

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 13476/2023

नोंदणी :

Regn:63m

18/09/2023

गावाचे नाव : डावले

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3700000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2976228.255
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) गालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 502, माळा नं: 5 वा मजला,बिल्डींग नं. डी, इमारतीचे नाव: कॉम्प्लेक्स चे नाव पियुष मॅजेस्टिक एनाएक्स, ब्लॉक नं: मौजे डावले,दिवा शिळ रोड, रोड नं: ता. व जि. ठाणे, इतर माहिती: मौजे डावले येथील सदनिकेचे क्षेत्रफळ 49.27 चौ.मी. रेरा कार्पेट((Survey Number : सर्वे नं. 5 हिस्सा नं.12, 13,14 ;))
(5) क्षेत्रफळ	1) 49.27 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ग्लोबल इन्फ्राटेक तर्फे भागीदार इशहाक अब्राहिम शेख - वय:-55; पत्ता:-प्लॉट नं: दुकान नं. 3 , माळा नं: तळमजला, इमारतीचे नाव: चंद्रेश ॲव्हेन्यु सोमायटी, ब्लॉक नं: लोडा हेवन निळजे डोंबिवली , रोड नं: ता. कल्याण व जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AAUFG1680L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल जगन अहिरे - - वय:-25; पत्ता:-प्लॉट नं: नम्रता चाळ नं. 1 , माळा नं: रमाबाई नगर , इमारतीचे नाव: घाटकोपर इस्ट , इस्टरन एक्सप्रेस हाइवे , ब्लॉक नं: पंत नगर , मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400075 पॅन नं:-CHMPA4094B 2): नाव:-कुंदा जगन अहिरे - - वय:-44; पत्ता:-प्लॉट नं: नम्रता चाळ नं. 1 , माळा नं: रमाबाई नगर , इमारतीचे नाव: घाटकोपर इस्ट , इस्टरन एक्सप्रेस हाइवे , ब्लॉक नं: पंत नगर , मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400075 पॅन नं:-BFPPA7969M
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13476/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	259000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

AGREEMENT FOR SALE

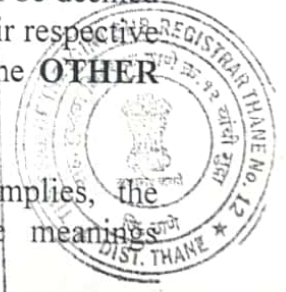
THIS AGREEMENT FOR SALE is made and entered into at Thane on this 18th day of September, 2023 - **BETWEEN – M/s. GLOBAL INFRA TECH** Pan No. AAUFG1680L a Partnership Firm registered under the provisions of the Partnership Act, 1932, having its office at Shop No. 3, Chandresh Avenue CHS, Lodha Heaven, Nilje, Dombivali (E) Taluka Kalyan, District Thane 421 204, through its Partners **SHRI. ISHAQUE IBRAHIM SHAIKH**, Age: 51 Years, Pan No. AEMPM1379Q, 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 partner or partners for time being constituting the said Firm **M/s. GLOBAL INFRA TECH** and last Survivors or Survivor of them and heirs executors administrators and assigns of the last surviving partner) of the **ONE PART–**

AND

(1) MR RAHUL JAGAN AHIRE, Age: 25 Years, Occupation: Service, Pan No. CHMPA4094B, Aadhar No. 8698 3000 4680 VID 9177 5386 1826 0135 **(2) MRS KUNDA JAGAN AHIRE**, Age: 44 Years, Pan No. BFPPA7969M, Aadhar No. 5703 3785 8473 both residing at Namrata Chawl No. 1, Ramabai Nagar, Ghatkopar (E) Opp. Jalprabhat Chawl, Eastern Express Highway Road, Pant Nagar, Mumbai, Maharashtra - 400075, hereinafter referred to as the **‘ALLOTTEE’** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART;**

In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

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- I The singular where ever used shall include plural and vice-versa.
- II The masculine gender used herein shall include feminine and/or neuter gender where ever applicable.

WHEREAS by virtue of Mutation Entry No. 28 on 22/09/1928 **NOORBAN BAI PYAR ALI MURAN KHOJI** had purchased the land bearing Survey No. 5/12, 5/13, 5/14, 6/1, 8/6, 13/2, 14/1, 16, 18, 19, 69, 3/1, 170/1, 185/6 from **MATHURA DAS KANJI ISMAIL RAJ MOHAMMED & COMPANY** through Conductor **ABDUL KADIR HAJI ISMAIL GUL MOHAMMED**.

