



12/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

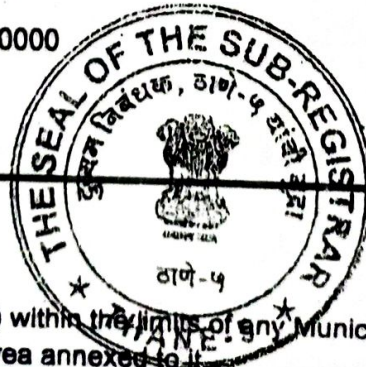
दस्त क्रमांक : 2819/2020

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10185500
(4) भू-मापन, पोटोहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मीजे पांचपाखाडी प्लॉट नं.एफ-04, व एफ-4/1, सदनिका नं 1502, 15 वा मजला, बिल्डिंग लोढा ग्रॅण्डेझा, विस्ता बी वींग, ग्रॅण्डेझा को ऑफ ही सो लि, एन.एस.डी.एल कंपाऊंड, वागळे इस्टेट, पांचपाखाडी, ठाणे प, कार पार्किंग स्पेस नं 1 PO -083, कार पार्किंग स्पेस नं 2 PC- 205 सदनिकेचे क्षेत्र 965 चौ फुट कार्पेट, (झोन नं.5/15 5ब) (Plot Number : प्लॉट नं.एफ-04, व एफ-4/1 ;)
(5) क्षेत्रफळ	1) 965 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अभय ओक - - वय:-41; पत्ता:-19/सी, 2 रा मजला, केणी बंगलो, -, सखाराम किर रोड माहीम मुंबई, कापड बजार, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400016 पॅन नं:-AAFPO7812F 2): नाव:-वृषाली अभय ओक - - वय:-38; पत्ता:-19/सी, 2 रा मजला, केणी बंगलो, -, सखाराम कीर रोड माहीम मुंबई, कापड बजार, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400016 पॅन नं:-AQMPR2017A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अजिकुमार व्ही नीलांबरन - - वय:-42; पत्ता:-सदनिका नं 1601, -, विस्ता बी बिल्डींग, लोढा ग्रॅण्डेझा, वागळे इस्टेट रोड नं 22 ठाणे प, वागळे आई.इ., MAHARASHTRA, THANE, Non-Government. पिन कोड:-400604 पॅन नं:-AJKPA2212R 2): नाव:-स्वप्ना अजिकुमार उर्फ स्वप्ना पी कुरुप - - वय:-34; पत्ता:-सदनिका नं 1601, -, विस्ता बी बिल्डींग, लोढा ग्रॅण्डेझा, वागळे इस्टेट रोड नं 22 ठाणे प, वागळे आई.इ., MAHARASHTRA, THANE, Non-Government. पिन कोड:-400604 पॅन नं:-BFBPK0331P
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2819/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक, ठाणे क्र. 4

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



GRN	MH011912491201920E	BARCODE	Date		11/02/2020-11:20:34	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)					
		PAN No.(If Applicable)	AJKPA2212R				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	AJIKUMAR V NEELAMBARAN				
Location	THANE						
Year	2019-2020 One Time	Flat/Block No.	FLAT NO 1502 15TH FLOOR LODHA				
		Premises/Building	GRANDEZZA VISTA B WING				
Account Head Details		Amount In Re.					
0630046401	Stamp Duty	1225000.00	Road/Street	GRANDEZZA CHSL ROAD NO 22 WAGLE ESTATE PANCHPAKHADI			
0030663301	Registration Fee	30000.00	Area/Locality	THANE W			
			Town/City/District				
			PIN	4	0	0	6 0 4
			Remarks (If Any)	PAN2=AAFPO7812F-Second Party Name=BHAY CA=17500000			
				दस्तावेज 2698 / 2020			
				2/20			
			Amount In	Twelve-Lakh Fifty Five Thousand Rupees Only			
Total		12,55,000.00	Words				
Payment Details	CANARA BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02400412020021100165	1061102202002400165	
Cheque/DD No.		Bank Date	RBI Date	11/02/2020-11:23:51	Not Verified with RBI		
Name of Bank		Bank-Branch	CANARA BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 9867335591

सदर चलन केवल दृश्य. निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT

THIS ARTICLES OF AGREEMENT is made at Thane on this 12th day of FEBRUARY, 2020 by and between

(i) Mr. ABHAY OAK [PAN NO. AAFPO7812F] Age 41 years and
(ii) Mrs. VRUSHALI ABHAY OAK [PAN NO. AQMPR2017A], Age 38 years, Indian Inhabitants, both presently residing at 19/C, Keni Bungalow, 2nd Floor, Sakharan Keer Road, Mahim, Mumbai - 400 016 (hereinafter referred to as "Transferors") which expression shall unless repugnant to the context or meaning thereof, mean and include their respective legal heirs, executors, legal representatives, administrators and permitted assigns), of the FIRST PART.

