

24/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 25906/2022

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6858000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5701284.4
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सी - 2704, माळा नं: 27 वा मजला, इमारतीचे नाव: आशर मेट्रो टॉवर्स विंग सी, ब्लॉक नं: म्हाडा प्लॉट क्षेत्र,वर्तक नगर,ठाणे पश्चिम, इतर माहिती: सदनिकेचे क्षेत्र - 37.12 चौ मीटर कार्पेट,सोबत 1 कार पार्किंग सहित...(झोन नं - 6 / 23 - 3 ड) ((Plot Number : 2 TO 4 AND 7 TO 9 ;))
(5) क्षेत्रफळ	1) 37.12 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:-श्री साईबाबा गृहनिर्मिती प्रा लि तर्फे अधिकृत स्वाक्षरीकर्ता प्रकाश डाह्याभाई परमार तर्फे कबुलीजवाबा करिता कु सु म्हणून संदीप रघुनाथ कारंडे वय:-34; पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला , इमारतीचे नाव: बी पी एस प्लाझा, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: देवीदयाल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AANCS5231K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दर्शन संजय कांबरी वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र - 301, वी विंग, माळा नं: 3 रा मजला, इमारतीचे नाव: लक्ष्मी नारायण विल्डिंग, ब्लॉक नं: एन के टी कॉलेज समोर, ठाणे पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-FYLPK6311N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	25906/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6

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दस्ता क्रमांक २५००६ / २०२२
२/१२०



GRN	MH011101203202223E	BARCODE					Date	23/11/2022-19:59:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	DARSHAN SANJAY KAMBARI					
Location	THANE			Flat/Block No.	FLAT NO. C-2704, 27TH FLOOR, ASHAR METRO					
Year	2022-2023 One Time			Premises/Building	TOWERS, WING C					
Account Head Details		Amount In Rs.		Road/Street	VARTAK NAGAR, VILLAGE MAJIWADE					
0030046401	Stamp Duty		480100.00	Area/Locality	TAL AND DIST THANE					
0030063301	Registration Fee		30000.00	Town/City/District						
				PIN	4 0 0 6 0 6					
				Remarks (If Any)	SecondPartyName=SHREE SAIBABA GRIHANIRMITI PRIVATE LIMITED-					
				Amount In	Five Lakh Ten Thousand One Hundred Rupees Only					
Total			5,10,100.00	Words						
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332022112410004	2778706070					
Cheque/DD No.		Bank Date	RBI Date	23/11/2022-20:00:12	Not Verified with RBI					
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

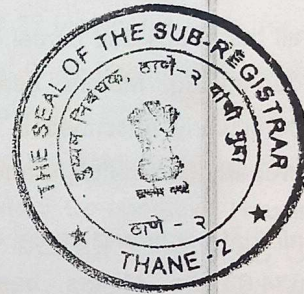
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7700019809

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी करून घ्यावयाच्या दस्तासाठी सदर चलन लागू नाही.



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दस्त क्रमांक २५९०४ / २०२२
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("the Agreement") is made and entered into at Thane on this 24th day of November, 2022, BETWEEN

SHREE SAIBABA GRIHANIRMITI PRIVATE LIMITED,
(Pan No. AANCS5231K)

A Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 201, B.P.S. Plaza, 2nd Floor, Devidayal Road, Mulund (West), Mumbai- 400 080, hereinafter referred to as "THE DEVELOPER/PROMOTER" (which expression shall and unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators and permitted assigns) of the ONE PART.