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AND WHEREAS by Mutation Entry No. 65, Dated 31/08/1929 SHRI. ALI SAHAB AMIR MIYA PATIL had purchased the Land bearing Survey No 5/12, 5/13, 5/14, 6/1, 177/1 from NOORBAN BAI PYAR ALI MURAN KHOJI & PYAR ALI SAROJ SAITH by a Sale Deed Dated 03/04/1929.

AND WHEREAS by Mutation Entry No. 262 Dated 03/05/1948 SHRI. ALI SAHAB AMIR MIYA PATIL had expired on 18/11/1947 having behind him ABDUL KADAR ALI SAHEB, EBRAHIM ALI SAHEB, as his only legal heirs and their names were Mutated through their natural guardian and mother SAYLIN BAI AMIR MIYA in Survey No. 5/12, 5/13, 5/14, 6/1, 177/1, 4/14, 23/0, 120/12/2, 120/3.

AND WHEREAS by Mutation Entry No. 400 Dated 01/05/53 ALI SAHEB AMIR MIYA PATIL was holder of land bearing Survey No. 5/12, 5/13, 5/14 and ABDUL KADIR SAHEB was tenant in respect of the said Land.

AND WHEREAS by Mutation Entry No. 716 Dated 23/12/69 ABDUL KAIDR ALI MIYA was holder of Land bearing Survey No. 5/12, 5/13, 5/14 and VISNU BHAI, AHMED ALI were tenant of the said Land.

AND WHEREAS by Mutation Entry No. 1344 on 09/05/2005 EBRAHIM ALI SAHEB PATEL expired on 01/08/2001 leaving behind him (1) SALMA EBRAHIM PATEL (wife) (2) YASIN EBRAHIM PATEL (Son) (3) ELYAS EBRAHIM PATEL (Son) (4) NASREEN EBRAHIM PATEL (Daughter) (5) SAJIDA EBRAHIM PATEL (Daughter) (6) ATIQUE EBRAHIM PATEL (Son) (7) IMTIYAZ EBRAHIM PATEL (Son) (8) MAJID EBRAHIM PATEL (Son) and their names were mutated as legal heirs in Survey Nos. 4/14, 5/12, 5/13, 5/14, 6/1, 8/7, 62/2, 74/5, 122/4, 177/1, 210/1, 34.

AND WHEREAS by Mutation Entry No. 1370 by virtue of Registered Confirmation Deed bearing Registration No. 5868/06 Dated 07/12/06 and Sale Deed Bearing No. 5869/06 dated 07/12/2006 SHREE GANESH CO-OPERATIVE HOUSING SOCIETY PROPOSED through Chief Promoter SHRI. PANDRINATH SITARAM PATIL and Secretary SHRI. HIRA GAJANAN PATIL had purchased the Land bearing Survey No. 5/12, 5/13, 5/14 from SHRI. ABDUL KADIR ALI MIYA PATEL and their names were mutated as Owner in the Revenue Records.

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AND WHEREAS by Mutation Entry No. 2267 Dated 27/06/2017

as per direction of **SHREE GANESH CO-OPERATIVE HOUSING SOCIETY PROPOSED** through Chief Promoter **SHRI. PANDRINATH SITARAM PATIL** and Secretary **SHRI. HIRA GAJANAN PATIL** the names of (1) **KALPANA PANDRINATH PATIL** (2) **VIJYA PANDRINATH PATIL** (3) **MEGHA PANDRINATH PATIL** (4) **OMKAR PANDRINATH PATIL** (5) **ASHISH HARISHCHANDRA NIZAIL** (6) **RAVINDRA PATIL** (7) **UMESH HIRA PATIL** (8) **KANJI MURJI MANGE** were mutated in the Revenue Record as Owner of the Land bearing Survey No. 5/12, 5/13, 6/1 as per Confirmation Deed Registered bearing Document No. 1608/2017 Dated 22/02/2017.

