

R

335/4704

Wednesday, March 13, 2024

3:34 PM

पावती

Original/Duplicate

नोंदणी क्र. 139म

Regn.:39M

पावती क्र.: 5569

दिनांक: 13/03/2024

मावाचे नाव: कावेरांत

दस्तावेजाचा अनुप्रमाण: दस्तऐवज-5-4704-2024

दस्तावेजाचा प्रकार: कारनामा

मादर कार्यान्वाचे नाव: चंदन शंकर चौरगिया --

नोंदणी फी

₹. 30000.00

दस्तऐवजाची फी

₹. 2200.00

पुस्तिका संख्या: 110

एकूण:

₹. 32200.00

आपणात मूळ दस्त, खंचनेव प्रिंट, सूची-२ अंदाजे
3:54 PM ह्या वेळेत मिळेल.

Joint Sub Registrar, Thane 5

वाजार मूल्य: ₹. 4067547.12/-

मोबदला ₹. 3931608/-

भरलेले मुद्रांक शुल्क : ₹. 284800/-

सह दुय्यम निबंधक, ठाणे ५

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324123421501 दिनांक: 13/03/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 200/-

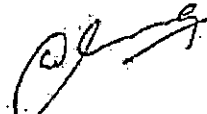
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324123721551 दिनांक: 13/03/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017202992202324E दिनांक: 13/03/2024

विक्रेते नाव व पत्ता:


मूळ दस्त दिव्या

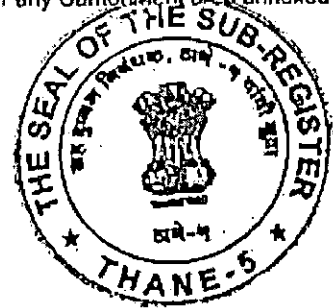
गावाचे नाव: कावेसर

1) विलेगाचा प्रकार	नगरनामा
2) नोंदणी क्रमांक	3931608
3) बाजारभाव (भाडेपट्ट्याच्या बाबत) भाडेपट्ट्याच्या आकारणी देणे की पट्टेदार न (मूळ वगळे)	4067547,12
4) भू-स्वाम्य, पोटहिसा व घरकमांक (अभय्यास)	1) पालिकेचे नाव: ठाणे मह. नगर, इतर वर्णन: इतर भाहिनी: मदनिवा क्रमांक 1902,19 वा मजला, प. वि. ठाणे न. 2, ग्रीन ब्लॉक फेज 2, जी. सी. रोड, कावेसर, ठाणे, मीने कावेसर म. नं. 166/31, 168, 169/4/डी, 170/4/ग. क्रमांक नं. 1/43-2क-1), ((Survey Number :-))
5) क्षेत्रफळ	1) 32.76 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
7) दस्तऐवज करून देणा-या/विहून देवणा-या (आकारणे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेनर्त्त. म्हे. अरफिद सुंदरप्रायझेम तर्फे भागिदार मयिन मी. मिरानी तर्फे कु. मु. म्हणुत गण प्रवाग - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ग्रीन ब्लॉक विल्डिंग, प्लॉक नं:-, रोड नं: जी.सी.रोड, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पं नं:-ABLFS6780M
8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंदन शंकर चौरसिया - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गण नियाम, प्लॉक नं:-, रोड नं: डोंगरीपाडा, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पं नं:-AMIPC0161E
9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024
10) दस्त नोंदणी केल्याचा दिनांक	13/03/2024
11) अनुक्रमांक, खंड व पृष्ठ	4704/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	284800
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

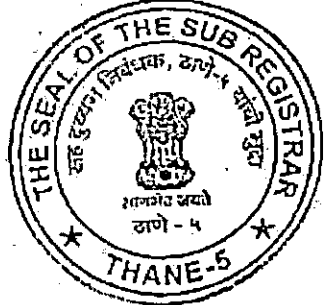


मूल्यांकन पत्रक / सही होव - बांधीव		41 March 2024 03:28:58 PM	
Valuation ID	20240116611		
सूचनांकनाची संख्या	2024		
जिल्हा	ठाणे		
मूल्य विभाग	सामूहिक जाणे		
उप मूल्य विभाग	11/4 - 2क.1) रचनागणना दुर महामेव अणु बांधीव बांधीव उपविभाग *अ* महामेव मिळकती घडवून उतीव तिरासस सई कसक.) गोवडण		
क्षेत्राचे नाव	Thane Municipal Corporation	महल नंबर आ मू प्रकाश	महल नंबर 1166
वार्षिक मूल्य दर तयारतानुसार मूल्यदर रु. (सही करीत)	निवासी महामेव 115500	साधारण 112500	दुवारे 111000
		मीटरीक 112500	मोजमापकरी एकक टी मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	32.7600 मीटर	मिळकतीचा कायदा	मिळकतीचा प्रकार - बांधीव
बांधकामाचे धर्तीकरण	1-आर सी सी	मिळकतीचे वय	बांधकामाचा दर - Rs 26620/-
उदबोधन सुविधा	आहे	मजला	110 to 20th Floor
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular d102/01/2019		
मजला निहाय घटवाट	= 107.5 / 100 Apply to Rate = Rs 124162/-		
घसा-यानुसार मिळकतीचा धरि. जी मीटर मूल्यदर	= (वार्षिक मूल्यदर * कुल्लु जमिनीचा दर) * घसा-यानुसार एककाची) * घुल्लु जमिनीचा दर) = ((1125162 * 23600) * (100 / 100)) + 23600) = Rs 124162/-		
A) मुख्य मिळकतीचे मूल्य	= वरील घसाणे मूल्य दर * मिळकतीचे क्षेत्र = 124162 * 32.76 = Rs 4067547.12/-		
Applicable Rules	= 1, 9, 18, 19		
एवंधित अंतिम मूल्य	<ul style="list-style-type: none"> - मुख्य मिळकतीचा मूल्य बांधकामाची मूल्य + नेमकावून मजला क्षेत्र मूल्य + सक्ततया बांधीव मूल्य (घुल्लु जमिनीचा वार्षिक मूल्य) - बांधीव मूल्य + बांधीव बांधीव मूल्य + मुख्य जमिनीचा वार्षिक मूल्य + इतरती मीटरीक घुल्लु जमिनीचा मूल्य - वरिस्त बांधकाम + सवयवित्त बांधकाम = A + B + C + D - E - F + G + H + I + J = 4067547.12 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 4067547/- = [पाळीस साय सद्सष्ट हजार पाच शें सत्तेघाळीस]/- 		