Saemar

Thambi

AND

MR. DARSHAN SANJAY KAMBARI (Pan No. FYLPK6311N)
Indian Inhabitants, having address at Flat No.301, B-Wing, 3rd Floor,
Lakshmi Narayan Building, Opposite NKT College, Thane (West), Thane,
Maharashtra - 400 601. hereinafter referred to as the "PURCHASER"

दस्तावेज क्रमांक ४/१२०
२५/०९/२०२०
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WHEREAS:-

which expression shall unless it be repugnant to the context
or meaning thereof mean and include his/her/their heirs, executors,
administrators, and permitted assigns) of the **OTHER PART**:

1) Maharashtra Housing Board a corporation established under the Bombay Housing Board Act, 1948 (herein after referred to as the "said Act") was inter alia seized and possessed of or otherwise well and sufficiently entitled to by virtue of the provision of the said Act, several landed properties situated at Thane including the following six properties hereinafter mentioned all situated at Survey No.206(pt.), 207(pt.), 208(pt.), 229(pt.), Vartak Nagar, Village-Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City and within the Registration District and Sub- District of Thane:

i) all that piece and parcel of land bearing **Plot No. 2** admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/2, and which is more particularly described in the First Schedule hereunder written (which property hereinafter referred to as the "**Said First Property**").

ii) all that piece and parcel of land bearing **Plot No. 3** admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/7 and which is more particularly described in the Second Schedule hereunder written. (Which property hereinafter referred to as the "**Said Second Property**").

iii) all that piece and parcel of land bearing **Plot No. 4** admeasuring about 634.63 Sq. Meters, bearing Survey no. 208/7 & 229/1 and which is more particularly described in the Third Schedule hereunder written (which property hereinafter referred to as the "**Said Third Property**").

iv) all that piece and parcel of land bearing **Plot No. 7** admeasuring about 634.63 Sq. Meters, bearing Survey no. 229 /1(pt.) 206(pt.) & 208 (pt.) and which is more particularly described in the Fourth Schedule hereunder written (which property hereinafter referred to as the "**Said**

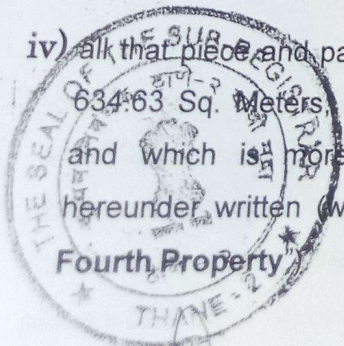
Fourth Property)

v) all that piece and parcel of land bearing Survey No. 208/2, bearing Survey No. 634.63 Sq. Meters, bearing Survey No. 208/2, and which is more particularly described in the First Schedule hereunder written (which property hereinafter referred to as the "**Said First Property**").

vi) all that piece and parcel of land bearing Survey No. 208/7, bearing Survey No. 634.63 Sq. Meters, bearing Survey No. 208/7, and which is more particularly described in the Second Schedule hereunder written (which property hereinafter referred to as the "**Said Second Property**").

2) In pursuance of the provisions of the said Act, the said Board has annexed hereto a list of the said properties situated in Thane City and within the Registration District and Sub- District of Thane.

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built
N



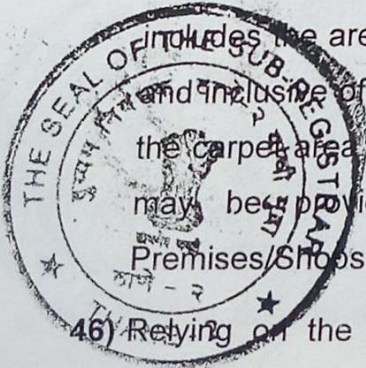
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 43) For the sake of clarity, it is provided that, "stack/mechanized parking system" herein shall mean and include mechanized puzzled car parking system/mechanized tower car parking system and it is proposed to have either or combination of (a) stack parking (b) puzzle parking (c) circulation type parking and (d) any other mechanized / modern / advanced tower car parking system. The Car Parking facility shall be installed within the buildings. Allotment of car parking space to the Purchaser shall be as per express agreement between the parties hereto.