AND

(i) Mr. AJIKUMAR V. NEELAMBARAN [PAN NO. AJKRA2212R] Age 42 years and (ii) Mrs. SWAPNA AJIKUMAR alias SWAPNA P. KURUP [PAN NO. BFBPK0331P], Age 34 years, Indian Inhabitants, both are presently residing at Flat No.1601, Vista-B Building, Lodha Grandezza, Road No.22, Wagle Estate, Thane - 400604 (hereinafter referred to as "Transferees") which expression shall unless repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, legal representatives, administrators and assigns), of the SECOND PART



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WHEREAS:

A. By an Agreement to Sell dated 22nd January, 2013 entered into between National Standard (India) Limited, a Company incorporated under the provisions of Companies Act, 1956 having their office situated at Room No.#6, on 4th Floor, Commerce House, 2A, Ganesh Avenue, Kolkata- 700013 (hereinafter referred to as the "Developers/Promoters") of the One Part and the Transferors (therein referred to as the "Purchasers") of the Other Part, the Transferors have purchased from the Developers all the right, title and interest in Flat No 1502, on the 15th Floor, in the building known as "Lodha Grandezza, "Vista - B Wing", ("Building") admeasuring 965 sq. ft. carpet area ("hereinafter referred as "the said Flat"), along with a reserved Car Parking Space No.PO-083 (hereinafter referred to as "Car Parking Space No. 1"), situated on Plot No. F-04 & F-4/1, Road No.22, NSDL Compound, Wagle Estate, Thane West, Maharashtra PIN 400604 along with all the rights to use and access the benefits in the common areas and facilities as mentioned in the aforementioned Agreement for Sale dated 22nd January, 2013 at or for a consideration and on the terms and conditions set out therein. The aforementioned Agreement for Sale dated 22nd January, 2013 is duly stamped and registered with the Sub Registrar of Assurances, Thane-2 under Serial Number TNN-2-854-2013 on 29th January, 2013.

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Thereafter, the said Developers have allotted another Car Parking Space bearing No.PO-205 at basement/stilt of the aforementioned Building to the Transferors (hereinafter referred to as "Car Parking Space No. 2").

C. On 31st December 2015 the purchasers of flats and

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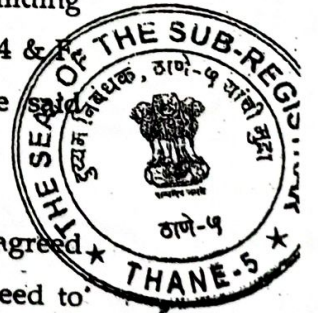
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occupants of said Building have formed and registered a society known as "Grandezza Co-operative Housing Society Limited", a society duly registered under the Maharashtra Co-operative Societies Act, 1960 having Registration No. TANA/(TANA)/HSG/(TC)/28228/2015("Society"). The Society has taken over the maintenance and upkeep of the Building, Lodha Grandezza - Vista. Thereafter, the Society has issued 10 (Ten) fully paid up shares of Rs Fifty each, the Society bearing distinctive numbers 1271 to 1280 vide Share Certificate No.128 dated 23rd June, 2019 to the Transferors ("said Shares").

D. The said Flat, the said Car Parking Space No. 1 and the said Car Parking Space No. 2, the said Shares are hereinafter collectively referred to as "the said Premises", which are more particularly described in the First Schedule hereunder written.

E. Maharashtra Industrial Development Corporation (hereinafter referred as "MIDC") has issued Occupancy Certificate bearing No. MIDC/DE & PA-III/SPA/F-4 & F-4/1/IFMS-A98492/of 2016 dated 30.3.2016, thereby certifying the completion of above mentioned Building consist of A & B Wings constructed on Plot No.F4 & F-4/1, in Thane (Wagle) Industrial Area by the Developers.

F Pursuant to the negotiations, the Transferors have agreed to sell and transfer and the Transferees have agreed to purchase and acquire the said Premises for a total consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs only)subject to deduction of applicable tax and on the terms and conditions set out hereinafter.



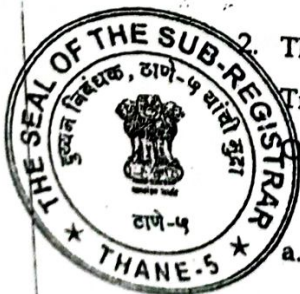
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NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

It is agreed and understood that the recitals hereinabove shall form an integral part of this Agreement.

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1. The Transferors do hereby sell, assign and transfer and the Transferees do hereby purchase and acquire the right, title and interest in and upon the said Premises being, Flat No.1502admeasuring 965square feet carpet area on the 15thFloor of the Building known as Lodha Grandezza, Vista - B Wing at Grandezza Co-operative Housing Society Limited situated on the Plot of land bearing Plot No.F-04 & F-4/1, Road No.22, NSDL Compound, Wagle Estate, Thane West, Maharashtra -400604along with all fixed furniture, fixtures and fittings attached to the said Flat, the said Car Parking Space No. 1 being PO-083 and said Car Parking Space No. 2 being PO-205and the said Shares being 10 (ten) fully paid up shares of Rs.50/- each of the Society bearing Share Certificate No. 128 having distinctive Nos.1271 to 1280and all the benefits attached thereto under the aforesaid Agreement dated 22nd January, 2013for a total consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs only) on the terms and conditions set out hereinafter.



2. The Transfereeshavepaid and have agreed to payto the Transferors the total consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs only) in the following manner:-

a. Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand only) being 1% of the total consideration amount on Rs. 1,75,00,000/- has been deducted by the Transferees towards Tax Deducted at Source in accordance with the provisions of the Income Tax Act, 1961 and the same has been deposited to the Tax

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Authorities. The Transferees shall provide to the Transferors, a copy of the challan evidencing the deposit of the said amount towards TDS at the time of execution and registration of this Agreement for Sale.