Home Print

सह दुय्यम निबंधक, ठाणे क्र. ५

ठ न न - ५
दस्ता क्र. ४००४/२०२४
९ / १९९०

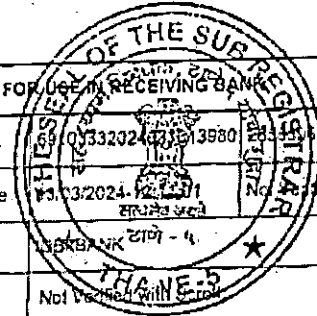




CHALLAN
MTR Form Number-6



GRN	MH017202902202324E	BARCODE	[Barcode]		Date	13/03/2024-12:10:07	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					THNS_THANE NO 5 JOINT SUB REGISTRA		Full Name	
Location					THANE		SQUAREFEET ENTERPRISES	
Year					2023-2024 One Time		Flat/Block No.	
							FLAT NO. 1902 19th FLOOR A WING TOWER NO	
							Premises/Bullding	
							2	
Account Head Details				Amount In Rs.				
930046401 Stamp Duty				284800.00		Road/Street		
						GREEN SQUARE PHASE 2 G B ROAD		
930063301 Registration Fee				30000.00		Area/Locality		
						THANE		
						Town/City/District		
						PIN		
						4 0 0 6 1 5		
						Remarks (If Any)		
						Second Party Name - CHANDAN DHANKAR CHAURASIA		
						[Handwritten: 2/1990]		
						[Handwritten: दरता क्र. 8008 / 2028]		
						[Handwritten: 2 / 1990]		
				Amount In		Three Lakh Fourteen Thousand Eight Hundred Rupees		
				3,14,800.00		Words		
						Only		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN		Ref. No.		
						69 00332024 0001 3980 2848000042		
Cheque/DD No.				Bank Date		RBI Date		
						13/03/2024 - 12:10:07		
Name of Bank				Bank-Branch		Not Verified with RBI		
						IDBI BANK Thane - 4		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		
						THANE-5		



Department ID : [Blank] Mobile No. : 9930435001
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धर चडान कडल दुस्यम गिनयण कार्यालयत वोदणी करापयारया दरतासली लागू आहे. वोदणी न करापयारया दरतासली सदर चलन लागू होई.

CHALLAN
MTR Form Number-6



IRN: MH017202992202324E	BARCODE	Date: 13/03/2024-12:10:07	Form ID: 252
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Department: Inspector General Of Registration	Payer Details		
Type of Payment: Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No. (If Applicable)		
Office Name: THNS_THANE NO 5 JOINT SUB REGISTRA	Full Name	SQUAREFEET ENTERPRISES	
Location: THANE	Flat/Block No.	FLAT NO 1902 19th FLOOR A WING TOWER NO	
Year: 2023-2024 One Time	Premises/Building	2	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	294800.00	GREEN SQUARE PHASE 2 G B ROAD KAVESAR	THANE		4 0 0 6 1 5
0030063301 Registration Fee	30000.00				

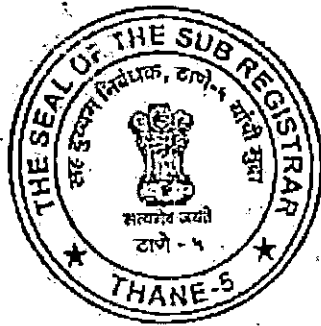
Remarks (If Any)		Second Party Name: CHANDAN SHANKAR CHAURASIA - ट न न - ५ दस्त क्र. ४७०४ / २०२४ 3 / 990			
Total	3,14,800.00	Amount In Words	Three Lakh Fourteen Thousand Eight Hundred Rupees Only		

Payment Details: IDBI BANK		FOR USE OF RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	103332013980001030542	
Cheque/DD No.		Bank Date	RBI Date	13/03/2024 12:10:01	
Name of Bank		Bank-Branch	Verified with RBI		
Name of Branch		Scroll No. , Date	Not Verified		

Department ID: 9930435001
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचर चालान फॉर्म दस्तावेज को रजिस्ट्रार कार्यालय में ही दर्ज कराने के लिए मान्य है। अनजिस्ट्रार कार्यालयों पर यह चालान मान्य नहीं है।

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	HSI-335-4704	0009090662202324	13/03/2024-15:34:47	IGR117	30000.00

टनल - ५
दस्त क्र. ४००४/२०२४
४ / ११०



0009090662202224	13/03/2024-15:34:47	IGR117	284800.00	3,14,800.00
Bank: IDBI BANK			Date: 13/03/2024-12:10:07	
Amount: 3,14,800.00		Total Debit Amount		
3,14,800.00		284800.00		

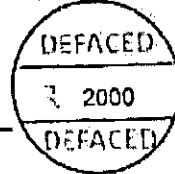


D H C
Department of Registration & Stamps
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0324123421501 Receipt Date 13/03/2024

Received from DHC, Mobile number 9930435001, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4704 dated 13/03/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

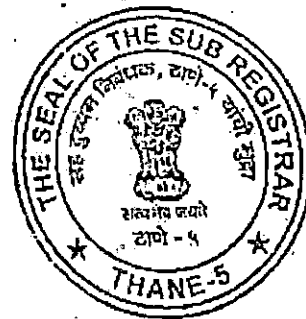


Payment Details

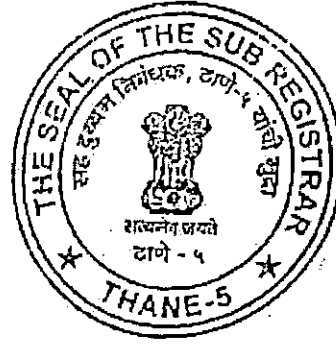
Bank Name IBKL	Payment Date 12/03/2024
Bank CIN 10004152024031220153	REF No. 2891707508
Deface No 0324123421501D	Deface Date 13/03/2024

This is computer generated receipt, hence no signature is required.