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44) On request/application of the premises Allottee/s the Promoter agrees to allot to the Premises Allottee/s a flat/Shop/office No. C-2704 admeasuring 37.12 sq. meters carpet area along with the exclusive usable area of ----- sq. mtrs. of balcony which will be enclosed on 27th floor in proposed building to be named as "Ashar Metro Towers"-Wing C (hereinafter referred to as ("The said new Building")) being constructed on the said property and which is shown in the Typical Floor plan annexed hereto and marked as **Annexure 'D'** and thereon the said flat/shop/office shown and surrounded by Red Colour Boundary line (hereinafter referred to as "**The Said Premises**").

45) For the sake of clarity it is further provided that carpet area of the flat as described under this Agreement shall mean the net usable floor area of an flat excluding the area covered by the external walls and all areas, if any, under services shafts, appurtenant to the said flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for the exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Apartment and inclusive of balcony. The area for the Commercial Premises shall be the carpet area of the Commercial Premises/Shop with such features as may be provided in Agreement for Sale for the Commercial Premises/Shops.



46) Relying on the representation, confirmation and assurances of each other to faithfully abide by all the terms, condition and stipulation contained in this Agreement and all applicable laws, the parties hereto are now willing to enter into this Agreement on the terms and condition appearing hereinafter.

47) Under Section 13 of the said RERA and Section 4 of the said MOFA the Promoter/Developer are required to execute a written Agreement for Sale in respect of the said premises with the Allottee(s)/Purchaser(s) being

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The payment terms and installments are as per agreement arrived between the parties hereto.

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5.6 The total price/consideration above excludes all the taxes (whether applicable/ payable now or become applicable/payable in future) including CGST and/or any other levy, cess, rates or tax or payment or any increases in respect of GST and/or any other levy, cess, rates or tax or payment that may be hereafter charged, levied or sought to be charged, levied or recovered in respect of the said property, the said building and/or other structures standing thereon and / or the said premises or any part thereof and which shall be borne and paid by the Allottee alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

5.7 The purchaser however may deduct tax at source towards income tax as applicable and submit TDS certificate in form 16B with challan without delay.

5.8 The total price is escalation free save and except escalations/increases due to increase on account of development charges payable to the Thane Municipal Corporation and/or any other increase in charges which may be levied or imposed by the Thane Municipal Corporation from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs, or levies imposed by the Thane Municipal Corporation the Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

5.9 The Promoter/Developer has provided for exclusive use of Purchaser a balcony which may be enclosed admeasuring ----- sq.mtr area and an Elevation Feature of 6.07 sq.mtrs and Service Balcony of 2.23 sq.mtrs area.

6. Without prejudice to the right of Promoter/Developer to charge interest in the terms as provided herein below the Purchaser/s hereby agree/s that if the Purchaser/s commits a default (i) in payment of any of the aforesaid installments on their respective due dates (time being of the essence of the contract), with or without interest, as the case may be, and/or, (ii) in observing and performing any of the terms and conditions

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lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.

FOURTH SCHEDULE REFERRED ABOVE

All that piece and parcel of plot of Land bearing Plot No. 7, admeasuring 634.63 Sq. Meters, bearing Survey No. 206(p), 208(p) and 229(p) being part of layout of MHADA Plot of Vartak Nagar Area, lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.

FIFTH SCHEDULE REFERRED ABOVE

All that piece and parcel of plot of Land bearing Plot No. 8, admeasuring 634.63 Sq. Meters, bearing Survey No. 206 (p) and 207 (p) being part of layout of MHADA Plot of Vartak Nagar Area, lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.

SIXTH SCHEDULE REFERRED ABOVE

All that piece and parcel of plot of Land bearing Plot No.9, admeasuring 634.63 Sq. Meters, bearing Survey No. 207 (p) and 208 (p) being part of layout of MHADA Plot of Vartak Nagar Area, lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.



SEVENTH SCHEDULE REFERRED ABOVE

All that piece and parcel of plot of Land bearing Plot No.2 to 4 and 7 to 9, admeasuring in total 5066.95 Sq. Meters, bearing Survey No. 207(p),208(p), 229(p) being part of layout of MHADA Plot of Vartak Nagar Area, lying, being and situate at Vartak Nagar, Thane (West), Revenue Village Majiwade, Taluka and District Thane, within the local limits of Municipal Corporation of Thane City, and within the Registration District & Sub-District of Thane.

