335/12147 Wednesday,July 26 ,2023 2:37 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 14123

दिनांक: 26/07/2023

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन5-12147-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ब्रिजराज वर्मा - -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 96 ₹. 30000.00

रु. 1920.00

एकूण:

रु. 31920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:58 PM ह्या वेळेस मिळेल.

Joint Sub Redistrar, Thane 5

वाजार मुल्य: रु.5700849 /-मोबदला रु.6668000/-

भरलेले मुद्रांक शुल्क : रु. 466800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202312942 दिनांक: 26/07/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003162134202324E दिनांक: 26/07/2023

वँकेचे नाव व पत्ता:

मुळ दरत दिला

7/26/2023

26/07/2023

सूची क्र.2

दुष्यम नियंधक : सह दु.नि.ठाणे 5 दम्त क्रमांक : 12147/2023

नोदंणी : Regn:63m

गावाचे नाव: बाळकूम

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला (3)

6668000 5700849

वाजारभाव(भाडेपटटयाच्या

वावितितगटटाकार आकारणी देतो की पटटेदार ते नम्द करावे)

(4) भू-मापन पोटहिम्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इनर वर्णन :, इतर माहिनी: सदनिका क्रमांक मी 3005,30 वा मजला,मी बिंग,1 ओपन बिग कार पार्किंग स्पेस पी2 लेवल ने 121 सहिन,दोस्नी मिर्लिन विल्डींग,दोस्नी वेस्ट म.नं.21(पार्ट),22(पार्ट),25/5(पार्ट),25/6,25/7(पार्ट),25/8,25/9(पार्ट),25/10प्,25/10बी,25/11,40/15(पार्ट),40/17(पार्ट),40/18,40/19,40/22(पार्ट),41/8,41/9(पार्ट),41/10,41/12,41/13,41/ न 9/38/डी-3ई-1) ( ( Survey Number : - ; ) )

(5) क्षेत्रफळ

1) 46.90 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(7) दस्तऐवज करुन देणा- 1): नाव:-मेसर्स. दोस्ती एंटरप्रायक्षेस तर्फे अधिकृत सही करणार भाविक मेहता तर्फे कु.मु.म्हणुन मुरेश थोरचे - - वय:-48; पना:-प्लाट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरन्स आणि मेयो हाजस. व्यॉक न

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्मनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव 1): नाव:-विजराज वर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2706,गली नं 68,व्लॉक नं इ-02 , व्यॉक नं: -, रोड नं: जैनपुर साउथ दिल्ली , दिल्ली , दिल्ली , पिन कोड:-11004

2): नाव:-शकुंतला देवी - - वय:-53; पत्ता:-फ्टॉट नं: -, माळा नं: -, इमारतीचे नाव: 2706,गली नं 68,व्यॉक नं इ-02 , ब्यॉक नं: -, गेंड नं: जैतपुर माउथ दिल्ली , दिल्ली, दक्षिण दिल्ली . पिन कोड:-110044

(9) दस्तोग्वज करुन दिल्याचा दिनांक

व पना

26/07/2023

(10)दस्त नोंदणी केल्याचा

26/07/2023

दिनांक (11)अनुक्रमांक,खंड व पृष्ठ

12147/2023

(12)बाजारभावाप्रमाणे

466800

मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे

30000

नोंदणी शुल्क

(14)शरा

सह दुय्यम निबंधक, ठाणे क. ५

च्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation



#### CHALLAN MTR Form Number-6



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Stamp Duty  of Payment Registration Fee			TAX ID / TAN (	If Any)					
			PAN No.(If App	licable)	AAFFD4236J				
ce Name THN5_THANE NO 5	JOINT SUB	REGISTRA	Full Name		DOSTI ENTERPRISE	S			
ation THANE									
2023-2024 One Tim	е		Flat/Block No.	,	FLAT NO C3005	,30th	FLOOR	,MERL	IN C
			Premises/Buil	ding	BUILDING				
Account Head Det	ails	Amount In Rs.			1				
0046401 Stamp Duty		466800.00	Road/Street		DOSTI WEST COUN	TY,BALI	KUM,TH	IANE	
0063301 Registration Fee		30000.00	Area/Locality		THANE				
			Town/City/Dis	strict		è			
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partment ID : Mobile No. : 98200000 TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. इर चलन केवळ दुख्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु ही .