टनन - ५
दस्त क्र. ४७०४ / २०२४
५ / १९९०



ट न न - ५
दस्त क्र. ४००४ / २०२४
६ / ११०



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Thane this 13th day of MAR in the Christian Year Two Thousand Twenty Four (2024)

BY AND BETWEEN

M/S SQUAREFEET ENTERPRISES, PAN: ABLFS6780M a duly registered Partnership firm, having its office at Green Square Behind D-Mart Opp Sanghavi Hills, Kavesar, Thane (W) 400615, through its Authorized Partner Shri SACHIN C. MIRANI

hereinafter referred to as 'PROMOTER' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its existing partner/s last surviving partner/s successor in title, executors, administrators and assignees etc.) of the ONE PART

ठनन - ९
दस्त क्र. ४००४ / २०२४
७० / ११०

AND

SHRI./SMT. (1) MR. CHANDAN SHANKAR CHAURASIA
 PAN AMIPCD18E, Age 34 years, and
 (2) SHRI./SMT. _____, Age _____ years,
 PAN _____
 Indian inhabitants, having address at RANE NIWAS, G.B. ROAD,
NEAR BUDHA VILLAGE, CONGRIPADA THANE WEST - 400615

hereinafter referred to as the ALLOTTEE (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/their heirs, executors, administrators and assigns/mean and include all the Partners for the time being constituting the said firm, their survivors and their respective heirs, executors, administrators and assigns/ its successors and assigns) of the **OTHER PART**

WHEREAS:

A. Mr. Abdul Kadir Shaikh Mohanimod Varakar & Others (for short called **Varekar & Others**) owned, held and possessed land bearing Survey No.170(P) admeasuring 43534 sq.yrds. i.e.36826.07 sq.mtrs. situate at Village Kavesar, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation (TMC), Registration District and Sub-District Thane (hereinafter referred to as **First Property**).

A. By and under Agreement dtd.14/03/1988 registered at Sr.No.1881/1988 in the Office of Sub-Registrar, Thane, the said Varekar & Others agreed to sell and transfer the said First Property and gave rights of development thereof to M/s. Shanani Estates & Investment Pvt. Ltd., a duly incorporated Company (for short called **Shanan**) and pursuant thereto they also executed Power of Attorney dtd.14/03/1988 registered at Sr.No.91/1988 in the Office of Sub-Registrar, Thane and thereby constituted authorized persons of said Shanani as Attorney to deal with, develop and sell the said First Property and having received full purchase price of the same from said Shanani put said Shanani in possession thereof and thus said Shanani for all legal purposes became owners of the said First Property. The aforesaid Agreement and Power of Attorney are hereinafter referred to as **Shanan Documents-A**.

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दस्ता क्र. ४००४/२०२४

B. By and under Agreement dtd. 08/11/2002/ registered at Sr.No.5876/2002 in the Office of Sub-Registrar Thane, the said Shanan transferred and assigned all its rights, claims, interest with respect to said First Property acquired under Documents-A to M/s. Shree Sai Developers, a duly registered Partnership Firm (for short called **Shree Sai**) and pursuant thereto said Shanan also substituted Power of Attorney dtd.11/11/2002 registered at Sr.No. 296/2002 in the Office of Sub-Registrar Thane and thereby constituted Partners of said Shree Sai as Attorneys to deal with, develop, sell and transfer the said First Property and having received full purchase price of the said First Property from said Shree Sai and put said Shree Sai in possession thereof and thus said Shree Sai for all legal purposes became owners of the said First Property. The aforesaid Agreement and Power of Attorney are hereinafter referred to as **Shree Sai Documents**.

C. Mr. Bharat Chandulal Nanavati (for short called **Bharat**) & Smt. Mandakini Jagdish Nanavati (for short called **Mandakini**) owned, held and possessed land bearing Survey No.168 admeasuring 4830 sq.mts., Survey No.169 admeasuring 10550 sq.mtrs., Survey No.170 (P) admeasuring 42500 sq.mtrs. thus in aggregate 57880 sq.mtrs., situate at Village Kavesar, Tal. & Dist. Thane and within the limits of TMC, Registration District and Sub- District Thane (hereinafter referred to as **Second Property**).

D. By and under Agreement for Sale dtd.26/12/1994 and Confirmation Deed dtd.27/03/1997, said Mandakini agreed to sell and transfer her undivided share, right, title, claim and interest in the said Second Property and gave rights of development thereof to M/s. Thakkar Land Development Corporation, a duly registered Partnership Firm (for short called **Thakkar**). The aforesaid Agreement and Confirmation Deed are hereinafter referred to as **Thakkar Documents**.

E. By Deed of Rectification dtd.04/02/2003 registered at Sr.No.756/2003 in the Office of Sub-Registrar, Thane, said Mandakini agreed that she had 10% undivided share, right, title, claim and interest in the said Second Property.

F. By and under Agreement dtd.30/01/2003 registered at Sr.No.675/2003 in the Office of Sub-Registrar Thane, the said Bharat agreed to sell, transfer and assign all his 90% undivided share, right, claim, title and interest in the said Second Property to M/s. Shiv Sai Developers, a duly registered Partnership Firm (for short called **Shiv Sai**)

[Handwritten signature]

ठ न न - ५
 दस्त क्र. ७००४ / २०२४
 and pursuant thereto

Bharat also executed substituted Power of Attorney dtd. 30/01/2003 registered at Sr.No. 41/2003 in the Office of Sub-Registrar Thane and thereby constituted Partners of said Shiv Sai as Attorneys to deal with, develop, sell and transfer his 90% undivided share, right, title, claim and interest in the said Second Property and having received full purchase price of the said Second Property from said Shiv Sai put said Shiv Sai in possession thereof. The aforesaid Agreement and Power of Attorney are hereinafter referred to as Shiv Sai Documents-A.

G. By and under Agreement for Development dtd. 04/02/2003 registered at Sr.No. 757/2003 in the Office of Sub-Registrar Thane, the said Thakkar with the consent of said Mandakini transferred and assigned all its rights, claims, title and interest acquired under the said Thakkar Documents with respect to 10% undivided share, right, title, claim and interest in the said Second Property acquired from said Mandakini to said Shiv Sai. Pursuant thereto, said Mandakini executed Power of Attorney dtd. 04/02/2003 registered at Sr.No. 48/2003 in the Office of Sub-Registrar Thane constituting Partners of said Shiv Sai as Attorneys to deal with, develop, sell, transfer and assign her 10% undivided share, right, title, claim and interest in the said Second Property to any third party. Said Thakkar and said Mandakini having received full purchase price of 10% undivided share, right, title, claim and interest in the said Second Property from said Shiv Sai put said Shiv Sai in possession thereof. The aforesaid Agreement and Power of Attorney are hereinafter referred to as Shiv Sai Documents-B.