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EIGHTH SCHEDULE REFERRED ABOVE

The Apartment/ Flat No. C-2704 admeasuring 37.12 sq. mtrs carpet area along with exclusive use benefit of enclosed balcony admeasuring ----- sq. mtrs and elevation, on 27th floor of Building known as "Ashar Metro towers Wing C" being constructed on the said property more particularly described in the Seventh Schedule above. The Purchaser is **allotted one car parking slot** in mechanized car parking system.

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NINTH SCHEDULE REFERRED ABOVE

Fixtures, Fittings and Internal Amenities to be provided in the said.

premises/Flat

Living Room	
1	Vitrified Flooring
2	Powder Coated Aluminum Sliding Windows
3	Adequate Points for TV & Telephone
4	Video Door Phone
5	Gypsum Wall finish
Kitchen	
1	Vitrified flooring
3	Stainless Steel Sink
4	Dado upto 2 ft from platform
5	Provision of inlet and outlet for Water Purifier
6	Modular Switches of Roma or Equivalent
7	Provision of Support for MGPL Piped Gas
8	Granite Kitchen Platform
9	Provision for inlet and outlet for Washing Machine
10	Exhaust fan
Bathroom	
1	Concealed Piping
2	Anti-Skid Flooring
3	Dado Tiles upto Door Height



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Certificate No. 4880

22/08/2022

E3 / 920

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Lower Ground (Part Stall & Part Comm.) + Upper Grnd. (Part Comm, Part Resi., Part Meter room (free of FSI)) + 1st Floor Commercial, Residential, Meter room (free of FSI) + 2nd Floor part Residential, part floor Fitness Centre, Society office & etc. + 3rd to 29th floor residential.

V. P. No. S04/0092/16 TMC/TDD/3981/22 Date: 22/2/2022
To, Shri / Smt. M/s. Design Consortium (Architect)
For A.G. Jathar

Shri Ashirwad, Shree Niketan, Gitanjali (Owners)
Shyam, Trimurti, Guru Krupa CHSL
M/s. Saibaba Grihanirmiti Pvt. Ltd. (ROAH)

With reference to your application No. _____ dated 28/01/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 23, 24 & 9 in village Maliwade Sector No. IV Situated at Road/ Street 10th D.P. Road S. No. / C.S.T. No. / F.P. No. 207 (pt), 208/7 (pt) & 229/1 (pt)

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupation permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
5. All condition mentioned in MHADA NOC no. CO/KB/AVNOC/69/2021 dated 19/02/2022 shall be followed.
6. Distribution of Society cement is responsibility of the developer and society. TMC shall not be responsible to resolve any dispute arising out of this cement distribution.
7. Any dispute arising between society and developer TMC shall not be responsible to solve the same.
8. TMC charges shall be paid from time to time.
9. Tree NOC shall be submitted within 2 months from the issue date of this permission.
10. Information board in regard to ongoing construction shall be installed on site from commencement of work till O.C.
11. Vacant tax shall be paid before actual commencement of work.



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

Office No. _____
Office Stamp _____
Date _____
Issued _____
Yours faithfully,
Municipal Corporation of
the City of Thane

P.D.

- 20.06.1997
12. Design, Drawing and calculation for Storm water drain shall be obtain from M&E consultant and shall be submitted at the time of plinth intimation and completion of same shall be submitted at the time of O.C.
 13. The building shall be constructed as per B.S.Code 1893 & 4326 and Design, Drawing and calculation for same shall be obtain from RCC consultant and submitted at the time of Plinth intimation and O.C.
 14. NOC from Water, Drainage and Tree department shall be submitted at the time of O.C.
 15. Supplementary lease deed for III-Bit land and encroachers shall be submitted at the time of O.C.
 16. Final CEO NOC shall be submitted before O.C.
 17. Lift licence shall be submitted before O.C.
 18. C.C.T.V. camera system shall be installed and commission before O.C.
 19. Solar water heating system shall be installed and commission before O.C.
 20. Encroacher's agreements shall be submitted before O.C.
 21. Final order for Society Amalgamation submitted before O.C.
 22. Encroachment on North - West side of the plot shall be demolished before O.C.

