which is not in his ownership in



बव ड-२  
द.क्र. ५३२७ / २०२०  
५०/१२६  
MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण  
OCCUPANCY CERTIFICATE

SROT/BSNA/2501/Occupancy Certificate/ Ranjanoli-02/1676 /2017

Date:

12 4 NOV 2017

To,

Mrs. Devyani Khadilkar,  
M/s Spaceage Consultants,  
B-106, Natraj Bldg,  
Mulund Goregaon Link Road, Mulund (W)  
Mumbai - 400080.

Sub: Issuance of Occupancy Certificate for the Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component of the proposed Rental Housing Project on land bearing S. No. 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/Cpt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane.

- Ref:
1. MMRDA's Commencement Certificate under No. SROT/BSNA/2501/BP/Ranjanoli 02/114/2010, dt.19/03/2010.
  2. MMRDA's revised Commencement Certificate under No. SROT/BSNA/ 2501/BP/ Revised / Ranjanoli-02/506/2012, dt.27/06/2012.
  3. MMRDA's amended Commencement Certificate under No. SROT/BSNA/250/BP/ Amended / Ranjanoli-02/916/2013, dt.26/11/2013.
  4. MMRDA's Rental Housing Division, letter for NOC for occupation certificate, dt. 15.11.2017.
  5. Letter of M/s. Spaceage Consultants, dt. 31.10.2017.

Madam,

Development work of Building 2B of Rental Component & Buildings A8, A9, C1 & D7 of Sale Component on land u/r with the total Built-up Area, Nos. of floors & Height as given in the table no. (1) below, completed under the supervision of the Architect Mrs. Devyani Khadilkar of M/s Spaceage Consultants, Site Supervisor Shri. Mahendra Kasbe and Structural Engineer Shri. Shekhar C. Ghate of M/s. Optimal Consultancy Services Pvt. Ltd and as reflected in set of drawings having drawing nos. 01/21 to 21/21 (total drawings 21 nos.) may be occupied on the following conditions:-

Table No. 5 ( Indicating details of Rental Building & Sale Building for which Occupation Certificate is hereby by granted).

Sr.No	Building No.	Height in Metres	Total BUA (In Sq.m)
Rental Building:			
1.	2B	67.55	21593.13
		Total (A)	21593.13