H. In view of said Shiv Sai Documents-A and said Shiv Sai Documents-B, the said Shiv Sai for all legal purposes became owners of the said Second Property.

I. Said Varekar & Others also owned held and possessed land bearing Survey No. 166/29 admeasuring 1000 sq.mtrs. and Survey No. 166/31 admeasuring 2100 sq.mtrs. situate at Village Kavesar, Tal. & Dist. Thane and within the limits of TMC, Registration District and Sub-District Thane (hereinafter referred to as Third Property).

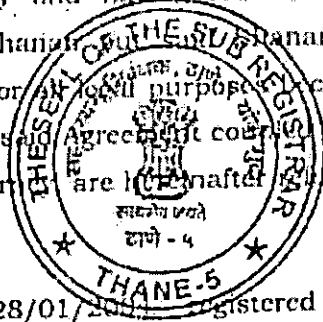
J. By and under Agreement dtd. 14/01/2002 coupled with Deed of Confirmation dtd. 10/06/2003 registered at Sr.No. 3633/2003 in the Office of Sub-Registrar Thane, the said Varekar & Others agreed to sell, transfer, give and assign the said Third Property and gave right of development thereof to said Shanan and pursuant thereto executed

[Handwritten Signature]

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Power of Attorney dtd.10/06/2003 registered at ~~2007/2003~~ and thereby constituted authorized persons of said Shanani as Attorneys to deal with, develop and sell the said Third Property and having received full purchase price of the same from said Shanani in possession thereof and thus said Shanani for all legal purposes became owners of the said Third Property. The aforesaid Agreement and Power of Attorney are hereinafter referred to as **Shanan Documents-B**.



K. By and under Agreement dtd.28/01/2004 registered at Sr.No.622/2004 in the Office of Sub-Registrar Thane, the said Shanani transferred and assigned all its rights, claims, title and interest with respect to said Third Property acquired under said Shanani Documents-B to M/s. Darshan Enterprises, a duly registered Partnership Firm (for short called **Darshan**) and pursuant thereto said Darshan also executed substituted Power of Attorney dtd.28/01/2004 registered at Sr.No. 70/2004 in the Office of Sub-Registrar Thane and thereby constituted Partners of said Darshan as Attorneys to deal with, develop, sell and transfer the said Third Property and having received full purchase price of the said Third Property from said Darshan put said Darshan in possession thereof and thus said Darshan for all legal purposes became owners of the said Third Property. The aforesaid Agreement and Power of Attorney are hereinafter referred to as **Darshan Documents**.

L. Meanwhile Mr. Abdul Kadir Shaikh Mohammad Varekar died intestate on or about 05/03/2004 survived by his heirs and hence they executed Deed of Confirmation, Supplementary Agreement and Power of Attorney all dtd.09/09/2005 registered at Sr. Nos.TNN-5-6379/2005 and Sr. Nos.TNN-5-6380/2005 respectively in the Office of Sub-Registrar Thane confirming the said Shanani Documents-A and the said Shanani Documents-B in respect of said First Property and Third Property being binding upon them and also executed pursuant Power of Attorney dtd.09/09/2005 registered at Sr. No.717/2005 constituting Partners of said Shanani as true and lawful Attorney giving powers to develop, sell and transfer of the said First Property and Third Property.

M. The said Shree Sai, said Shiv Sai and said Darshan are hereinafter collectively referred to as **Owners**. The said First Property, Second Property and Third Property are hereinafter collectively referred to as **Bigger Land**.

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 प्राप्त दि. ०९/१०/२००४

N. For the purpose of development of the said Bigger Land, the said Owners obtained Title Certificate Dtd.29/01/2004 from Shri. Vishwas, M Kulkarni, Advocate, (ii) Orders under then prevailing Urban Land (Ceiling & Regulation) Act, 1976 (ULC Act) from the Competent Authority appointed under said ULC Act, (iii) N.A. Order from Dist. Collector, Thane and Sanctions and permissions from TMC with respect to Layout / Assignment - Sub Division Plan of the said Bigger Land vide NO.TMC/TDD/3077/VP/2003/24 dtd.08/10/2004 (for short called First Sanctioned Plan) by which the said Bigger Land came to be sub-divided as Plot-A, Plot-B, Plot-C, Plot-D and Plot-E.

O. By and under diverse Deeds, Documents, Agreements etc. the said Owners transferred and assigned all their rights, claims, title and interest and gave the right of development of the said Plot-B, Plot-C, Plot-D and Plot-E to third party Builders/Developers who have developed their respective parts with construction of buildings thereon and such Builders/Developers over a period have sold and allotted the flats and premises in such buildings to third party purchasers on ownership basis and Co-operative Housing Societies of such buildings have been formed and registered.

P. Thereafter there remained with the said Owners the said Plot-A having area 20456.22 sq.mtrs. being parts of the said Bigger Land namely: (i) land admeasuring 13397.51 sq.mtrs. out of the Survey No.170(P), (ii) land admeasuring 1747.82 sq.mtrs. out of the Survey No.168, (iii) land admeasuring 4372.58 sq.mtrs. out of the Survey No.169 and (iv) land admeasuring 939.31 sq.mtrs. out of the Survey No.166/31; which are hereinafter collectively referred to as Larger Land and more particularly described in the First Schedule hereunder written and shown with Red colour Boundary line on the Sketch hereto annexed marked Annexure-A with right to use and utilize sanctioned Floor Space Index (FSI) for construction of new buildings thereon.