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Executive Engineer
Town Development Department,
Municipal Corporation of
the City of Thane

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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दस्ता क्रमांक २५१०६ / २०२२
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This registration is granted under section 5 of the Act to the following project under project registration number : P51700006329

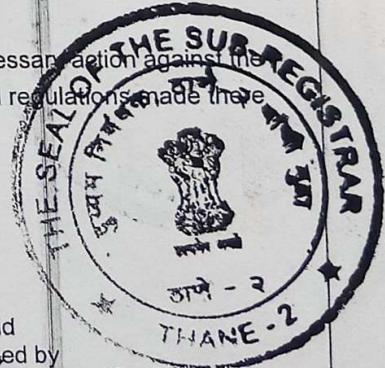
Project: **ASHAR METRO TOWERS**, Plot Bearing / CTS / Survey / Final Plot No.: S.NO 229 PTH NO 1, S.NO 207 PT AND 208 PTH NO 7 PT at **VARTAKNAGAR, Thane, Thane, 400606**;

1. **Shree Saibaba Grihanirimiti Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080**.
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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from 14/08/2017 and ending with 30/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 11:05:27

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

Dated: 18/05/2020
Place: Mumbai



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00062
Proposal Code : TMCB-23-ENTRY-73539

Building Proposal Number - 208543
Date : 12/10/2023

Building Name : ASHAR METRO
TOWERS Floor :
CHSL(Mixed)

2nd FLOOR Part Resi and Part Fitness Center, Society Office, etc. -
2F(544.01 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 3F(937.34 Sq mt),3RD TO 6TH, 8TH
TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR -
4F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 5F(937.34 Sq mt),3RD TO 6TH, 8TH
TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR -
6F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 8F(937.34 Sq mt),3RD TO 6TH, 8TH
TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR -
9F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 10F(937.34 Sq mt),3RD TO 6TH,
8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR
- 11F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 13F(937.34 Sq mt),3RD TO 6TH,
8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR
- 14F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 15F(937.34 Sq mt),3RD TO 6TH,
8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR
- 16F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 18F(937.34 Sq mt),3RD TO 6TH,
8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR
- 19F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 20F(937.34 Sq mt),3RD TO 6TH,
8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TYPICAL FLOOR
- 21F(937.34 Sq mt),3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH
TO 21ST, 23RD TYPICAL FLOOR - 23F(937.34 Sq mt),7TH, 12TH,
17TH AND 22ND REFUGE FLOOR - 7F(834.41 Sq mt),7TH, 12TH,
17TH AND 22ND REFUGE FLOOR - 12F(834.41 Sq mt),7TH, 12TH,
17TH AND 22ND REFUGE FLOOR - 17F(834.41 Sq mt),7TH, 12TH,
17TH AND 22ND REFUGE FLOOR - 22F(834.41 Sq mt),24TH AND
25TH FLOOR - 24F(1004.65 Sq mt),24TH AND 25TH FLOOR -
25F(1004.65 Sq mt),26TH FLOOR - 26F(1053.40 Sq mt),27TH REFUGE
FLOOR - 27F(1390.20 Sq mt),28TH TO 30TH FLOOR - 28F(1523.50 Sq
mt),28TH TO 30TH FLOOR - 29F(1523.50 Sq mt),28TH TO 30TH
FLOOR - 30F(1523.50 Sq mt)