- b. **Rs.5,00,000/- (Rupees Five Lakhs only)** being part consideration has been paid to the Transferors before execution of this Agreement vide Cheque No.No.000022 dated 20/01/2020 drawn on HDFC Bank Ltd., Fort Branch, Mumbai in favour of Mr. Abhay Oak (the payment and receipt whereof the Transferors jointly do hereby admit and acknowledge and acquit, release and discharge the Transferees forever);
- c. **Rs. 5,00,000/- (Rupees Five Lakhs only)** being part consideration has been paid to the Transferors before execution of this Agreement vide Cheque No.000023 dated 23/01/2020, drawn on HDFC Bank Ltd. in favour of Mr. Abhay Oak (the payment and receipt whereof the Transferors jointly do hereby admit and acknowledge and acquit, release and discharge the Transferees forever);
- d. **Rs. 25,00,000/- (Rupees Twenty Five Lakhs only)** being part consideration has been paid to the Transferors or before execution of this Agreement vide Cheque No. 000024 dated 01/02/2020 drawn on HDFC Bank Ltd., Fort Branch, Mumbai, in favour of Mr. Abhay Oak (the payment and receipt whereof the Transferors jointly do hereby admit and acknowledge and acquit, release and discharge the Transferees forever) upon the Transferors obtaining permission to sell or transfer of the said premises;



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Signature

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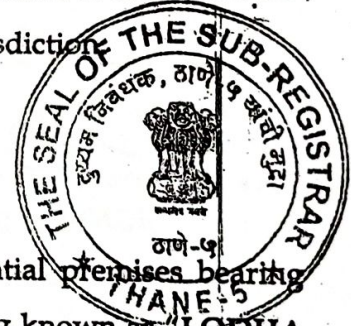
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to the Transferees. The Transferees shall not be called upon by the Transferors to make any additional payment other than what have been expressly agreed upon between the parties hereunder.

16. The Transferors have requested the Transferees to pay the total consideration payable to the Transferors in the name of Mr. Abhay Oak, (the payment and receipt whereof the Transferors jointly do hereby admits and acknowledges and acquits, releases and discharges the Transferees forever).
17. Stamp duty and registration fees as may be applicable on this Agreement shall be borne and paid by the Transferees alone and Society transfer fee payable to the Society shall be paid by Transferors.
18. This Agreement shall be governed by the laws of India and the Courts in Thane shall have exclusive jurisdiction.

FIRST SCHEDULE



ALL THAT PIECE AND PARCEL of residential premises bearing Flat No. 1502, on the 15th Floor of the building known as "LODHA GRANDEZZA, "Vista - B Wing", admeasuring 965 sq. ft. carpet area situated at GRANDEZZA Co-operative Housing Society Limited, Plot No.F-04 & F-4/1, Road No.22, NSDL Compound, Wagle Estate, Thane West, Maharashtra -400604 along with all fixed furniture, fixtures and fittings attached to the aforesaid Flat, Car Parking Space No. 1 being PO-083 and said Car Parking Space No. 2 being PO-205 and the Shares being 10 (ten) fully paid up shares of Rs. 50/- each of the aforementioned Society bearing Share Certificate No. 128 having distinctive Nos.1271 to 1280 and all the benefits attached thereto under the aforesaid Agreement for Sale dated 22nd January, 2013.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

SIGNED & DELIVERED by
the withinnamed "TRANSFERORS"

1. Mr. ABHAY OAK

Abhay Oak



2. Mrs. VRUSHALI ABHAY OAK

VRushali Oak



in the presence of.....

1. *Demand*

2. *Suresh*

SIGNED & DELIVERED by
the withinnamed "TRANSFEREES"

1. Mr. AJIKUMAR V. NEELAMBARAN

Ajikumar V. Neelambaran



Mrs. SWAPNA AJIKUMAR

Swapna Ajikumar

in the presence of.....

1. *Demand*

2. *Suresh*



GRANDEZZA CO-OP HOUSING SOCIETY LTD.

REGD. NO: TNA/(TNA)/HSG/(TC)|28228/2015

Ref No.

Date: / / 20

Date: 19.01.2020

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TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Abhay Oak and Vrushali Abhay Oak are the bonafied members of our Grandezza Co-operative Housing Society Ltd. and the owner of Flat No. Vista B-1502 admeasuring 965 sq. ft. carpet area on 15th floor of Grandezza co-operative Housing Society Ltd., situated at Wagle Estate, Road No. 22, Thane(west)-400 604. The building in which the said flat is situated consists of 18 floors and has lift facility. Mr. Abhay Oak and Vrushali Abhay Oak informed to our society that they are going to sell their flat No. B-1502.

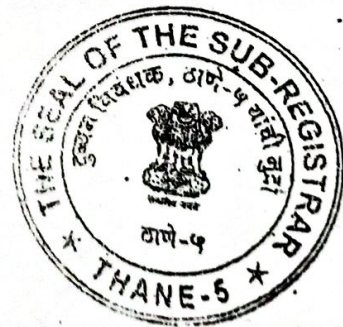
Our Society have no objection, Mr. Abhay Oak and Vrushali Abhay Oak are selling their flat No. B-1502 provided buyer of the flat should pay applicable transfer fee, premium amount and entrance fee to the society.

Further, Mr. Mr. Abhay Oak and Vrushali Abhay Oak have paid the Maintenance of the society upto December, 2019 and Property Tax upto 31st March 2020.

This certificate is issued at the request of Mr. Abhay Oak and Vrushali Abhay Oak to sell their flat.

With regards,

Hon. Secretary / Chairman



ADDRESS : PLOT NO. S.R.N.F - 4 AND F -4/1, WAGLE ESTATE, THANE WEST - 400604.

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

PHONE :- 25822592

No. MIDC/DE & PA-III/SPA/F-4 & F-4/1/
IFMS-2039 /of 2013

Office of the Executive Engineer, M.I.D.C.,
Division No. 2, Wagle Indl. Area, Thane.