Q. By and under Agreement for Development dtd.08/12/2005 registered at Sr.No.TNN-5-8135/2005 (hereinafter referred to as Principle Agreement), the said Owners transferred and assigned all their rights, claims, title and interest and gave the right of development of the said Larger Land i.e. said Plot-A with right to use and utilize sanctioned FSI for construction of new buildings thereon to AM WEB NET PVT. LTD., a duly incorporated Company (for short called AM WEB) and pursuant thereto said Owners also executed substituted Power of Attorney dtd.08/12/2005 registered at Sr.No.869/2005 in the Office of

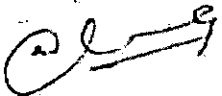
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Sub-Registrar Thane (hereinafter referred to as **Principle POA**) and thereby constituted Directors of said AM WEB as Assignors with, develop, sell and transfer the said Larger Land i.e. said Plot-A with right to use and utilize sanctioned FSI for construction of new buildings thereon and having received full purchase price of the said Plot-A from the said AM WEB in possession thereof and the said AM WEB for all legal purposes and intents AM WEB became owners of the said Larger Land i.e. said Plot-A.

R. Meanwhile the Forest Department of the Government of Maharashtra served Notice upon AM WEB Maharashtra Private Forest (Acquisition) Act, 1975 (for short called Forest Act) purportedly declaring a part portion admeasuring 13397.51 sq.mtrs. being part of land bearing Survey No.170(P) out of the said Larger Land as Private Forest (hereinafter referred to as **Purported Forest Land**) and hence there remained part portions of the said Larger Land available for development with construction of new buildings; namely; (i) land admeasuring 4372.82 sq.mtrs. being part of Survey No.169, (ii) land admeasuring 1747.82 sq.mtrs. being part of Survey No.168 and (iii) land admeasuring 939.31 sq.mtrs. being part of Survey No.166/31 and thus in aggregate land admeasuring 7059.91 sq.mtrs. (hereinafter collectively referred to as **Developed Land**) and the same is more particularly described in the **Second Schedule** hereunder written and shown by Green colour boundary line on the plan hereto annexed marked **Annexure-A**. In the circumstances, AM WEB notionally sub-divided the said Larger Land i.e. the said Plot-A into two parts; namely the said Purported Forest Land as Plot-A-1 and the said Developable Land as Plot-A-2. However in view of the facts and circumstances mentioned above, AM WEB could not commence the work of development of the said Developable Land for want of issuance of Commencement Certificate by TMC and the same being not usable for the purposes for which they had acquired the same.

S. In the circumstances mentioned above, AM WEB as the Assignors and the Promoter herein as the Assignees executed a Deed of Assignment of Development Rights dtd.03/06/2008 registered at Sr.No.TNN-1-4758/2008 (hereinafter referred to as **Subsidiary Agreement**) whereby the said AM WEB transferred and assigned all their rights, claims, title and interest and gave the right of development of the said Plot-A-2 i.e. said Developed Land with right to use and utilize sanctioned FSI for construction of new buildings thereon to the Promoter herein and pursuant thereto also executed Power of Attorney dtd.20/08/2008



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registered at Sr.No.3207/2009 (hereinafter referred to as **Substituted POA-1**) containing Partner of Promoter herein to deal with, develop, sell and transfer the said Plot-A-2 i.e. said Developed Land with right to use and **Substituted** FSI for construction of new buildings thereon and **Substituted** purchase price of the same put the Promoter herein in possession thereof and thus for all legal purposes and intents Promoter herein been owners of the said Plot-A-2 i.e. said Developed Land.

T. Thereafter **AM.WEB** as the Assignors and the Promoter herein as the Assignees executed a Deed of Rectification dtd.12/03/2009 registered at Sr.No.TNN-5-2028/2009 in the Office of Sub-Registrar Thane (hereinafter referred to as **Rectification Deed**) and thereby made a correction stating that the said Plot No.A-2 i.e. the said Developable Land to be read as 'Plot-A-1 and Plot-A-3' and said Purported Forest Land to be read as 'Plot-A-2' wherever required and necessary in the said Subsidiary Agreement.

U. On the basis of said Subsidiary Agreement read with said Rectification Deed and with use of said **Substituted POA-1**, the Promoter herein obtained Building Permissions and Commencement Certificates from TMC from time to time for construction of buildings on the said Plot-A-1 and Plot-A-3 vide (i) V.P No.2003/24/TMC/TDD/801 dated 5/3/2009 permitting construction of Type A & B on Sub Plot A-1 & Type C & D on Sub Plot A-3, (ii) V.P.no. 2003/24/TMC/TDD/331 dated 29/8/2009, (iii) V.P. No. 2003/24/TMC/TDD/479 dated 29/10/2009 (for short called **Intermittent Sanctioned Plan-A**) and on the basis thereof the Promoter herein constructed 5 (Five) Buildings on the said Plot-A-1 and Plot-A-3 being part portion of the said Larger Land and over a period on completion of construction of such buildings also obtained Occupancy Certificates in respect thereof from TMC vide (i) Occupancy Certificate vide V.P.No.2003/24/TMC/TDD/35 dtd.04/05/2013, (ii) V.P.No.2003/24/TMC/TDD/72 dtd.08/07/2013 and (iii) vide V.P.No.2003/24/TMC/TDD/07 dtd.11/04/2016 (for short called **Occupancy Certificates**). The Promoter herein, over a period, sold and allotted the flats and premises in such buildings to third party purchasers on ownership basis and put such third party purchasers in possession of their respective flats and premises and Co-operative Housing Societies of such buildings have been formed and registered which are named as (i) Green Square A & B Co-operative Housing Society Limited and (ii) Green Square C1, C2 & C3 Co-operative Housing Society



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Sub-Divisional Officer (SDO) Thane by Order vide No.TD/TE-16/03/2015 held and declared the said Purported Forest Land i.e. said Plot-A-2 not to be a Private Forest and directed the Promoter herein to pay one time premium which the Promoter herein paid and with that the said Purported Forest Land i.e. Plot-A-2 became available for development with construction of buildings thereon with permissible FSI as may be available from time to time as per P.C. Regulations of TMC. A copy of the aforesaid SDO Order is hereto annexed marked Annexure-B. Accordingly Mutation Entry No.3138 dtd.20/03/2015 is made in the relevant 7/12 Extract pertaining to Survey Numbers relating to said Plot-A removing Remark of Private Forest and copy of mutation entry no.3138 is hereto annexed marked Annexure-C.