AND WHEREAS by Mutation Entry No. 2305 Dated 13/10/2017 as per Registered Document No. 1608/2017, Dated 22/02/2017 and Registered Rectification Deed bearing Document No. 8916/2017 Dated 09/08/2017 the name of Society **SHREE GANESH CO-OPERATIVE HOUSING SOCIETY PROPOSED** were deleted and the names of (1) **SHRI. PANDRINATH SITARAM PATIL** (2) **SHRI. HIRA GAJANAN PATIL** (3) **KALPANA PANDRINATH PATIL** (4) **VIJYA PANDRINATH PATIL** (5) **MEGHA PANDRINATH PATIL** (6) **OMKAR PANDRINATH PATIL** (7) **ASHISH HARISHCHANDRA NIZAIL** (8) **RAVINDRA PATIL** (9) **UMESH HIRA PATIL** (10) **KANJI MURJI MANGE** were mutated in the Revenue Record as Owners of the Land bearing Survey No. 5/12, 5/13, 5/14, 6/1 as per Confirmation Deed Registered bearing Document No. 1608/2017 Dated 22/02/2017 and Rectification Deed Dated 09/08/2017 bearing Registration No. 8916/2017.

AND WHEREAS by Mutation Entry No. 2466 as per Partition Deed Dated 25/07/2018 Registered bearing Document No. 10579/2018, Dated 25/07/2018 the said property bearing Survey No. 5/12, 5/13, 5/14, 6/1 were partitioned and accordingly Survey No. 5, Hissa No. 12, Survey No. 5, Hissa No. 13, Survey No. 5, Hissa No. 14, and Survey No. 6, Hissa No. 1 along with pot kharaba total admeasuring H-1, R-43, P-70 sq.mtr out of 60% of the said land i.e. Survey No. 6, Hissa No. 1, Total admeasuring H-1, R-22, P- 30 out of 00H, 86R, 22P i.e. 60% of the said land belong to **PANDRINATH SITARAM PATIL, OMKAR PANDRINATH PATIL, KALPANA PANDRINATH PATIL, MEGHA PANDRINATH PATIL, VIJYA PANDRINATH PATIL, AASHISH HARISHCHANDRA NIZAIL** and Survey No. 6, Hissa No. 1, Total admeasuring H-1, R-22, P-30 out of which H-00, R-36, P-08, Survey No. 5, Hissa No. 12, admeasuring H-00, R-06, P-00, Survey No. 5, Hissa No. 13, admeasuring H-00, R-80, Survey No. 5, Hissa No. 14, admeasuring H-00, R-09, P-60 total admeasuring H-00, R-57, P-48 i.e. 40% of the said Land belongs to **HIRA GAJANAN PATIL,**

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RAVINDRA HIRA PATIL, UMESH HIRA PATIL, KANJI MURJI MANGE URF BHANUSHALI and accordingly their names were mutated in the Revenue Records.

AND WHEREAS all the Revenue Record including 7/12 Extract and the property mentioned in the Schedule stands in the name of (1) SHRI RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. KANJI MURJI MANGE URF BHANUSHALI (4) SHRI. HIRA GAJANAN PATIL.

AND WHEREAS Development Agreement Dated 25/10/2019 registered with the office of the Sub Registrar of Assurances at Thane-12 under Serial No. TNN12-12164-2019, Dated 25/10/2019 made and executed in between M/s. GLOBAL INFRATECH through partners (1) SHRI. SUBHASH TUKARAM PATIL (2) SHRI. ISAHAQUE EBRAHIM SHAIKH (3) SHRI. GAJANAN MOTIRAM PATIL (4) MRS. POOJA GAJANAN PATIL as the party of the FIRST PART, DEVELOPER & (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI as the party of the SECOND PART whereby the said (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI have allowed M/s. GLOBAL INFRATECH to develop the property more particularly described in the Schedule hereunder written as also more particularly described in the said Development Agreement there under written.

AND WHEREAS POWER OF ATTORNEY Dated 25/10/2019 registered with the office of the Sub Registrar of Assurances at Thane 12 under Serial No. TNN12-12164-2019, Dated 25/10/2019 made and executed in between M/s. GLOBAL INFRATECH through partners (1) SHRI. SUBHASH TUKARAM PATIL (2) SHRI. ISAHAQUE EBRAHIM SHAIKH (3) SHRI. GAJANAN MOTIRAM PATIL (4) MRS. POOJA GAJANAN PATIL as the party of the FIRST PART, DEVELOPER & (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI as the party of the SECOND PART whereby the said (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI have authorized and given Power to develop the property more particularly described in the Schedule hereunder written as also more particularly described in the said POWER OF ATTORNEY there under written.

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AND WHEREAS as agreed under the said Development Agreement dated 25/10/2019, said (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI have executed irrevocable General Power of Attorney in favour of the partners of the M/s. GLOBAL INFRA TECH.