Date : 02 /01 / 2013.

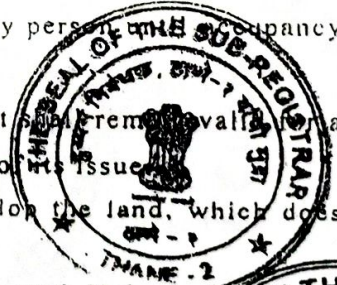
✓ To.
M/s. National Standard (India) Ltd.,
Plot No. F-4 & F-4/1, Road No. 22,
Wagle Industrial Area,
THANE- 400 604.

COMMENCEMENT CERTIFICATE

Dear Sir,

With reference to your Architect's letter No Nil. dated 04/09/2012 received on 04/09/2012 & compliance dated 28/12/2012 for the grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR & T.P Act, 1966 to erect I.T. Park building on Plot No. F-4 & F-4/1 in Wagle Industrial Area, Thane, and the commencement/Building permit is granted subject to the following condition & for total Built up Area as per the approval to the plan attached.

- 1) The land vacated in consequence of the Enforcement of the setback rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
- 3) The commencement certificate-building permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.
- 5) Minimum two trees in plots of 200.00 Sqm & such No. of trees at the rate of one tree per 100.00 Sqm. for plots more than 200.00 Sqm. area shall be planted & protected.
- 6) In case of group housing, minimum two trees per tenement shall be planted and protected.
- 7) The Party should inform the commencement of work as per approval issued by this Office.
- 8) After Completion of building upto plinth level, the same shall be intimated to inspection and issue of plinth Completion Certificate.



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provisions as per NBC code as mentioned in provisional NOC of The Chief Fire Officer & Fire Adviser, M.I.D.C., HQ, Andheri (E), Mumbai-93 & obtain final NOC from The Chief Fire officer & Fire Adviser, M.I.D.C., HQ, Andheri (E), Mumbai-93 before submission of an application for B.C.C.

- 10) You have to submit approved plan copy & certificate duly approved by the factory inspector before application for B.C.C. (If applicable)
- 11) Water rate will be charged in 1.5 times till you complete construction and obtain Building Completion Certificate, which may please note.
- 12) You have to obtain Final NOC from The Chief Fire Officer, & Fire Adviser MIDC, Udyog Sarathi, Andheri, Mumbai-93.
- 13) You have to make balance payment of premium within 90 days from date 28/12/2012 with 17 % interest rate per annum. If you failed to make payment of premium, then this Commencement Certificate / building permit will be treated as cancelled.
- 14) You have to obtain approval for the electrical meter rooms, electrical transformers, H.T. & L.T. Panel rooms & D.G sets rooms. M.S.E.D.C. Ltd. as per their requirements and also submit plan to MIDC before submission of an application for approval as per requirements of M/s. M.S.E.D.C. Ltd., Please note.



Yours faithfully,

(Signature)
Deputy Engineer & PA-III (SPA)
M.I.D.C., Division No. 11, Thane.

- * Copy submitted to The Collector, Collector office, District-Thane for favour of information please.
- * Copy submitted to The Municipal Commissioner, TMC, Mahanagar Palika, Thane for favour information please.
- * Copy submitted to The Chief fire officer & Fire Advisor, Udyog Sarathi, M.I.D.C HQ, Mahakali Caves road, Marol, Andheri, Mumbai-93 for favour of information please.
- * Copy f.w.c's to The President, Udyog Setu, O/o, The G.M. DIC, Office Complex, Commercial bldg., Wagle Estate, Thane for favour of information please.
- * Copy f.w.c's to Architect M/s. SPACEAGE CONSULTANTS, B-106, Natraj Bldg., Shiv-Shrushti Complex, Mulund (w), Mumbai-80 for information.



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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

PHONE :- 25822592

No.MIDC/DE & PA-III/SPA/F-4 & F-4/1/
IFMS-2039 /of 2013
Office of the Executive Engineer, M.I.D.C.,
Division No. 2, Wagle Indl. Area, Thane.
Date : 02 /01 / 2013

To,
M/s. National Standard (India) Ltd.,
Plot No. F-4 & F-4/1, Road No. 22,
Wagle Industrial Area,
THANE- 400 604.

Sub :- Approval to amended Building Plans for proposed I.T.
Park building for 2.00 F.S.I. structures on Plot No. F-4
& F-4/1 in Wagle Industrial Area, Thane
Architect : M/s. SPACEAGE CONSULTANTS,
Mumbai, Lic. No. { CA/90/13184 }

Ref :- Your Architect's letter No Nil, dated 04/09/2012
received on 04/09/2012 & compliance dt. 28/12/2012.

Dear Sir,

1) One set of amended bldg. plans for proposed I.T. Park Building received from
you, vide letter cited above is hereby approved & returned to you subject to the
following conditions.

2.1) You had submitted plans & drawing for plinth area of 208.26 Sqm. over the
plot area 32860.75 Sqm. & at present this office has approved plans for up to date
plinth area of 208.26 Sqm. & upto date built up area of 59147.79 Sqm.
by you. This office has approved only 19 Nos. of drawing, details of which are
attached in the accompanying statement.

2.2) In case of approval to the amended bldg. plans, the previous approvals to the
drawings granted vide letter No. MIDC/DE & PA-III/SPA/F-4 & F-4/1/IFMS-
4650 /of 2011, dated 27/12/2011 from the office of the Deputy Engineer & PA-III
SPA, MIDC, Division No. II, Thane is treated as cancelled as the drawings
approved now supercede the previously approved drawings. You are requested to
return the above cancelled drawing to this office for record & cancellation.