X. Further on the basis and on the strength of documents executed by and between AM WEB and the Promoter herein as aforesaid, the Promoter herein on 11/04/2016 submitted Layout/Plan to TMC for amalgamation of the said Plot-A-1, Plot-A-2 and Plot-A-3 Which happened to be the parts of the said Plot-A, which in turn happened to be part of the said Larger Land and the same came to be approved by TMC vide V.P. No.2003/24/TMC/TDD/6 dtd. 11/06/2016 (for short called Sanctioned Plan-2016) and thus thereby said Plot-A-1, Plot-A-2 and Plot-A-3 got amalgamated, which is hereinafter referred to as Amalgamated Lands. As per the said Sanctioned Plan-2016, a part portion admeasuring 13397.75 sq.mtrs. which happened to be the parts of land bearing Survey Nos. 166/31, 168, 169 and 170 came to be carved out/sub-divided and the same is hereinafter referred to as 'THE SAID ENTIRE LAND'.

Y. Meanwhile Promoter herein have obtained various other permissions and sanctions for the development of the said Entire Land, namely; (i) ULC Order No.ULC/TA/ATP/Sec.20/Amalgamation/SR1362+1363 dtd.13/02/2013 and ULC Order vide No.ULC/TA/ATP/Sec.20/SR1285/ 526/40 dtd.26/11/2020 (for short called ULC Orders), (ii) Kaksha-1/20/Land/5515/2019-20 dtd.13/01/2020 (for short called Eco Sensitive Zone Order), (iii) Desk/1/20/LND/ESZ/6400 of 2019-20 dtd.30/02/2020 (for short called Forest Removal Order) and (iv) Order dtd.25/03/2020 from State Level Environment Impact Assessment Authority (for short called Environment Permission), and (v) the Promoter paid 2% of the Project cost to The Chief Conservator Of Forests & Directors Sanjay Gandhi

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National Park, the copies of which are ~~Indexed~~ ⁹⁹⁰ marked Annexure-D1, D2, D3, D4 & D5 respectively.

Z. Recently TLR conducted Survey no. 166/31, 168/pt, 169/4/D and 170/4/A of the said Larger Land and thereupon certified that area of the said Larger Land was found to be more by 494.67 sq.mtr. (Additional Area) than as earlier recorded in the Revenue Records pertaining to the same. In the circumstances, Supplementary Agreement dtd.25/03/2022 came to be executed between SAAN Shree Sai, therein referred to as 'The First Developers' of the First Part, said Shiv Sai, therein referred to as 'The Second Developers' of the Second Part, said Darshan, therein referred to as 'The Third Developers' of the Third Part, the Promoter herein, therein referred to as 'The Sub-Developers' of the Fourth Part and said AM WEB, therein referred to as 'The Confirming Party' of the Fifth Part registered at Sr.No.TNN-5-4786/2022 in the Office of Sub-Registrar Thane (hereinafter referred to as **Supplementary Agreement**); whereby the Promoters herein and the Sub Developers therein purchased and acquired from the Original Owners development rights of additional area admeasuring 494.67 sq.mtrs with the confirmation of Confirming Party therein; Hence vide Supplementary Agreement Parties thereto recorded and confirmed that:- (i) in all the Previous Deeds, Documents, Instruments executed by and between them as mentioned hereinbefore, the area of the said Larger Land to be taken as 20952.33 sq.mtrs. and now forming part of new 7/12 extracts issued by revenue departments bearing Survey Nos. 166/31, 168(pt), 169/4/D and 170/4/A accordingly the First Schedule giving description of the said Larger Land in all such Deeds, Documents, Instruments stood modified and rectified being having area as 20952.33 sq.mtrs. (ii) out of the said Larger Land the Promoters have developed an area admeasuring 7059.91 sq mtrs by constructing 5 residential building thereupon and occupation certificate pertaining to these 5 buildings were already obtained by the Promoter which is Said Developed Land and more particularly mentioned in the Second Schedule hereunder written (iii) balance of the said Larger Land admeasuring 13892.42 sq.mtrs i.e the **Entire Land/Developable Land** which for. is part of Survey No.166/31, 168/pt, 169/4/D and 170/4/A which the Promoter is now going to develop in phase wise manner is more particularly described in the Third Schedule hereunder written and boundaries thereof are shown by Blue colour boundary line on the Sketch hereto annexed marked Annexure-E.; Pursuant to Supplementary Agreement, said Shree Sai, said Shiv Sai, said Darshan and said AM WEB executed Irrevocable Power of Attorney

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90/03/2022 registered at Sr.No.TNN-5-4788/2022 in the Office of
Sub-Registrar Thane (hereinafter referred to as **Supplementary Power of**

Attorney) pertaining to additional area admeasuring 194.67 sq.mtrs and
appointed Partners of the Promoter herein to
deal with and develop Said additional area and generally deal with the
said Agency of Extract pertaining to the Project Land is hereto
annexed marked as **Annexure-F.**

AA. Entire Land falls under Eco Sensitive Zone of Sanjay Gandhi National Park. The Promoters have received NOC from Eco Sensitive Zone of Monitoring Committee permitting Promoters to construct the flats as per the applicable Rules & Regulation. The Promoter also paid 2% of the project cost, Sanjay Gandhi National Park the receipt of which is attached herewith and marked as **Annexure G;**

BB. In order to develop the said Entire Land in the manner as aforesaid of the Promoter herein entered into standard Agreement with Architect M/s. 10 Folds Architects and Consultants, duly registered with the Council of Architecture (hereinafter referred to as **Architects**) and also with Structural Engineer Techline Consultants (hereinafter referred to as **Structural Engineer**) for the purpose of preparation of the layouts, plans, specifications, drawings, structural designs etc. of the building to be constructed on the said Entire Land and carrying out development thereof with the construction of new building thereon and has agreed to accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the project of development of the said Entire Land as stated above, subject to their performing their professional duties with due diligence and expediency, however reserving rights and authority to change, replace or substitute them solely at its discretion and if deemed fit and proper.

CC. Shri. M.A Ansari, Advocate has issued Title Report dtd 12/4/2022 to the effect that the Title to the said Entire Land is clear and marketable and free from all encumbrances and the Promoter herein is entitled to develop the Entire Land and copy of the same is hereto annexed marked **Annexure-H.**

DD. The Promoter herein, through the above mentioned Architects and Engineers submitted plans to TMC for development of the Entire Land which TMC approved and issued Commencement Certificate by TMC vide V.P. No.S06/00383/22 (2003/24)/TMC/TDD/A140/22 dtd.20/07/2022

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(for short called Initial Approved Plans & Initial permission)
permitting construction of two (2) new buildings namely Tower No.1
having stilt + 6 upper Floors (proposed to be 35 upper floors) and Tower
No.2 having stilt + 22 upper Floors on the said land. A copy of
the location map being part of the said Initial Approved Plans & Initial
Commencement Certificate are annexed marked Annexure-I & J
respectively.