AND WHEREAS by a DEED OF RIGHT OF WAY Dated: 25/10/2019 made between AGREEMENT FOR RIGHT OF WAY Dated: 25/10/2019 made and executed in between (1) SHRI KANJIMURJI MANGE,(2) SHRI UMESH HIRA PATIL, (3) SHRI RAVINDRA HIRA PATIL, (4) SHRI HIRA GAJANAN PATIL, therein referred to as the party of the First Part, and M/S GLOBAL INFRATECH through its partners (1) SHRI SUBHASH TUKARAM PATIL, (2) SHRI ISHAQUE EBRAHIM SHAIKH, (3) SHRI GAJANAN MOTIRAM PATIL, (4) MRS PUJA GAJANAN PATIL, therein referred to as the party of the Second Part and the same is Registered under Document No. TNN-12-12166-2019, Dated: 25/10/2019 the said (1) SHRI KANJIMURJI MANGE, (2) SHRI UMESH HIRA PATIL, (3) SHRI RAVINDRA HIRA PATIL, (4) SHRI HIRA GAJANAN PATIL, granted a Right of Way to the Developer i.e., M/S GLOBAL INFRATECH an Approach Road 6 mtrs wide and 105 mtrs in lengths for the land bearing survey No.5/12, 5/13, 5/14 lying being and situate at Village Dawle, Taluka and District Thane over the portion of their property bearing Survey No. 6/1 admeasuring H-0, R-30, P-32, and Pot Kharaba H-0, R-05, P-76, lying being and situate at Village Dawle, Taluka and District Thane.

AND WHEREAS the title of the said Owners i.e. (1) SHRI. RAVINDRA HIRA PATIL (2) SHRI. UMESH HIRA PATIL (3) SHRI. HIRA GAJANAN PATIL (4) SHRI. KANJI MURJI MANGE URF BHANUSHALI particularly at the time of execution of the said Development Agreement Dated 25/10/2019 and POWER OF ATTORNEY Dated: 25/10/2019 in respect of the said property more particularly described in the Schedule hereunder written was clear and marketable Further pursuant to the said Development Agreement the said M/s. GLOBAL INFRA TECH have become legally entitle to develop the _____ said _____ property.

AND WHEREAS in pursuance of the said Development Agreement and the said Power of Attorney dated 25/10/2019, the PROMOTER herein have the requisite powers and authorities to initiate the development of the said Property.

AND WHEREAS the PROMOTER submitted the plans in respect of the said Property to the Thane Municipal Corporation (hereinafter referred to as 'the Corporation') for it's sanction and the Corporation has

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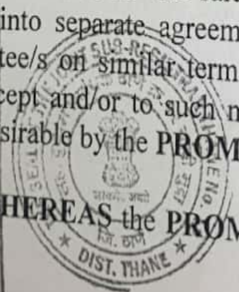
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sanctioned the same and issued Permission of Development vide V.P. No. S11/0229/20 TMC/TDD/4025/22 dated 12/04/2022. An authenticated copy thereof is annexed hereto. As per sanctioned plans, the **PROMOTER** are entitled to construct building comprising of Building No. A:- Stilt + 1st to 6th Floor, Building No. B:- Stilt + 1st to 7th Floor, Building No. C:- Stilt + 1st to 3rd Floor + 4th (Pt) Floor, Building No. D:- Stilt + 1st to 4th Floor, in the said property. An authenticated copy whereof are annexed hereto. The **PROMOTER** further intend to acquire TDR in form of FSI and/or by paying premium to the Corporation/Competent Authority &/or additional FSI and consume and utilize the same on the said Building for constructing additional floors as may be sanctioned by the said Corporation before obtaining O.C.

AND WHEREAS in the premises aforesaid and in pursuance of the above cited Agreement, Power of Attorney and Orders, the **PROMOTER** are entitled to develop the said Property more particularly described in the Fourth Schedule hereunder written and have also sole and exclusive right to sell the flats and premises in the buildings to be constructed on the said Property and to enter into agreement/s with the purchaser and to receive the sale price in respect thereof. The **PROMOTER** propose to construct building comprising of Building No. A:- Stilt + 1st to 6th Floor, Building No. B:- Stilt + 1st to 7th Floor, Building No. C:- Stilt + 1st to 3rd Floor + 4th (Pt) Floor, Building No. D:- Stilt + 1st to 4th Floor, in the complex popularly known as **PIYUSH MAJESTIC NX** in the said property having flats of different areas with stilt/open car parking spaces on the said property shown on the plan annexed hereto.

