

335/12147

Wednesday, July 26, 2023

2:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14123

दिनांक: 26/07/2023

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन5-12147-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ब्रिजराज वर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1920.00

पृष्ठांची संख्या: 96

एकूण:

रु. 31920.00

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

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क.५

वाजार मुल्य: रु.5700849 /-

मोबदला रु.6668000/-

भरलेले मुद्रांक शुल्क : रु. 466800/-

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

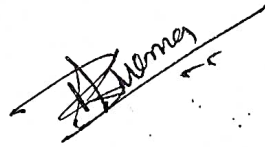
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202312942 दिनांक: 26/07/2023

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 दस्त दिला

7/26/2023

26/07/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.ठाणे 5

दस्तावेज क्रमांक : 12147/2023

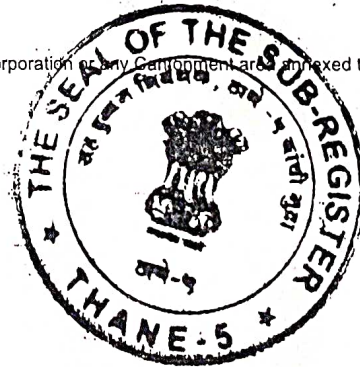
नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1)विशेषाचा प्रकार	करारनामा
(2)मोवदला	6668000
(3)	5700849
वाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदतिका क्रमांक मी 3005.30 वा मजला,मी विंग,1 आंगठ विंग कार पार्किंग स्पेस पी2 नेवेल नं 121 मद्रिन,दोम्नी मद्रिन विन्डींग,दोम्नी वेम्प म.नं.21(पार्ट),22(पार्ट),25/5(पार्ट),25/6,25/7(पार्ट),25/8,25/9(पार्ट),25/10ए,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/ नं 9/38/डी-3ई-1).((Survey Number : - ;))
(5) क्षेत्रफळ	1) 46.90 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्म, दोम्नी एंटरप्रायझेस तर्फे अधिकृत मही करणार भाविक मेहरता तर्फे कु.मु.म्हणून सुरेश थोरवे - - वय:-48; पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉन्ग आणि मेगो ड्राऊन. ब्लॉक नं
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-त्रिजराज वर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2706,गली नं 68,ब्लॉक नं इ-02, ब्लॉक नं: -, रोड नं: जैनपुर साउथ दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:-11004- 2): नाव:-शकुंतला देवी - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2706,गली नं 68,ब्लॉक नं इ-02, ब्लॉक नं: -, रोड नं: जैनपुर साउथ दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:-110044
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12147/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	466800
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क.५



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

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-



CHALLAN
MTR Form Number-6

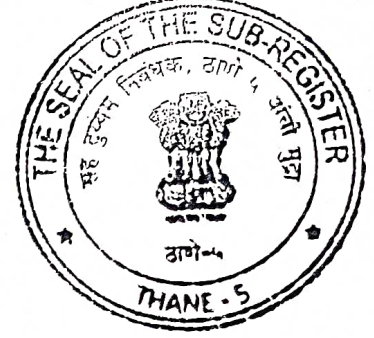


MH003162134202324E		BARCODE		Date	06/06/2023-16:53:12	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)		PAN No.(If Applicable) AAFFD4236J			
Payee Name THN5_THANE NO 5 JOINT SUB REGISTRAR		Full Name		DOSTI ENTERPRISES			
Location THANE		Flat/Block No.		FLAT NO C3005,30th FLOOR,MERLIN C			
Period 2023-2024 One Time		Premises/Building		BUILDING			
Account Head Details		Amount In Rs.		Road/Street			
0046401 Stamp Duty		466800.00		DOSTI WEST COUNTY,BALKUM,THANE			
0063301 Registration Fee		30000.00		Area/Locality THANE			
				Town/City/District			
				PIN 4 0 0 6 0 8			
				Remarks (If Any)			
				PAN2=ADJPV7591D~SecondPartyName=BRIJRAJ VERMA~CA=6668000			
				<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>ट न न - ५</p> <p>दस्त क्र. १२१४७ / २०२३</p> <p>१ / १९९</p> </div>			
		Amount In		Four Lakh Ninety Six Thousand Eight Hundred Rupees			
		Words		Only			
Total		4,96,800.00					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		6940383202303059164 28 168 902	
Cheque/DD No.		Bank Date		RBI Date		06/06/2023-16:53:12 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK थाने			
Name of Branch		Scroll No. , Date		Not Verified THANE-5			

Mobile No. : 9820000000

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दस्त चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