EE. As per the said Initial Approved Plans, sanctioned two (2)
buildings, the Promoter has registered One (1) building i.e Tower No.2
comprising of Ground(pt)+stilt(pt) + 22 upper floors on a part portion
admeasuring about 410.17 sq.mtrs. of the said Entire Land and
registered the same as "Green Square Phase II"

FF. Recently Promoter herein submitted revise Plan to the said
Corporation whereby the Promoters used entire development potentiality
i.e Basic FSI, Premium FSI, Ancillary FSI and/or any other benefits till
then available of the said Entire Land as per UDCPR. The said revise
plan came to be approved permitting construction of Tower A:-
Ground(pt)+Stilt(pt)+1 to 22 upper floors, Tower 2 (Wing A & B):-
Ground(pt)+Stilt(pt) 1to 22 upper floors and Tower 3:-Ground/Stilt+1to
38 upper floors. Pursuant to said revised sanctioned Plan said
Corporation has issued revised Commencement Certificate on
11/4/2023 bearing no. VP no.SO6 /0383 /22 /(2003 /24) TMC / TDD /
4365/23 granting permission to construct Tower 1:-Ground/Stilt+1 floor,
Tower 2 (Wing A & B):-Ground/Stilt 1 to 22 upper floors and Tower 3:-
Ground/Stilt+1to 26 upper floors (hereinafter referred to as **APPROVED
PLAN AND APPROVED COMMENCEMENT CERTIFICATE**). The copy of
said Approved Plan and Commencement Certificate is attached herewith
and marked as Annexure K & L;

GG. Thus the entire Green Square Phase II project is comprising of
Tower 1 - Ground(pt)/Stilt(pt) + 1 To 22 upper floors, Tower 2 (Wing A &
B):- Ground(pt)/Stilt(pt)+ 1 to 22 upper floors and Tower 3:-
Ground(pt)/Stilt(pt) + 1 To 36 upper floors and Club House.

HH. Pursuant to approved Plan previously registered Tower 2 under
"Green Square Phase II" hereby re-named as Wing A of Tower 2. Thus
henceforth Wing A of Tower No.2 of Green Square Phase II building
consists of Ground(pt)+stilt(pt) + 22 upper floors on a part portion
admeasuring about 410.17 sq.mtrs. of the said Entire Land. The

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Promoter has also registered the another building of Phase II i.e Wing B of tower 2 which is also comprising of Ground(pt)+Stilt(pt)+ 1 to 22 upper floors. Part portion admeasuring about 727.03 sq.mtrs of the said Project Land, the same is hereinafter referred to as Ongoing Building. The part portion admeasuring 410.17 sq.mtrs. of the said Project Land on which the said Ongoing Building is being constructed is hereinafter referred to as Project Land and the same is more particularly described in the Fourth Schedule hereunder written. The development of the Project Land with construction of said Ongoing Building is hereinafter referred to as the Project.

II. Recently the Promoter has made some internal changes in the layout of the flats. Pursuant to revision the Promoter has made revise application to Thane Municipal Corporation which came to be approved and Thane Municipal Corporation granted on 25/01/2024 under no.S06/0383/22(2003/24)/TMC/TDD/0080/24 amended Permission for Tower 1 - Ground(pt)/Stilt(pt) + 1 To 22 upper floors, Tower 2 (Wing A & B):- Ground(pt)/Stilt(pt)+ 1 to 22 upper floors and Tower 3:- Ground(pt)/Stilt(pt) + 1 To 36 upper floors and Club House (hereinafter referred to as **LATEST PERMISSION**) and issued Commencement Certificate for Tower 1 - Ground(pt)/Stilt(pt) + 1 floors, Tower 2 (Wing A & B):- Ground(pt)/Stilt(pt)+ 1 to 22 upper floors and Tower 3:- Ground(pt)/Stilt(pt) + 1 To 24 upper floors and Club House (hereinafter referred to as **LATEST APPROVED PLAN AND LATEST COMMENCEMENT CERTIFICATE**). The copy of said Latest Permission, Latest Approved Plan and Latest Commencement Certificate is attached herewith and marked as **Annexure M**;

JJ. The Promoter herein, while obtaining sanction to the said Approved Plans and said Commencement Certificate from TMC has paid to TMC scrutiny fees, development charges, betterment charges, various other charges, costs, expenses, levies, premia etc., which are so payable under the D.C. Regulations of TMC.

KK. While sanctioning the said Approved Plans, TMC has laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Promoter herein while developing the Project Land and constructing the buildings thereon and only upon due observance and performance of which Completion/Occupation Certificates for the buildings which would be constructed on the Project Land would be granted by TMC.

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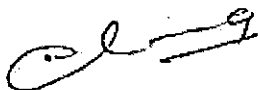
LL. In view of the aforesaid Deeds, Documents and Instruments, the Promoter herein became entitled to develop the Project Land by constructing new buildings thereon and to sell and transfer flats and premises therein to third party purchasers on ownership basis with allotment of parking spaces and to form a Cooperative Housing Society, Association or Company of the allottees/purchasers of the premises in the new buildings to be constructed on the Project Land and finally to have the Project Land with such new buildings constructed thereon sold, transferred, conveyed and assigned to such necessary deeds, documents etc. in that behalf in favour of such Society, Association or Company.

MM. The Promoter is developing the Project Land with construction of said Tower No.2 wing A to sell and allot premises/apartments to prospective purchasers on ownership basis by executing Agreements as per the provisions of Real Estate (Regulations & Development) Act, 2016 (RERA) and the Rules made thereunder.