AND WHEREAS the **PROMOTER** are now desirous of selling the premises including open spaces appurtenant to or adjoining or abutting certain flat/premises, situated in Building which is subject matter of these presents comprising of building comprising of Building No. A:- Stilt + 1st to 6th Floor, Building No. B:- Stilt + 1st to 7th Floor, Building No. C:- Stilt + 1st to 3rd Floor + 4th (Pt) Floor, Building No. D:- Stilt + 1st to 4th Floor, in the said property to be known as "**PIYUSH MAJESTIC NX**", which is being constructed on the said Property (hereinafter referred to as 'the said Building'), on Ownership Basis and are entering into separate agreements for sale of such premises with various Allottee/s on similar terms and conditions as herein contained (save and except and/or to such modifications as may be necessary or considered desirable by the **PROMOTER**);

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AND WHEREAS the **PROMOTER** are in possession of the said Property. **AND WHEREAS** the **PROMOTER** have entered into a Standard Agreement as prescribed by the Council of Architect with **SHRI JITESH PAWAR AND ASSOCIATES**, an Architect duly registered

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Allottee has paid to the **PROMOTER** a sum of Rs. 3,75,000/- being part payment of the sale consideration of the said Apartment agreed to be sold by the **PROMOTER** to the Allottee as advance payment or Application Fee (the payment and receipt whereof the **PROMOTER** do hereby admit and acknowledge) and the Allottee has agreed to pay to the **PROMOTER** the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS under Sec.13 of the Act, the **PROMOTER** is required to execute a written agreement for sale of the said Apartment to the Allottee being in fact these presents and also to register the said agreement for sale under the Registration Act, 1908.

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the **PROMOTER** hereby agree to sell and the Allottee hereby agrees to purchase the said Apartment at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1) The **PROMOTER** shall construct a building on the said Property comprising of Building No. A:- Stilt + 1st to 6th Floor, Building No. B:- Stilt + 1st to 7th Floor, Building No. C:- Stilt + 1st to 3rd Floor + 4th (Pt) Floor, Building No. D:- Stilt + 1st to 4th Floor, in the said property to be known as "**PIYUSH MAJESTIC NX**", having flats of different areas with stilt/open car parking spaces.

1) a) The Allottee hereby agree to purchase from the **PROMOTER** and the **PROMOTER** hereby agree to sell to the Allottee, an Apartment bearing Flat No. 502 on 5th floor having Carpet Area 49.27 sq.mtr in Building No. D and complex to be known as '**PIYUSH MAJESTIC NX**' (hereinafter referred to as 'the said Building') (The Carpet Area & Exclusive Areas shall have the meaning described to it in Recital above) (hereinafter referred to as 'the said Apartment') as shown on the floor plan hereto annexed and more particularly described in Schedule II hereunder written) for the consideration of Rs. 37,00,000/-

1) b) The Allottee have paid an amount of Rs. 3,75,000/- towards the part payment of consideration in the manner more particularly described in the Receipt hereunder written (the Receipt of which the

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29. The **PROMOTER** shall have the right to designate any space in the said property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the building that may be developed on the said property. The **PROMOTER** shall also be entitled to designate any space in the said property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said property and the buildings constructed thereon.

30. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the **PROMOTER** to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to be consider as properly served on all the Allottees.

31. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

32. Dispute Resolution:- Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

33. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai High courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land lying, being and situated at Village: Dawle, Taluka Thane, District Thane, within the limits of Thane Municipal Corporation Thane bearing.

Survey No.	Hissa No.	Area H-R-P	Assessment RS Paise
5	12	0.02.00 Pot Kharaba 0.04.00	0.05
5	13	0.05.80	0.25
5	14	0.08.00 Pot Kharaba 0.01.00	0.06
Total		0.21.40	2140 sq.mtr

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Handwritten signatures and notes at the bottom of the page.


Within the limits of Thane Municipal Corporation Thane and within the Jurisdiction of Registration District and Sub District Thane.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT premises, being Apartment/Flat No. 502 on 5th Floor, in Building No. D, the Carpet Area of the said Apartment under RERA is 49.27 square mtr in the complex known as "PIYUSH MAJESTIC NX" which is constructed on the plot of land more particularly described in the Schedule I hereinabove written.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and year written hereinabove.

SIGNED, SEALED AND DELIVERED by
The withinnamed "PROMOTER"
M/s. GLOBAL INFRA TECH
Through its partner
SHRI. ISHAQUE IBRAHIM SHAIKH
in the presence of.....

1. 

2. 