ट न न - ५
दस्त क्र. १२१४७ / २०२३
₹ 1.८८



AGREEMENT FOR SALE

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

राजेश्वरी

Arma

२

1) BRIJRAJ VERMA

2) SHAKUNTALA DEVI

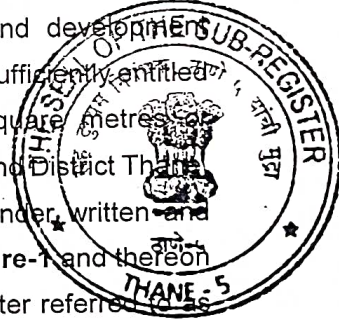
an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at
**C/O LAL RATAN VERMA, 2706 GALI NO 68, BLOCK E - 02, 2ND 60 FEET
ROAD, MOLAR BAND EXTENSION BADARPUR, JAIPUR SOUTH, DELHI
110044.** hereinafter referred to as "**the Purchaser**", (which expression shall unless
it be repugnant 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
Other Part;

WHEREAS:

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७ / १९९

(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 Thane (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 to as "**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 :-

Area Under Sub-Plot
Out of the Larger Land, a part or portion thereof admeasuring 12,560 square metres or thereabouts will be carved out and separated from the layout (and shown



Plan of the Larger Land annexed hereto and hereinafter referred to as "the Sub-Plot") in blue-colour wash, and hereinafter referred to as "the Sub-Plot area" shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below);

d. Area under Playground Plot

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

c. Area under School Plot

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

d. Area under 30 mtr wide road HCMTR

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

Signature

3

e. Area under 18 metre wide road

The Larger Land is affected by 18 metre wide Development Plan (DP) Road, admeasuring 2810 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon shown in brown colour wash and hereinafter referred to as "the 18 metre wide Road"). The 18 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but the same shall be conveyed to TMC;

f. Area under 45 meter wide road

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

g. Area under 15 meter wide road

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

(v) The Layout Land

The balance portions of the Larger Land (i.e. after deducting the area under the Sub-Plot, Playground Plot, School Plot, 30 metre wide road HCMTR, 18 metre wide road, 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 Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-2 and thereon shown surrounded by thick red-colour boundary line and hereinafter referred to as "the Layout Land");

(vi) Development under EWS Scheme

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

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दाता क्र. १२११७/२०२३
P (B) Road / EC



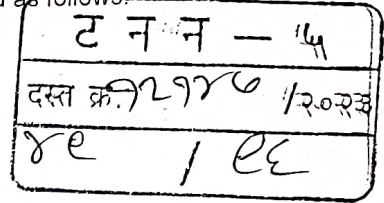
Signature

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(P.T.), 22(P.T.), 25/5(P.T.), 25/6PT, 25/7(P.T.) 25/8, 25/9(P.T.) 25/10A, 40/15(P.T.), 40/17(P.T.), 40/18, 40/19, 40/22(P.T.), 41/8PT, 41/9(P.T.), 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(P.T.), 45/1(P.T.), 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 as follows:

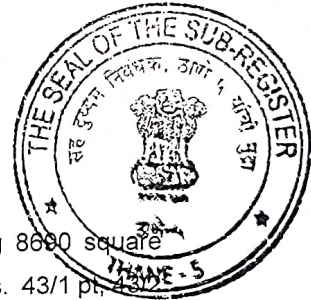
On or towards the East: By Land bearing Survey No.43/1
On or towards the West: By Land bearing Survey No.25/9
On or towards the North: By Land bearing Survey No.25/7
On or towards the South: By Land bearing Survey No.44/1



THE THIRD SCHEDULE REFERRED TO ABOVE

(Description of the Land)

All that pieces or parcels of Non-Agricultural lands admeasuring 8600 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.

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Handwritten signature/initials

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 दस्ता क्र. १२१४०/२०२३
 ०८/१०८

Annexure 5

Certificate No. 4731



THANE MUNICIPAL CORPORATION, THANE
 Regulation No. 3 & 34
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

V.P. No. _____ Sec./Subsec./Village _____ TMC/TDD/3550/22 Date: 09/02/2022.
 To, Shri / Smt. (to be filled) (Architect)

Shri _____ (Owners)
 हे सार्वजनिक स्थळासाठी (Owners)

With reference to your application No. १४६३ dated १६/१२/२०२१ 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. _____ in village _____ Sector No. _____ Situated at Road/ Street _____ S.No./ Subsec. No./ V.P. No. _____

- 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 Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.