टनन-५ दस्त क्र.929४७ /२०२३ ८ / ८६



### AGREEMENT FOR SALE

a

THIS AGREEMENT is made at Thane this 26th day of July. , 2023

### **BETWEEN**

M/S. DOSTI ENTERPRISES, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the last Survivor and their assigns) of the One Part;

AND

@V

612/11/201

A Roma

### 1) BRIJRAJ VERMA

### 2) SHAKUNTALA DEVI

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at C/O LAL RATAN VERMA, 2706 GALI NO 68, BLOCK E - 02, 2ND 60 FEET ROAD, MOLAR BAND EXTENSION BADARPUR, JAITPUR SOUTH, DELHI 110044. hereinafter referred to as "the Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the

#### WHEREAS:

Other Part:

#### (i) The Larger Land

The Promoter, by virtue of diverse registered sale deeds and development agreements, is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 49,350 square metres thereabouts in aggregate and situate at Village Balkum, Taluka and District That (and more particularly described in the First Schedule hereunder, written and shown on the Plan thereof annexed hereto and marked Annexure-1 and thereon shown surrounded by black-colour boundary line and hereinafter referred the Larger Land"), for the consideration and on the terms and conditions mentioned therein;

### (ii) Layout approval

Being desirous of developing the Larger Land, the Promoter submitted an application under the provisions of Unified Development Control and Promotion Regulations for Maharashtra State (hereinafter referred to as "UDCPR") to the Thane Municipal Corporation (hereinafter referred to as "TMC") for the development of the Larger Land as a lay-out, and has obtained sanction for the same as per TMC's layout approval bearing No. V.P.S05/0135/17/TMC/TDD/3844/21 dated 31/12/2021;

- (iii) In the circumstances, the Promoter is entitled to develop the Larger Land;
- (iv) The Larger Land is affected by certain Development Plan (DP)/Layout Plan reservations/deductions/sub-division/Government Notifications, as under:-

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Out of the Lager Land, a part or portion thereof admeasuring 14,560 square Sorthereabout will be carved out and separated from the layout (and shown the layout). Notion in pure voice. Something sub-divided from the rest of the Larger than land which shall have the land which shall ha or the reabouts will be carvey thereto and marked Annexure-1 and specified to an "... an of the Faryer France and hereinafter referred to as "the Sub-

າ favour of the Apex Body (as defined below); pub-riot pires and form part of the land which shall be ultimately course and shall not form part of the land which shall be ultimately

out which shall be ultimately conveyed in favour of the Apex Body (as defined Larger Land in due course, and the Playground Plot shall not form part of the layreservation admeasuring 5870 square metres or thereabouts (and shown on the As per the Development Plan (DP), the Larger Land is affected by a Playground Plot"). The Playground Plot shall be formally sub-divided from the rest of the shown in green colour wash and hereinafter referred to as "the Playground Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon Area under Playground Plot

## Area under School Plot

ဂ favour of the Apex Body (as defined below); School Plot shall not form part of the lay-out which shall be ultimately conveyed in the rest of the Larger Land in due course, and the said school Building/s and the the FSI of the Schoo Plot/TDR. The School Plot shall be formally sub-divided from shown in yellow colour wash and hereinafter referred to as "the School Plot") The Promoter proposes to construct a school Building/s on the School Plot utilising Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon reservation admeasuring 380 square metres or thereabouts (and shown on the As per the Development Plan (DP), the Larger Land is affected by a primary schoo

# Area under 30 mtr wide road HCMTR

be ultimately conveyed in favour of the Apex Body (as defined below); will be handed-over to the TMC and shall not form Fart of the lay-out which shall formally sub-divided from the rest of the Larger Land in due course and the same lines and hereinafter referred to as "the HCMTR Land"). The HCMTR Land will be hereto and marked Annexure-1 and thereon shown in orange colour hatched Capacity Mass Transit Route (and shown on the Plan of the Larger Land annexed square metres or thereabouts is reserved/earmarked for 30 mtrs. wide Road High admeasuring 620 scuare metres and 1950 square metres, aggregating to 2570 As per the Development Plan (DP), from and out of the Larger Land, an area

e. Area under 18 metre wide road

Larger Land annexed hereto and marked Annexure-1 and thereon show for admeasuring 2810 square metres or thereabouts (and shown on the Plan of The Larger Land is affected by 18 metre wide Development Plan (St.) Road, दस क्र.९२१४७ /२०२

be conveyed to TMC; conveyed in favour of the Apex Body (as defined below) but the same Net Land in due course, and shall not form part of the lay-out which shall be t The 18 metre Road area shall be formally sub-divided from the restificing Larges brown colour wash and hereinafter referred to as "the 18 metre \\( \frac{\pi\_1}{2} \frac{\pi\_2}{2} \frac{\pi\_3}{2} \]