3) A) The building plans needs to be got approved from :

- 1) Factory Inspector, Department of State Government (if applicable)
- 2) Department of Explosives, Govt. of Maharashtra (if applicable)



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Certified copies of plans along with a letter for approval from the above authorities in triplicate shall be submitted /sent to the Executive Engineer, before starting the work.

B) Certificate of approval from foods & drugs, Department need to be submitted before applying for B.C.C & D.C.C if applicable.

3) Overhead water storage tank having minimum capacity of 450 liters per W.C & urinal shall be provided & is a must. You have to make a provision of an U.G water tank of minimum capacity to meet requirement of 24 hrs water supply requirements.

4) Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage of pipe having minimum diameter of 900mm. dia or a slab drain as per site condition & as approval by the Executive Engineer. Necessary approach as above shall be done before starting any main activities over the plot & shall be shown to the Executive Engineer, or Deputy Engineer or his authorized representative before starting the work on the plot.

5) The temporary structure shall be allowed except during construction period for which prior approval from the Executive Engineer, is a must & the same shall be demolished immediately within one month from the completion of the building construction as approved.

6) During period of construction, stacking of material required for the construction purpose shall be done only in the plot area allowed. In no case, materials be stacked along MIDC land road or open Plot without the prior approval from the Executive Engineer.

7) The boundary mark, demarcating the boundary of the plot shall be properly preserved & kept in good condition & shown to the department staff as & when required.

8) No tube well, bore well or the plot holder without prior written permission well shall construct open.

9) All work of water supply & drainage shall be carried out through the licensed plumber only as per water supply regulation of the department for which separate approval shall be obtained from the Executive Engineer, prior to construction.

10) Plans for any future addition, alterations & extensions will have to be got approved from the Executive Engineer, as well as departments competent to do so.



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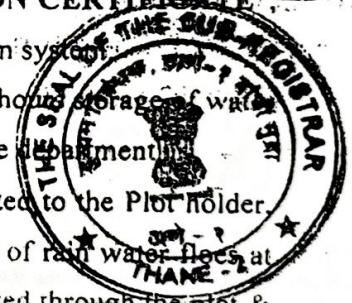
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- 11) The present approval to the plans does not pertain to approval to the structural design & R.C.C. members, foundations etc. It is only location approval to the structure with reference to the plot.
- 12) In case of power lines, if any passing through the plot, the plot holder shall approach M.S.E.B. & obtain a letter specifying the vertical & horizontal clearances to be left & plan his structure accordingly.
- 13) Where ever a compound wall & gate is constructed, the gates should open inside the plot & if the plot is facing on two or more sides of the road, the gates shall be located at least 15.00m. from the corner of junction of the roads.
- 14) A) The Waste effluents from the treatment work shall be connected a soak pit if sewer lines/ drainage collection system are not available in the area.
B) In case where sewerage of effluent collection system of MIDC, is available & is functioning, the factory effluent & sewerage shall be connected to drainage manholes after getting prior approval from the Executive Engineer.
C) Further effluent or sewerage to be let out or connected to drainage collection system of MIDC from the individual factory, shall be treated & brought to the standard laid by Maharashtra Prevention of Water Pollution Board of Government of Maharashtra, after obtaining their consent under section 28 of the Act & subsequently, "NO OBJECTION CERTIFICATE" from the same Department for connecting to the collection system.
- 15) The plot-holder has to make his own arrangement for 24 hours storage of water as uninterrupted water supply cannot be guaranteed by the Department.
- 16) In case, a water stream is flowing through the plot allotted to the Plot holder, the plot holder has to ensure that the maximum quantity of rain water flows at the point of entry of stream is allowed to flow uninterrupted through the plot & up to the point of outflow of the original stream. The point of entry & exit of natural stream must not be changed. The detailed plan, sections & designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office & no work of filling off plot & diversion for nallas shall be undertaken unless a written permission for the work proposed is undertaken from the Executive Engineer.
- 17) This permission stand cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work & date of completion must be informed to the Executive Engineer, in charge immediately.



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- 18) The breach of any of these stipulation shall render the plot holder liable for action as provided in MHDC Act, 1961 (III of 1962) & Regulations made there under & also terms of lease & schedule of penalties, prescribed by the corporation for this purpose.
- 19) Department has got power to add, amend, vary or rescind the provision of Regulations from time to time, as it may deem fit & the plot holder has to abide by these rules & regulations.
- 20) As soon as the building work is completed, the plot holder has to inform the Executive Engineer. The work has to be got verified & obtained from the Executive Engineer.
- 21) The allotted are requested to inform the Deputy Engineer, concerned for checking up the layout of the building when the plinth of the building is completed & this is the must.
- 22) This approval is subject to permission of competent authority under Urban Land (CEILING & REGULATIONS) Act of 1976, if applicable.
- 23) The basement is provided is to be used only for storage purpose. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement.
- 24) The allottee within a period of one year from the date of approval of the plans has to plant trees in the open marginal space at the periphery of the plot at his own cost. The plantation shall be one tree for 100 Sqm. Of plot area & one tree a distance of 15.00m on front edge of road or part thereof & when the trees so planted, shall be maintained in good condition through the term.
- 25) Allottees are requested to submit No Dues Certificate from Local Authority (TMC) regarding property tax within 60 (SIXTY) days from issue of date of approved of building plans. Failing of which, the approval of building plans issued shall be treated as revoked or cancelled without any further intimation, please note.
- 26) You have to make balance payment of premium within 90 days from date 28/12/2012 with 17 % interest rate per annum. If you failed to make payment of premium, then this Commencement Certificate will be treated as cancelled.