New S.No.21(P), 22(P), 25(S/P), 25/6, 257(P), 258, 259(P), 25/10A, 25/10B, 25/11, 40/15(P), 40/17(P), 40/18, 40/19, 40/22(P), 41/8, 41/9(P), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2(P), 44/1(P), 44/2A(P), 44/2B(P), 45/1(P).

4) शुद्धता प्रदान करू. बांधकामाबाबत ३४४४/२०२१ तारीखा प्रदान करून प्रमाणपत्रांतून तसे अटी या निकतकारात घेतून घेतली.

५) पूर्वी कुठल्याही शारतातच नोंदवून यात रस्तावाली क्षेत्राचे पक्के बांधकाम करावे लागूक तसे.

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

शुद्धता प्रदान करून घेतली आहे. बांधकामाबाबत ३४४४/२०२१ तारीखा प्रदान करून प्रमाणपत्रांतून तसे अटी या निकतकारात घेतून घेतली.

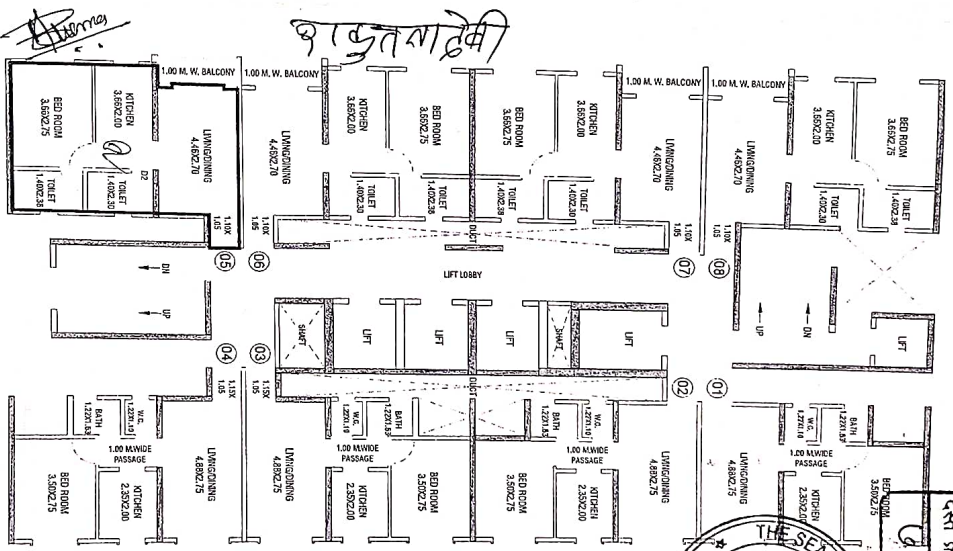


Yours faithfully,
 (Signature)
 शहर विकास विभाग,
 Municipal Corporation of
 the city of Thane.

DOSTI MERLIN - C WING

FLAT NO. 5

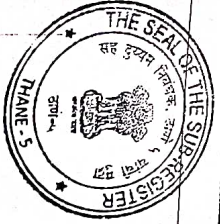
८७७-५
 दस्ता क्र. १२१४०/२०२३
 ०८/१०८



TYPICAL FLOOR PLAN

FLAT / PREMISES NO. 3005 ON 30th FLOOR

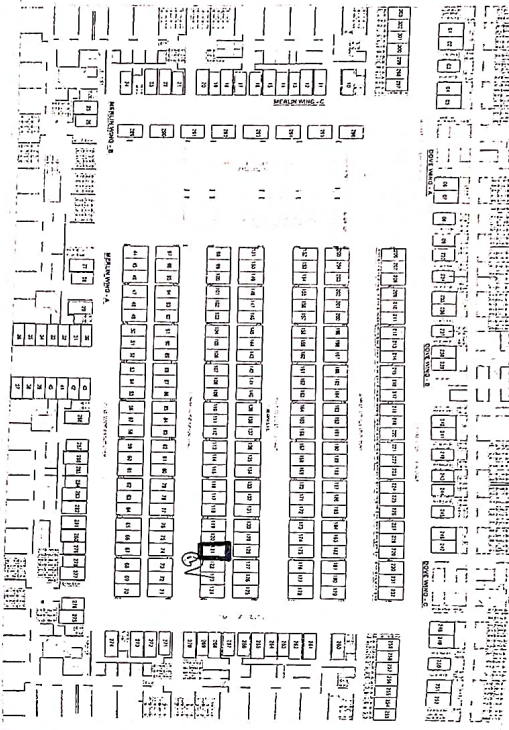
एफए-५
 रकम क्र. ११११७ १२०२३
 ७१/१८८



PARKING SPACE PLAN
 2ND FLOOR PARKING PLAN

ANNEXURE 6

BUILDING NAME	MERLIN - C
TYPE OF CAR PARK	OPEN SIG
NUMBER OF CAR PARK	121
SIZE OF CAR PARK	250M X 500M
AREA OF CAR PARK	P ₂
CORRESPONDING FLAT NUMBER	C-3005