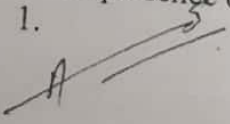


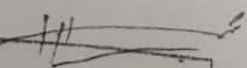
SIGNED, SEALED AND DELIVERED by
the withinnamed "ALLOTTEE"
(1) MR RAHUL JAGAN AHIRE

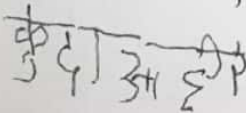




(2) MRS KUNDA JAGAN AHIRE
in the presence of.....

1. 

2. 





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700045438

Project: **PIYUSH MAJESTIC -NX**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NOGe5/12,5/13/5/14 At Village Dawale at Thane (M Corp.), Thane, Thane, 400612;**

1. **Global Infratech** having its registered office / principal place of business at Tehsil: **Kalyan**, District: **Thane**, Pin: **400612**.
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 **18/05/2022** and ending with **30/09/2024** 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: 18-05-2022 12:52:16

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

Dated: 18/05/2022

Place: Mumbai

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Certificate No. 5197

THANE MUNICIPAL CORPORATION, THANE

AMENDED

Regulation No. 27 & 28
 Registration No. 3 & 27
 SANCTION OF DEVELOPMENT
 COMMENCEMENT CERTIFICATE
 Building No. A: stilt + 1st to 7th floor only
 Building No. C: stilt + 1st to 7th floor only
 Building No. D: stilt + 1st to 7th floor only

V. P. No. S11/0229/20 TMC / TDD / 4233 / 23 Date: 27/01/2023
 To, Shri / Smt. M/s. Jitesh P. Pawar & Asso. (Architect)
101, Swami Samarth opt. Dativali, Kalwa, Thane
 Shri Mr. Kanji Murji Mange Urf Bhanushali & Others
M/s Global Infra Tech (P.O.A)

With reference to your application No. 7793 dated 02/01/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Dawale Sector No. XI Situated at Road / Street 9.0 Mt DP Road S. No. / C.S.T. No. / F. P. No. 5/12, 5/13 & 5/14

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Authority will not supply water for construction.
7. Information Board to be displayed at site till Occupation Certificate.
8. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.

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

दस्तावेज क्र. 43808 / 2023

Yours faithfully

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Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Municipal Corporation of

9. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
10. Provision for recycling of Gray water, where ever applicable shall be completed before completion of the building and documents to that if at shall be-submitted along with the application form of occupancy.
11. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
12. Lift Certificate from PWD should be submitted before Occupation Certificate.
13. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
14. N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.

वापर परवान्यापूर्वी पूर्तता करावयाच्या अतिरिक्त अटी :-

15. नियोजित इमारतीची संरचना आय.एस.कोड 1893 आणि 4362 मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसेच जोत्यापूर्वी व वापर परवाना प्रमाणपत्रापूर्वी आर.सी.सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
16. वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टिम) बसविणे आवश्यक राहिल.
17. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
18. वापर परवान्यापूर्वी स्ट्रॉम वॉटर विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
19. वापर परवान्यापूर्वी उद्दवाहक यंत्राबाबतचा परवाना व अनुज्ञेपत्र प्रमाणपत्र सादर करणे आवश्यक राहिल.
20. वापर परवान्यापूर्वी तळ मजल्यावर सर्व गाळे / सदनिका धारकांसाठी स्वतंत्र पत्र पेटथा बसविणे आवश्यक राहिल.
21. वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समोरील रस्त्याचे बाजूस सी. सी. टि. व्ही. चित्रिकरण करणे सी. सी. टि. व्ही. यंत्रणा कार्यान्वीत करणे आवश्यक राहिल.
22. वापर परवान्यापूर्वी जाहीर सूचना क्र. ठामपा / शविवि / वियोअंक / 739 दि. 5/7/2016 मधील Organic Waste Disposal ची व्यवस्था प्रारूप नियमावलीनुसार प्रस्तावाधीन भूखंडामध्ये करणे आवश्यक राहिल.
23. नियमानुसार वेळोवेळी योग्य ती शुल्क भरणे आवश्यक राहिल.

सावधान

नजूर नकारानुसार बंधकाम व करणे तसेच विविध विविध नियमावलीनुसार आवश्यक त्या परवान्या व तसेच बंधकाम करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार मुख्यपत्र गुहा आहे. त्यासाठी जास्वीत वास्त ३ वर्षे वैध व क्र. ५०००/- देड होत्रे शकतो.