# f. Area under 45 meter wide road

Apex Body (as defined below) but shall be conveyed to TMC; shall not form part of the lay-out which shall be ultimately conveyed in favour of the shall be formally sub-divided from the rest of the Larger Land in due course, and hereinafter referred to as "the 45 metre wide Road"). The 45 metre Road area and marked Annexure-1 and thereon shown in purple colour wash and metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto admeasuring 10 square metres and 50 square metres, aggregating to 60 square The Larger Land is affected by 45 metre wide Development Plan (DP) Road,

## Area under 15 meter wide road

metre Road area shall be formally sub-divided from the rest of the Larger Land in conveyed in favour of the Apex Body (as defined below) but the same has due course, and shall not form part of the lay-out which shall be ultimately admeasuring 600 square metres or thereabouts (and shown on the Plan of the been/shall be conveyed to TMC; colour wash and hereinafter referred to as "the 15 metre wide Road"). The 15 Larger Land annexed hereto and marked Annexure-1 and thereon shown in pink The Larger Land is affected by 15 metre wide Development Plan (DP) Road,

## (v) The Layout Land

line and hereinafter referred to as "the Layout Land"); marked Annexure-2 and thereon shown surrounded by thick red-colour boundary Schedule hereunder written and shown on the Plan thereof annexed hereto and 45 metre wide road and 15 metre wide road) admeasures 24,500 square metres or thereabouts, in the aggregate (and is more particularly described in the Second Plot, Playground Plot, School Plot, 30 metre wide road HCMTR, 18 metre wide road The balance portions of the Larger Land (i.e. after deducting the area under the Sub-

# Development under EWS Scheme

3 implemented by Maharashtra Housing and Area Development Authority (MHADA) for proposed to develop the said Layout Land under the new scheme of low cost housing applicable provisions of law, as amended from time to time. The Promoter has development potential of the said Layout Land, as may be permissible under the The Promoter is desirous of developing the Layout Land by exploiting the optimum

### THE SECOND SCHEDULE REFERRED TO ABOVE

(Description of the Layout Land)

All that pieces or parcels of Non-Agricultural lands bearing New/Revised Survey/Hissa Nos. 21(PT.), 22(PT.), 25/5(PT.), 25/6PT, 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8PT, 41/9(PT.), 41/12, 41/13PT, 41/14, 41/17, 41/18PT, 42/1, 42/2, 42/3, 43/1PT, 44/1, 44/2A+BPT, 43/2(PT.), 45/1(PT.), and admeasuring 24,500 square metres or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, and bounded agricultural lands bearing New/Revised Survey/Hissa Nos. 25/9(PT.) 25/6PT.) 25/6PT.) 25/8, 25/9(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.) 25/8, 25/9(PT.) 25/6PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.) 25/10A, 40/19, 40/22(PT.) 41/9(PT.), 41/9(PT.) 41/10A, 41/10A

On or towards the East: By Land bearing Survey No.43/1
On or towards the West: By Land bearing Survey No.25/9
On or towards the North: By Land bearing Survey No.25/7
On or towards the South: By Land bearing Survey No.44/1

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### THE THIRD SCHEDULE REFERRED TO ABOVE (Description of the Land)

All that pieces or parcels of Non-Agricultural lands admeasuring 8000 square metres or thereabouts, bearing New/Revised Survey and Hissa Nos. 43/1 pt, 44/1pt, 44/2 pt, 45/1 pt, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, being a part or portion of the Layout Land mentioned in the Second Schedule hereinabove.

### THE FOURTH SCHEDULE REFERRED TO ABOVE

(Description of the said Wing)

Wing **C** of Dosti Merlin Building in which the said Premises (as defined below) is situated and is being constructed on the Land as more particularly described in Third Schedule hereinabove.