You have to obtain approval for the electrical meter rooms, electrical transformer, H.T. & L.T. Panel rooms & D.G. sets rooms, from the M.S.E.D.C. Ltd. as per their requirements and also submit approved layout plan to MIDC before submission of an application for B.C.C. of the building. These electrical structures will be finally approved as per requirements of M/s. M.S.E.D.C. Ltd., Please note.

It is hereby requested to go carefully through the above conditions of this letter & scrupulously be followed.
 Thanking You.



Yours faithfully
 Deputy Engineer & PA-III, (SPA)
 M.I.D.C., Division No. 11, THANE.



- DA: One statement showing Details of drawing approved.
- 1) Copy submitted to The Commissioner, Thane District, Thane for favour of information
- 2) Copy submitted to The Commissioner, Thane Municipal Corporation, Thane for favour of information
- 3) Copy of information please.
- 4) Copy submitted to The Chief fire officer & Fire Advisor, "Udyog Sarathi", MIDC Mahakali Caver road, Marol, Andheri, Mumbai-9, for favour of information
- 5) Copy submitted to The Regional Officer, Regional Office, MIDC, Office Complex bldg. Wagle Estate, Thane for information please.
- 6) Copy f.w.c's to The President, Udyog Setu, O/o. DIC, Thane, Office Complex bldg. Wagle Estate, Thane for favour of information please
- 7) Copy f.w.c's to Architect M/s. SPACEAGE CONSULTANTS, B-106, Natraj Bldg. Shivajinagar, Shivajinagar Complex, Mulund (w), Mumbai-80 for information.

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**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)**

PHONE : 25822592 No.MIDC/DE & PA-III/SPA/F-4 & F-4/1/
IFMS-4650 /of 2011
Office of the Executive Engineer, M.I.D.C.,
Division No. 2, Wagle Indl. Area, Thane.
Date :- 27 /12 / 2011.

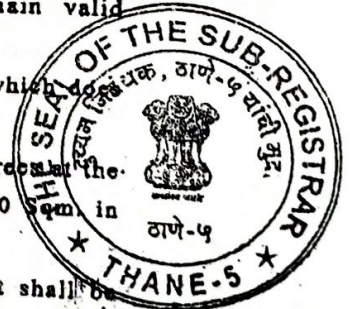
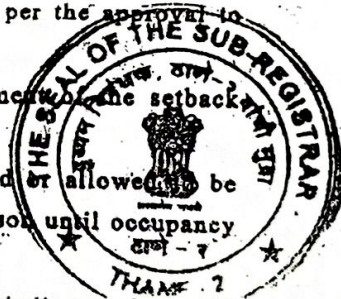
To,
M/s. National Standard (India) Ltd.,
Plot No. F-4 & F-4/1, Road No. 22,
Wagle Industrial Area,
THANE- 400 604.

COMMENCEMENT CERTIFICATE

Dear Sir,

With reference to your Architect's letter No Nil, dated 18/10/2011 received on 19/10/2011 & compliance dated 27/12/2011 for the grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR & T.P Act, 1966 to erect I.T. Park building on Plot No. F-4 & F-4/1 in Wagle Industrial Area, Thane, and the commencement/Building permit is granted subject to the following condition & for total Built up Area as per the approval to the plan attached.

- 1) The land vacated in consequence of the Enforcement of the setback rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
- 3) The commencement certificate-building permit shall remain valid period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land, which do not vest in you.
- 5) Minimum two trees in plots of 200.00 Sqm. & such No. of trees at the rate of one tree per 100.00 Sqm. for plots more than 200.00 Sqm. in area shall be planted & protected.
- 6) In case of group housing, minimum two trees per tenement shall be planted and protected.
- 7) The Party should inform the commencement of work as per the approval issued by this Office.
- 8) After Completion of building up to plinth level, the same shall be intimated for inspection and issue of plinth Completion Certificate.



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- 9) You have make provisions as per NBC code as mentioned in provisional NOC of The Chief Fire Officer & Fire Adviser, M.I.D.C., HQ, Andheri (E), Mumbai-93 & obtain final NOC from The Chief Fire officer & Fire Adviser, M.I.D.C., HQ, Andheri (E), Mumbai-93 before submission of an application for B.C.C.
- 10) You have to submit approved plan copy & certificate duly approved by the factory inspector before application for B.C.C. (If applicable)
- 11) Water rate will be charged in 1.5 times till you complete construction of obtain Building Completion Certificate, which may please note.
- 12) You have to obtain Final NOC from The Chief Fire Officer, & Fire Adviser MIDC, Udyog Sarathi, Andheri, Mumbai-93.
- 13) Please note that the amended building plans are approved for amendments in I.T. users building only and the status-quo for the work of residential / support services user building shall be maintained. The work of residential / I.T. support user building shall not be process further till the final decision by MIDC/ Government of Maharashtra as communicated earlier.

Yours faithfully,

Signature
Deputy Engineer & PA-III (SPA)
M.I.D.C., Division No. II, Thane.



Copy submitted to The Collector, Collector office, District-Thane for favour of information please.

Copy submitted to The Municipal Commissioner, TMC, Mahanagar Palika, Panch pakhadi, Thane for favour information please.

Copy submitted to The Chief fire officer & Fire Adviser, Udyog Sarathi, MIDC HQ, Mahakali Caves road, Marol, Andheri, Mumbai-93 for favour of information please.

Copy submitted to the Executive Engineer, MIDC, Division No. II, Thane for information.