Yours faithfully,

M.V. Raut
24/11

Executive Engineer,
Town Planning Department,
Thane Municipal Corporation, Thane.

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दस्तावेज क्र. १३४०६ / २०२३	
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Certificate No. 4899

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE

- Building No. A :- Stilt + 1st to 6th Floor
- Building No. B :- Stilt + 1st to 7th Floor
- Building No. C :- Stilt + 1st to 3rd Floor + 4th (pt) Floor
- Building No. D :- Stilt + 1st to 4th Floor

S11/0229/20 TMC / TDD / 4025 / 22 Date : 12/04/2022

M.P. No. Shri / Smt. M/s. Jitesh Pawar & Associates (Architect)
101, Sawmi Samarth Apt., Dattwadi, Kalwa, Thane
 Shri Mr. Kanji Murji Mange Urf Bhanushankar (Owner)
M/s Global Infra Tech (P.O.A.)

With reference to your application No. 9516 dated 17/12/2021 for development permission / grant of Commencement certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Davale Sector No. XI Situated on Road / Street 9.00 mt. Road S. No. / C.S.T. No. / F.P. No. S, H.No. 12, 13 & 14

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

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

Standarder Conditions :-

- 5) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 6) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 7) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 8) This permission does not entitle you to develop the land which does not vest in you.
- 9) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.

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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

4899

दस्तावेज क्र 43808 / 2022

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- 10) Necessary permissions from revenue department, required for development of land shall be as per Maharashtra Land Revenue Code and prevailing policies.
- 11) Authority will not supply water for construction (Optional).
- 12) Information Board to be displayed at site till Occupation Certificate.
- 13) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.
- 14) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 15) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if shall be submitted along with the application form of occupancy.
- 16) Areas/cities where storm water drainage system exists or designed, design and drawings for the same shall be submitted to the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate (Optional).
- 17) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 18) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 19) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
- 20) CCTV System shall be installed before applying for occupation certificates.
- 21) Rain water harvesting system should be installed before applying for occupation certificates.
- 22) यु.एल.सी. बाबत विकासक यांनी दाखल केलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- 23) नियमानुसार आवश्यक त्या शुल्कांचा भरणा करणे आवश्यक राहिल.

जोत्यावरील बांधकाम सुरु करणेपूर्वी / जोत्याचे इंटीमेशन पूर्वी पूर्तता करावयाच्या अटी :-

- 24) भुखंडाच्या हद्ददीवर कुंपण भिंत बांधणे बंधनकारक राहिल.
- 25) नियोजित इमारतीची संरचना आय. एस. कोड १८९३ आणि ४३६२ मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसे जोत्यावरील बांधकाम सुरु करणेपूर्वी आर. सी. सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.

वापर परवान्यापूर्वी पूर्तता करावयाच्या अतिरिक्त अटी :-

- 26) नियोजित इमारतीची संरचना आय. एस. कोड १८९३ आणि ४३६२ मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रमाणपत्रापूर्वी आर. सी. सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- 27) वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टिम) बसविणे आवश्यक राहिल.
- 28) वापर परवान्यापूर्वी वृक्ष, पार्क व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
- 29) वापर परवान्यापूर्वी स्टॉम वॉटर डिझाइन अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
- 30) वापर परवान्यापूर्वी उद्वाहक यंत्रणाबाबतची परवाना व अनुज्ञेपत्र प्रमाणपत्र सादर करणे आवश्यक राहिल.
- 31) वापर परवान्यापूर्वी तळ, मजलगावर, सव भंडे, सुदनिका धारकांसाठी स्वतंत्र पत्र पेटया बसविणे आवश्यक राहिल.
- 32) वापर परवान्यापूर्वी इमारतीच्या टिकाणी आतील बाजूस तसेच इमारतीच्या समारेल रस्त्याचे बाजूस सी. सी. डि. वी. चित्रकला करणेस सी. सी. डि. वी. यंत्रणा कार्यान्वीत करणे आवश्यक राहिल.
- 33) वापर परवान्यापूर्वी जाहीर सूचना क्र. वामना शिविवि / वियोअंक / ७३९ दि. ५/७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारंभ नियमानुसार प्रस्तावाधीन भूखंडामध्ये करणे आवश्यक राहिल.

<p>ट ल न व र</p>	<p>दस्त क्र.</p>
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सावधान

नगर विकास विभाग, ठाणे नगरपालिका, ठाणे. आवश्यक त्या परवानग्या न घेतले बांधकाम सुरु करणे, महाराष्ट्र प्रादेशिक नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. १०००/- दंड होऊ शकते.