### (Description of the Premises)

Flat/Shop No. C3005 on the 30th floor, admeasuring 40.10 square metres (equivalent to 431 square feet) of carpet area in the said Wing of the said Dosti Merlin Building, lying being and situate on the Land as more particularly described in Third Schedule hereinabove written, duly registered as "Dosti West County – Dosti Nest Phase 1" Project with MahaRERA authority under Certificate bearing no. P51700033640 to be constructed on the Layout Land as more particularly described in the Second Schedule herein above written.

Money

o signing of

In addition to the above the Purchaser shall be enumed to 0.00 square feet) as Eexclusive basis u.uu square metres (equivalent to 27.00 square feet) as Open Balcony area and 2.54 square metres (and the Premises and 2.54 square metres) In addition to the above the feet (equivalent to 0.00 square feet) as Enclosed exclusive basis 0.00 square metres (equivalent to 27.00 square form Balcony area and 4.04 survey. ... Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and accessible Balcony area (which are appurtenant and attached to the Premises and Attached to the Pr the Premises) and approved in the presently approved plans as

दस्त क्राध्या /२०२३ H 1 only from the closeed Balcony and Open Balcony Area, respectively.

(Description of Car Parking Space)

HE Subges, on the P2 level bearing Parking No.121 in the said Dosti Merlin Building to That One number of Open Big Car Parking space for parking of One number ycted on the said Land as more particularly described in Third Schedule e, for a price which is included in the Consideration of the Premises, as

(Consideration)

Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract: (Rupees Sixty Six Lakhs Sixty Eight Thousand Only) The said Consideration/ respect of the gernises and the Car Parking Space shall be Rs.6668000/. fal Consideration/ Purchase Price payable by the Purchaser to the Promoter,

		Percentage of
Sr. No.	Milestone	total
		Consideration
 _	On or before the execution of this Agreement	9%
2	After execution and registration of Agreement	21%
ω	On Completion of Plinth of the said Wing	5%
4	On or before Commencement of 2 <sup>nd</sup> Slab of Superstructure of the contraction	л%
	On or both	100
Ŋ	Superstructure of the said Wing	5%
σ	On or before Commencement of 10 <sup>th</sup> Slab of Superstructure of the said Winn	4%
	On or hefore	
	Superstructure of the said Wing	4%
∞	On or before Com-	
	Superstructure of the said we.	10/
φ		4%
	Superstructure of the said Mr. 25th Slab of	
)		4%

100%	TOTAL:	
5%	At the time of possession of the Premises	6
10%	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement of Sale	<u>7</u>
5%	On Completion of external plumbing and external paint, elevation, terraces, with waterproofing of the said Wing	14
5%	On Completion of concealed sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises	3
	On Completion of walls, internal plaster, floorings, of the said Premises	12
5%	On Completion of Slabs including Podiums and Stilt of	⇉
707	Superstructure of the said Wing	10

to pay the balance sum of Rs.2067080/- (Rupees Twenty Lakhs Sixty Seven One Hundred Twenty Only) on or before execution of this Agreement and agrees Thousand Eighty Only) to the Promoter in the following mann which the Purchaser has already paid a sum of Rs.600120/- (Rupees Six Lakhs Price, an amount of Rs.2667200/- (Rupees Twenty Six Lakhs Sixty Seven Thousand Two Hundred Only) has already become due and payable, out of At the time of execution of this Agreement, out of the said Consideration/Purchase

	ڪ	3	⋽	⋾	ij	
	Rs	Rs	Rs	Rs.1400280/-	Rs.666800/-	
	On or before	Rs On or before	On or before	On or before 05-06-2023	On or before 15-05-2023	GI
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### Annexure 5



Certificate No. 4730

NE MUNICIPAL CORPORATION, THANE (Rogistration No. 3 & 24)
SANCTION OF DEVELOPMENT

S05/0135/17

Shri / Smt. २० फोल्डस् आकिटबटस् अंघड कंन्साप्टेटस्Architect) TMC/TDD/3844/21 \_Date : 31/12/2021

Shri <u>में, दोस्ती एंटरप्रायझस तर्फ श्रो. (Taras कि</u>शन गर्रोडिया व श्रो. राजुल वृ. वोरा (मालकःविकासकः)

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With reference to your application No. १४६१ dated - Sector No. \_\_\_\_ Situated

The development permission / the acquise commencement for the following - S.No./G.S.T.No./F.P.No. As below-

1) The land vacated in consequence of the enforcement of the set back line shall form Part of

to be used by any person until occupancy permission has been granted,

3) The development permission / Commoncant Cartifloate shall remain valid for a 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted 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.