Copy submitted to Regional Officer, MIDC., Regional Office, Thane for favour of information please.

Copy w.c.'s to The President, Udyog Setu, O/o, The MIDC, Office Complex, Commercial bldg., Wagle Estate, Thane for favour of information please.

Copy w.c.'s to Architect M/s. SPACEAGE CONSULTANTS, B-106, Natraj Wdg, Shiv-Shrushti Complex, Mulund (w), Mumbai-80 for information. Copy to Guard File.

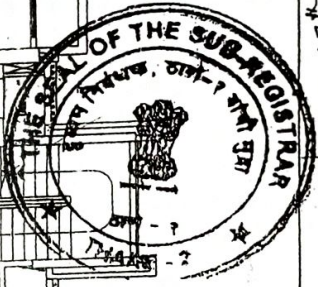
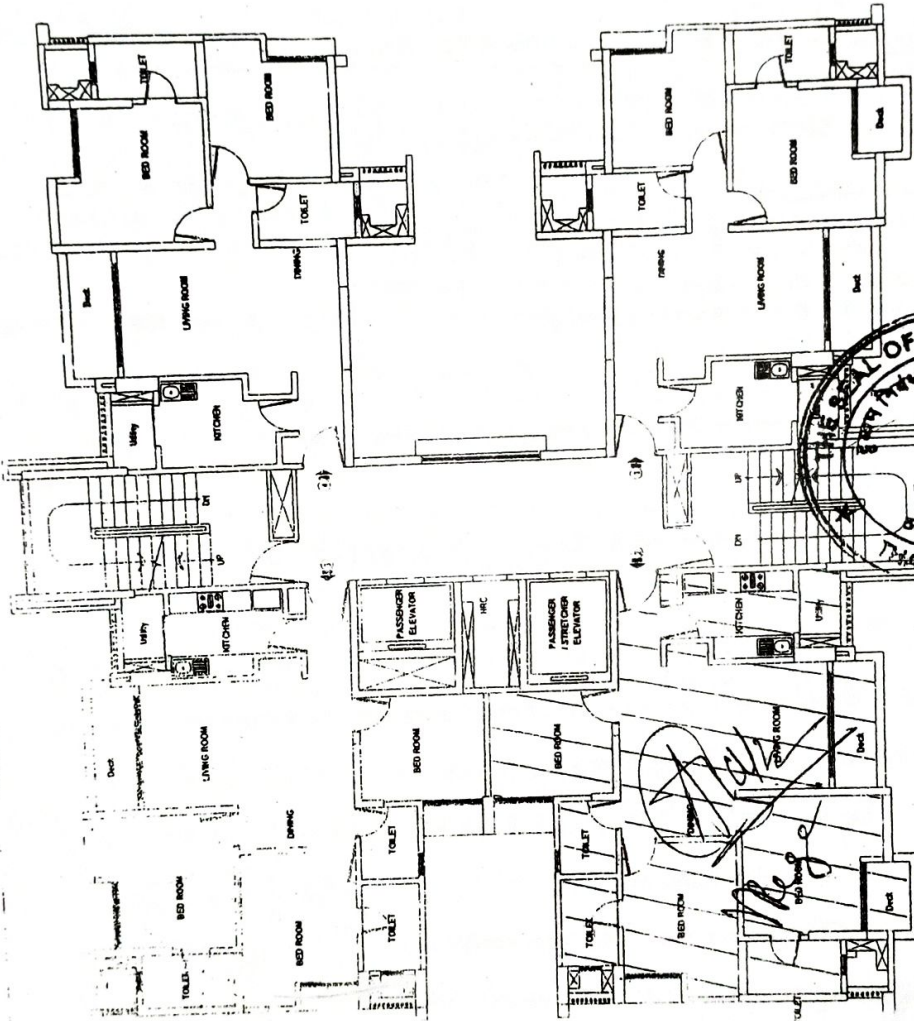


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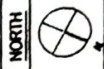


TYPICAL FLOOR PLAN
 3, 5, 6, 9, 11, 12, 14, 15, 17



TOWER-B VISTA FLOOR 15
 FLAT NO. 1502-

ARCHITECT
 KAPADIA ASSOCIATES PVT. LTD
 ARCHITECTURE & INTERIOR DESIGN



SITE ADDRESS
 PLOT NO. F4 & F4F
 ROAD NO. 22, WAGLE INDUSTRIAL ESTATE, M.I.D.C.
 THANE (W) 400604.

DEVELOPER
 M/S NARAYAN ENGINEERING INDIA LTD.

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)



॥उद्यमात् सकल समृद्धि॥
MIDC

HEAD OFFICE : "Udyog Sarthi" Mahakali Caves Road,
Andheri (E), Mumbai - 400 093.
FORT BRANCH : Orient House, 5th Floor.
Adi Manjaban Street, Billard Estate, Fort, Mumbai - 38.
Tel : 2687 0027/52/54/73 Fax : (022) 2887 1587
Tel : 2281 6547 Fax : (020) 2281 6548

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No. MIDC/DE & PA-III(NP)/SPA/F-4 & F-4/1/
IFMS-2692 / of 2012
Office of the Executive Engineer, M.I.D.C.,
Division No. II, Wagle Industrial Area, Thane.
Date : 27 / 09 / 2012

To,
M/s. SPACEAGE Consultants,
Shop No. 15, B-106, Natraj Building,
Srishti Complex, Mulund link Road,
Mulund (w), Mumbai-400 080

Sub : Thane (Wagle) Industrial Area...
Plot No. F-4 & F-4/1 In Wagle Industrial Area, Thane.