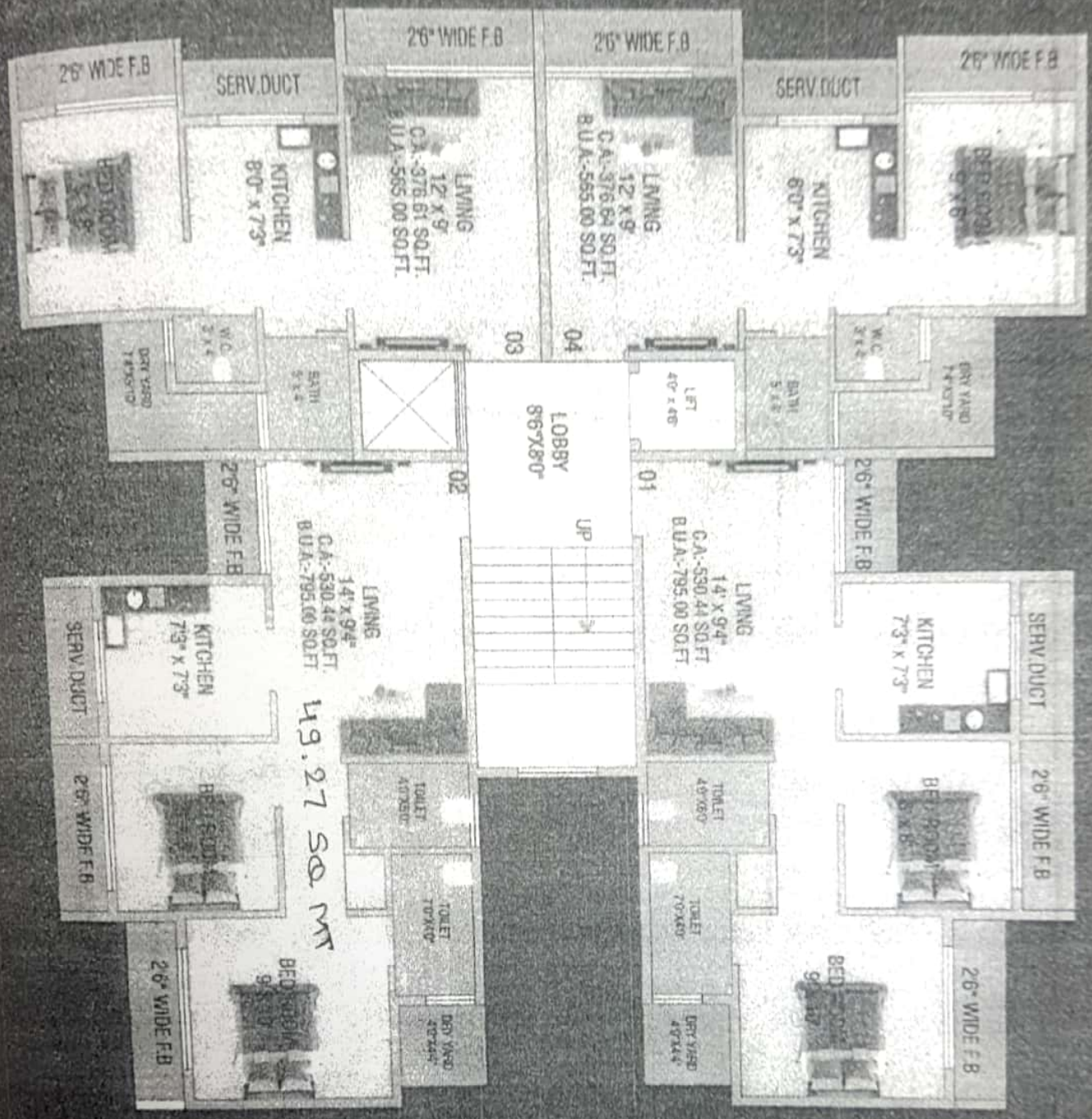


Yours Faithfully,

[Handwritten Signature] 11/4/2022

Executive City Engineer,
Town Development Department,
Municipal Corporation of
The city of, Thane

(BLDG-D)
TYPICAL 1ST TO 4TH FLOOR PLAN
PROPOSED RESIDENTIAL GROUP(T)+ST(PT)+1ST TO 4TH BUILDING S,N AT PLOT BEARING S. NO. 5/12, 5/13, 5/14 AT
DISTRICT TRIANGULAR SECTION 11



NORTH