S.No.21(ft), 23(ft), 255(ft), 256, 257(ft), 258, 259(ft), 25710A, 25710B, 2571, 40715(ft), 40717(ft), 4772m, 4777m, 4777m 5) This permission is being issued as per the provisions of sunctioned Development Plan and

NOC from Strom water, Drainage and Tree Department need to be submitted before Plinth Central (i.w., Departments' underakings shall be taken by the applicant. If any irregularity is found Development Control Regulations. Any other statutory permission, as required from State and

Authority will not supply water for construction (Optional).

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

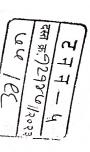
Munici the	Yo
Municipal Corporation of the city of Thane.	Yours faithfully,

Office Stamp

Date ssucd -

Office No.

Annexure 5



Information Loard to be displayed at site till Occupation Certificate.

CATAL.

If in the development permission reserved landamenty spacefood widening land the be executed in the name of authority with in 6 month from the Commoncernent Certife? over to the authority in the freu of incentive FSL If any, then necessary registered trans-

Ξ All the provision mentioned in UDCPR, as may be applicable, shall be binding.

즼

13 Pravision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the

Before submitting application for Plinth Infination it is mandatory to construct compound wall as Arendeifies where storm water draininge system exists or designed, design and drawings from regard shall be submitted along with the application for occupancy certificate(Optional). authority before Commencement of the work and completion certificate of the consultant in this Service consultant for storm water dramage should be submitted to the concerned department of the

3 Before applying for OC it is mandatory to obtain Sanad form Collector Office

Defore submitting application for Plinth Intimation it is mandatory to submit Final TILR map

3 (6) It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR.

8 Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable, be submitted before occupation certificate. certificate/letter for plantation of trees on the land, if required under the provision of free act, shall

3 Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation

95 Assidavil submitted by developer regarding ownership court cases shall be binding on developer

13 :2 Revised E.C. from Environment Department shall be submitted before further C.C.

Conditions mentioned in collector order dated 26/08/2011 regarding S.No.21, 22 shall be binding on developer.

3 Construct hard surface road before C.C.

33 24) Developer shall make ISO standard artificial ventilation provision for bathroom & ducks.

If more than 10 female workers are employed on site Creche and require facility shall be provided

सावधान

'मणूर मत्यशानुसार कांग्डाम न करमें तसेथ विकास निनंत्रण निरम्भारतिनुसार अध्यक स्व उद्युक्तर दुवल्यात्र युन्धा आहे. स्मसाठी जास्तीत प्रदेशिक व मगर अध्य जीवनियमाचे कलम ५२ परकारम्या न धेता प्राथमम्म सफ्ट कर्नो, महाराष्ट्र बास्त ३ वर्ष केंद्र व रा. १०००/- दंड होज शकतो



्रिकी प्रमुख्या । समित प्राप्ता । कार्यकारी जीभयता, Your's laithfully.

Municipal Corporation of Whe City of Thane. शहर विकास विभाग,

BZINKE18

1 Jachnip a)

DOSTI MERLIN - C WING

FLAT NO. 5

दस्त क्र 72986 /२०२३

N 1 1

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Annexure 5

Certificate No. 473 [

河湖ANE MUNICIPAL CORPORATION, THANE

3.55X2.00

COMMENCEMENT CERTIFICATE

क्री (गर्फ + फिटर, पर्फ ) ३ फाने सोडेबस + अपन फिटर + १ में १३ माने, जेद पर्फ - फिटर, पर्फ ) ३ फाने सीडिय + अपन फिटर + १ में १० माने, पर्मात कर ३ फिन के उन्हें पर्फ । फिटर प्रियु - अपन सिंदर + हो ३ फाने, पर्फात कर बीचा के, जिट (गर्फ) + फिटर (गर्फ) + १ माने सीडियम + अपना फिटर इ प्राप्त: नेत्र में भू प्रतमा करोना करन.