Ref : Your letter No. Nil, dated 27/09/2012.

Dear Sir/Madam,

With reference to your above referred letter and Hon. High Court, Bombay's order in Writ petition No. 1861 of 2012, this to inform you that, the condition No. 13 mentioned in the commencement certificate issued vide this office letter No. MIDC/DE & PA-III/SPA/F-4 & F-4/1/IFMS-4650/ of 2011, dated 27/12/2011 is hereby withdrawn.

Your client may therefore, continue the approved building plans with residential / I.T. support user buildings on above said plot.

Thanking you.



Yours faithfully,

Subhayan
Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
M.I.D.C. Division No. II, Thane.

Copy f.w.c's to M/s. National Standard (India) Ltd., Plot No. F-4 & F-4/1,
Road No. 22, Wagle Industrial Area, THANE (w) - 400 604 for information.

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



This certificate is accompaniment of letter No. MIDC/DE & PA-III/SPA/F-4 & F-4/1/IFMS-A98492/of 2016, dated 30/03/2016.

OCCUPANCY CERTIFICATE.

This is to certify that the development work of proposed IT PARK BUILDINGS D & F and I.T. Support services residential buildings Wing A & B including podium, basements, parking area & Ground on Plot No. F-4 & F-4/1 in Thane (Wagle) Industrial Area for M/s. National Standard (India) Ltd., Thane has been completed under the supervision of Mrs. Devyani khadilkar of M/s. Spaceage Consultants, Mumbai (w) Architect License No. CA/90/13184 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

Thanking you.

Your's faithfully,

22/03/20
Deputy Engineer & PA-III
Special Planning Authority Sub Div.
MIDC Division No. II, Thane.



Pradip Garach
Advocate, High Court, Mumbai.
6 Rose-Road,
LBS Road, Kamdar,
Mumbai - 400 070

Garach

Certified True Copy



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नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२८२२८/ सन २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

ग्रॅन्डेझ्या को-ऑप हौसिंग सोसायटी लि.,

प्लॉट नं. एस.आर.नं.एफ - ४ आणि एफ- ४/१ वागळे इस्टेट
ठाणे (प) , ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९(१) अन्वये नोंदणी क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२८२२८/सन २०१५ दि.३१/१२/२०१५ नोंदवण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ म. ल नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- ३१/१२/२०१५



(प्रताप पांटील)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे



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Share Certificate No.: 128

Member Regu. No.: 128

No. Of Shares : 10

GRANDEZZA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regd. No. TNA/(TNA)/HSG/(TC)/28228/2015

Wage Estate, Thane (West) 400 604.

Authorised Share Capital Rs.85,200 divided into 1704 Shares each of Rs. FIFTY Only

SHARE CERTIFICATE

Flat No. B-1502

This is to certify that Mr. Abhay Oak

Mrs. Vrushali Abhay Oak

is / are the Registered Holder/s of 10 fully paid-up shares of Rs. FIFTY each numbered from 1271 to 1280 both inclusive in the Grandezza Co-operative Housing Society Ltd., Thane subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Grandezza Co-operative Housing Society Ltd. at Thane on this 23rd day of June 2019



M. Chandrakant
Chairman

G. W. K.
Secretary

R. K. S.
Authorised
M.C. Member

P.T.O.



S. D.



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दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:अभय ओक - - पत्ता:19/सी, 2 रा मजला, केणी बंगलो, -, सखाराम किर रोड माहीम मुंबई, कापड बजार, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAFPO7812F	लिहून देणार वय :-41 स्वाक्षरी: <i>Abhe</i>		
2	नाव:वृषाली अभय ओक - - पत्ता:19/सी, 2 रा मजला, केणी बंगलो, -, सखाराम कीर रोड माहीम मुंबई, कापड बजार, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AQMPR2017A	लिहून देणार वय :-38 स्वाक्षरी: <i>Rav</i>		
3	नाव:अजिकुमार व्ही नीलांबरन - - पत्ता:सदनिका नं 1601, -, विस्ता बी बिल्डींग, लोढा ग्रॅण्डेझा, वागळे इस्टेट रोड नं 22 ठाणे प, वागळे आई.ड., MAHARASHTRA, THANE, Non- Government. पॅन नंबर:AJKPA2212R	लिहून घेणार वय :-42 स्वाक्षरी: <i>Amr</i>		
4	नाव:स्वप्रा अजिकुमार उर्फ स्वप्रा पी कुरुप - - पत्ता:सदनिका नं 1601, -, विस्ता बी बिल्डींग, लोढा ग्रॅण्डेझा, वागळे इस्टेट रोड नं 22 ठाणे प, वागळे आई.ड., MAHARASHTRA, THANE, Non- Government. पॅन नंबर:BF BPK0331P	लिहून घेणार वय :-34 स्वाक्षरी: <i>Swpra</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12/02/2020 05:02:15 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
न्यायाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार अजिकुमार व्ही नीलांबरन -	12/02/2020 04:53:16 PM	अजिकुमार वाळियाकृष्णहय नीलांबरन M XXXX XXXX 6122
2	लिहून घेणार स्वप्रा अजिकुमार उर्फ स्वप्रा पी कुरुप	12/02/2020 04:54:09 PM	स्वप्रा पदमानाभन कुरुप F XXXX XXXX 1953
	लिहून देणार अभय ओक -	12/02/2020 04:55:03 PM	अभय परशुराम ओक M XXXX XXXX 6777
	लिहून देणार वृषाली अभय ओक	12/02/2020 05:02:39 PM	वृषाली अभय ओक F XXXX XXXX 2063