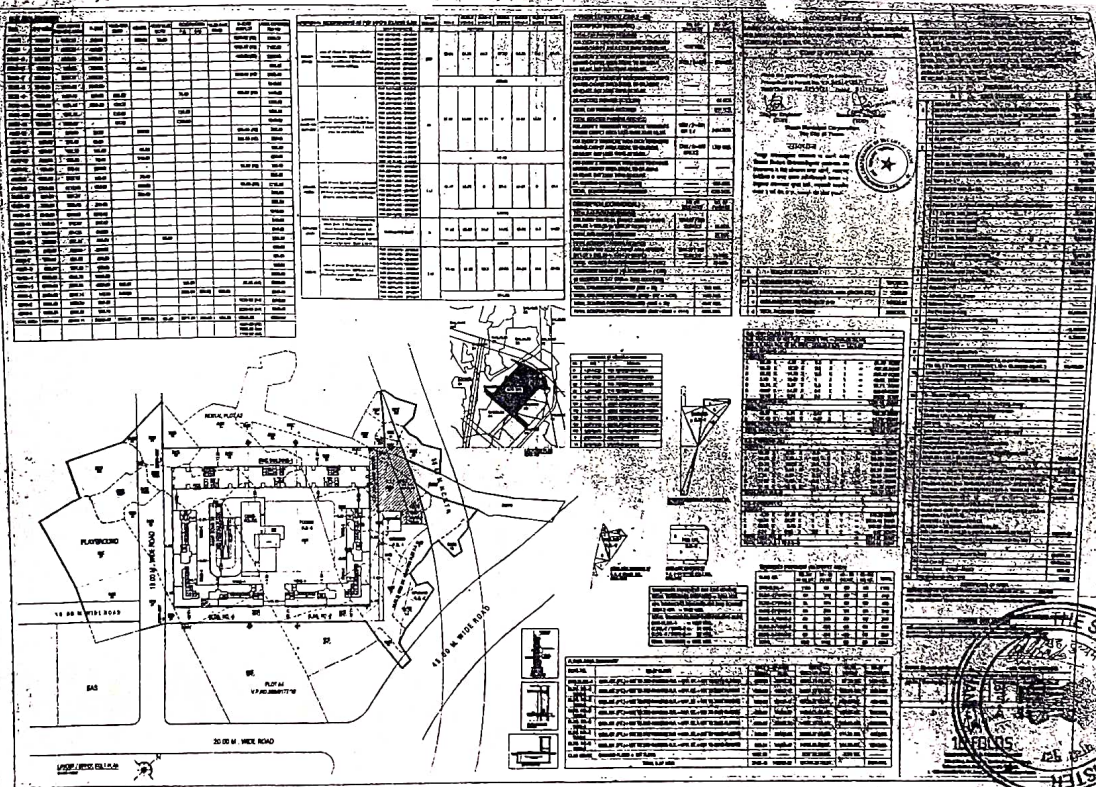
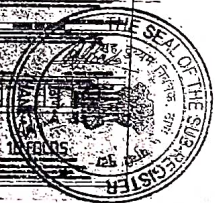
0

Bhans

११६११११११

Annexure 7
 SANCTION PLAN

एफए-५
 रकम क्र. ११११७ १२०२३
 ७१/१८८



Bhans

११६११११११



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

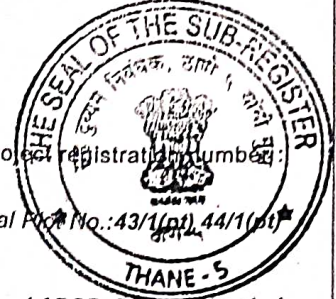
[See rule 6(a)]

ट न न - ५
दस्त क्र. 2980 / 2022
12 / 100

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

P51700033640

Project: **Dosti West County - Dosti Nest - Phase 1**, Plot Bearing / CTS / Survey / Final Plan No.: 43/1(pt), 44/1(pt)
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 City, Pin: 400001.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **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. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:02-03-2022 13:36:47

Dated: 02/03/2022

Place: Mumbai

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