V. P. No.

Shri

मे.बोस्ती एंटरप्रायझंस व इतर

(Owners)

 $\odot$ 

..... TMC/TDD/<u>3950/22</u> Shri/Sml. <u>१० फोल्बस् ऑकटक्टम् अण्ड कम्मस्टर</u>स् (Architect) Date: 09/02/2022.

> 1.10X

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(3)

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4.88XZ.75

at Road/Street \_\_ तार्थ - भित्रहों नहण रोड Regional and Town Planning Act, 1966 to carry out developement work and or to crect building No. <u>वरील प्रमाणे</u> in village <u>जाककुम</u> Sector No. ५ Situated With reference to your application No. γκες dated γε/γε/γοςς for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra ष्टे. दोक्ती एंटराग्यद्रेम कर्फ भी, दिसक किशन गरोडिया व श्री. राजुल वृ. बोरा (कु.मु.) in village \_\_\_ - S.No./G.S.T.No./F.R.No. -As before

The development permission / the commencement certificate is granted subject to the following 1) The land vacated in consequence of the enforcement of the set back line shall form Part of

- 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.

44/2B(Pt), 45/1(Pt). New S.No.21(Pb), 22(Ps), 25/5(Ps), 25/6, 25/7(Ps), 25/8, 25/9(Ps), 25/10A, 25/10B, 25/11, 40/15(Ps), 40/17(Ps), 40/18, 40/19, 40/22(Ps), 4U/8, 41/9(Ps), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2(Ps), 44/1(Ps), 44/2.A(Ps),

(1)

- ५) सुधारीत परवानगी इर. ठामपाक्षविधि३८४४/११ दि.३४/१५/२०२१ रोजीच्या परवानगी प्रमाणपत्रातील सर्व अटी या विकासकावर वंघनकारक राहतील.
- ६) पुर्वेल कुठल्याही इमारतीच्या जोत्यापुर्वी जागंवर रस्त्याखातील क्षेत्राचे पक्कं वांघकाम करणे

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN or 'ANTIVO' OF '1962' सावधान PLANNING ACT. 1966

TOTAL TOTAL SALES AND TOTAL TO

कार्यकारी अभियता, (Suni) विमं।)

Yours faithfully,

Service Commence of the Service of t FICE & Date of the last

WINDER Municipal Corporation of the city of, Thane. शहर विकास विभाग

> या हैसी 15 3,66X2.00 8ED ROOM 3.66X2.75 3.66X2.00 7 M TOLET LIVING/DINING 4.46XZ.70 10LET TOLET 10|LET 6 6 듬 (2) 8 1.00 MW PASSA 1.2231.8 LIVING/DINING 4.88X2.75 LMNG/DIMNG 4.8BXZ.75 LIMING/DINANG 4.88XZ.75

TYPICAL FLOOR PLAN

FLAT / PREMISES NO...3005...ON ....30th ......FLOOR

M

2 - 25/10

FIC. दस्त क्र.१2986 रि०२ 9 BUILDING NAME
TYPE OF CAR PARK
NUMBER OF CAR PARK CORRESPONDING FLAT NUMBER AREA OF CARK PARK SIZE OF CAR PARK 121 2.50M X 5.00M 6.3005 P2 MERLIN - C 2ND PODIUM PARKING PLAN PARKING SPACE PLAN ANNEXURE 8 SIN UNITED W<sub>z</sub> PART OF THE PART O SANCTION PLAN Annexure 7 दस्त क्र.१२९४७ ॥२०२ N G 上上 11 1 İ VOP INTERIOR Ħ



### Maharashtra Real Estate Regulatory Author ty

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

टनन-५ दस्त क्र.) 2980 /२०२३ tv (2-100

roject repistration tumber

This registration is granted under section 5 of the Act to the following project under 
Project: Dosti West County - Dosti Nest - Phase 1 , Plot Bearing / CTS / Survey / Final 44/2(pt) 45/1(pt) 43/2(pt) at Thane (M Corp.), Thane, Thane, 400608;

- 1. Dosti Enterprises having its registered office / principal place of business at Tehsil: Ward ABCD, District: Mumbai
- 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;

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 02/03/2022 and ending with 30/06/2027 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. Vaşarı Fremanand Prabhu
(Secretary, MahaRERA)
Date:02-03-2022 13:36:47

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

Dated: 02/03/2022 Place: Mumbai

Trema

क वाकाताहिकी