To,

i)Konkan Housing And Area Development Of Board,

PROPOSED REDEVELOPMENT OF BLDG NO.2,3,4,7,8,9

(ASHIRWAD,SHRINIKETAN,GEETANJALI,SHIVAM,TRIMURTI AND GURUKRUPA) CHSL. ON LAND BEARING
S.NO.207(PT), S.NO.208/7(PT), S.NO.229/1(PT) SITUATED IN MHADA COLONY, VARTAK NAGAR, POKHRAN
RD. NO.1, VIL. MAJIWADE, THANE

ii) Ashutosh Jathar (Architect)

Sir/Madam,



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00062

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Building Proposal Number - 208543

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1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No TMCB/RB/2023/APL/00068 Date 23/08/2023

Signature valid

Digitally signed by SATISH PANDHARINATH UGILE
Date: 2023.10.12 18:32:05 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-23-ENTRY-73539
Application Number : TMCB/2023/208543/35730
Proposal Number : 208543
Certificate Number : TMCB/PO/2023/APL/00062



Scan QR code for verification of authenticity.

Yours faithfully,
Assistant Director Town Planning,
Thane Municipal Corporation.

FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No. 91365751433

First Name

Middle Name

Last Name

Name: DARSHAN SANJAY KAMBARI

Date of Birth: 10/07/92 PAN: FY4PIK6311W

Mobile: 90040261180

e-mail: darshan.kambari@zmail.com

Name of Spouse: Jasruti

Name of Father: SANJAY KAMBARI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 495597812311

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Foreign Citizen Person Of Indian Origin (PIO)

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT No. 2703 CHINS 27th Floor A

Address 2: Tower Pokhran Road No. 7 MARTAK NA

Address 3: Thane(W)

Village: City: MUMBAI

District: Thane State: MAHARASHTRA

Country: INDIA Pin Code: 400602

Current address same as the permanent address Yes No

Current Address:

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No. 90290263096

Name: SANJITA SANJAY KAMBARI

Date of Birth: 01/01/1963 PAN: EQUPK1571A

Mobile: 8925043791

e-mail: darshan.kambhari@gmail.com

Name of Spouse: SANJAY KAMBARI

Name of Father: GANPAT BHOPI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 9745 27 589832

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT No. 2704 C WINGS 27th floor ASHA

Address 2: TOWER POKHRAN ROAD No. 1 VARTAK NA

Address 3: Thane (W)

Village: City: MUMBAI

District: Thane State: MAHARASHTRA

Country: INDIA Pin Code: 400601

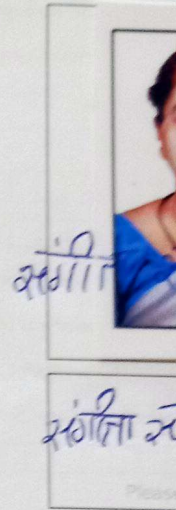
Current address same as the permanent address Yes No

Current Address:

Address 1:

Address 2:

Address 3:



YLAPHL 202312005490214

SSL

Code No.	
File Ref No.	Mm12/830
M-Power Lead	
HLSE	PRADEEP THORAT 9930 211759
HLSM	RAMKUMAR
HLCM	PREM GIRI
HLQM	NEHA MADYE

Scanned
Valuation
Legal
Form

BRANCH NAME & CODE	Tilak NAGAR 11670
LOS/RLMS ID	

(TF 1) 91365751433 2) 90240203096

Applicant Name	DARSHAN KAMBARI
Co - Applicant Name	SANSEETA KAMBARI
Date of Birth	10/07/1993
Pan Card Number	FYLPK 6311N
Bank Account Number	50100387077288
E-mail ID	davshankambaris@gmail.com
Mobile No.	90240261183
Loan Amount & Interest Rate	38+5 = 42 lakhs BT + 7.00%
Tenure / Moratorium	360 months
Connector Name & Code	Rajesh Shirke
Proposal Type	Home Loan
Construction Stage	Resale (BT)
RACPC / RBO	STON

AMT	38+5
PROCESSING OFFICER	
RESI/OFF	
TIR	M. AKhan
VALUATION	Rajw
SITE	
LOAN A/C	
T.D.	
D.E.	

Sangeeta - email