NN. The Allottee has applied to the Promoter for allotment of a Residential Flat bearing No. 1902 having Carpet area 29.78 sq.mtrs. i.e. 321 sq.ft. on 19TH Floor of Wing A of Tower no.2 in the said project known as Green Square Phase II being constructed on the Project Land (hereinafter referred to as Apartment) which is more particularly described in the Fifth Schedule hereunder written and Floor Plan thereof is hereto annexed marked Annexure-N. The Allottee has also applied to the Promoter to allot to him facility of 0(Zero) parking space/s. at _____ level of the said A wing of Tower No.2 (hereinafter referred to as Parking Space), the location of which shall be decided and finalized by the Promoter at appropriate time.

OO. The Parties relying on the confirmations, representations and assurances of each other and having faithfully agreed to abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

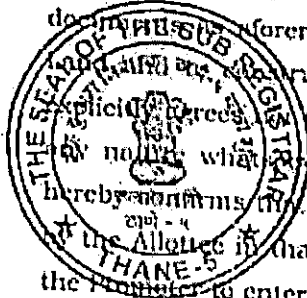
PP. The Allottee has demanded from the Promoter and the Promoter has also furnished to the said Allottee inspection of all the documents pertaining to title of the Project Land, tentative location and building plans, the said Latest Permission, Latest Approved Plans & Latest



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Commencement Certificate

Approvals etc. (११)



ate, various other permissions, sanctions and such other documents as are specified under RERA and the rules made thereunder. The Allottee has satisfied with all the do- (forementioned and the Promoter's rights to the Project and construct the buildings thereon and the Allottee hereby explicitly agrees to raise any dispute, complaint and/or grievance of any nature whatsoever with respect to the same. The Allottee further hereby affirms that there shall be no further investigation or objection the Allottee in that regard and is fully satisfied of the competency of the Promoter to enter into this Agreement. The Allottee does hereby agree and undertake to be bound by all the terms and conditions imposed by various Authorities with regard to various sanctions, permissions, approvals etc. including the said Approved Plans at all the time.

QQ. After relying upon the said application and the representations and declarations made by the Allottee as aforesaid, the Promoter has agreed to sell and allot to the Allottee and the said Allottee has agreed to purchase from the Promoter the said Apartment along with the said Parking Space for the price and upon the terms and conditions agreed between the Parties hereto.

RR. The Allottee has agreed to purchase and acquire and the Promoter has agreed to allot to the Allottee the said Apartment at or for price consideration of Rs. 39,31,608/- / (Rupees THIRTY NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT ----- Only).

Prior to the execution of these presents, the Allottee has paid to the Promoter herein, a sum of Rs. 9,31,608/- /-(Rupees NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT -----

----- only) as advance amount and being part payment of the agreed price consideration, the payment and receipt whereof the Promoter doth hereby admit and acknowledge and at such time the Allottee has agreed and undertaken to pay to the Promoter balance of the purchase price and all other cost, charges, expenses and all other payments in the manner hereinafter appearing.

SS. The Promoter has registered the Project under the provisions of the RERA Act and Rules made thereunder with the Real Estate Regulatory Authority at No. **P51700046932**

TT. As per Sec.13(1) of RERA, the Promoter is required to execute written Agreement for sale and allotment of the said Apartment to the Allottee being in fact these Presents and the Allottee shall register the

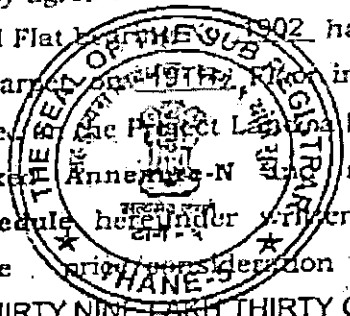
same with the Registering Authority with Intimation to the Promoter and by paying the requisite Stamp Duty and Registration Charges thereon.

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

1. The Promoter shall construct the said Wing A of Tower No.2 consisting of Ground(pt)/Stilt(pt)+ 1 to 22 upper floors on the Project Land in accordance with the said Latest Permission, Latest Approved Plan & Latest Commencement Certificate and/or amended plans, designs and specifications as and when got approved by the Promoter from TMC and/or other the concerned Authorities from time to time; Provided that the Promoter shall have to obtain prior no objection and consent in writing of the Allottee in respect of variations or modifications which may adversely affect said Apartment, ^{except any alteration or addition required by any Government authorities or due to change in law.}

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1. (a) (i) The Allottee does hereby agree to purchase and acquire from the Promoter and the Promoter does hereby agree to sell and allot to the Allottee the said Apartment, i.e. Residential Flat No. 1902 having area 29.78 sq. mtrs. i.e. 321 sq. ft. carried over 4th Floor in the said A wing of Tower No.2 being constructed on the Project Land on a Floor Plan whereof is annexed hereto marked Annexure-N more particularly described in the Fifth Schedule hereunder written on ownership basis at or for the price/consideration of Rs. 39,31,608/- /- (Rupees THIRTY NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT only)



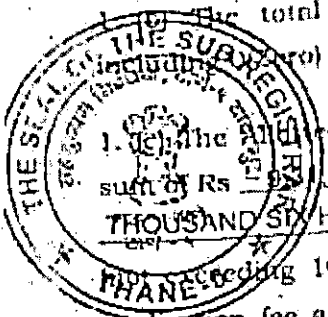
including the proportionate price of the common areas and facilities to be provided and the nature, extent and description of which is more particularly described in the Fifth Schedule hereunder written. The Promoter shall allot to the Allottee facility of 0(Zero) parking space/s at _____ level of the said A wing Tower No.2 (hereinafter referred to as Parking Space), location of which shall be decided and finalized by the Promoter, at appropriate time at or for price/consideration of Rs. 39,31,608/- /-(Rupees THIRTY NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT Only).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces

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being constructed in the
 situate at _____

23 layout for the consideration of Rs. _____/.



The total aggregate consideration amount for the apartment
 (to be covered parking space is thus Rs. 39,31,608/- /.

has paid on or before execution of this agreement a
 sum of Rs. 608/- (Rupees NINE LAKH THIRTY ONE
THOUSAND SIX HUNDRED EIGHT only)

including 10% of the total consideration) as advance payment or
 application fee and hereby agrees to pay to that Promoter the balance
 amount of Rs. 30,00,000/- (Rupees THIRTY LAKH
 only).

in the following manner :-

i. Amount of Rs. 11,79,482/- (Rupees ELEVEN LAKH SEVENTY
NINE THOUSAND FOUR HUNDRED EIGHTY TWO only)
 (not exceeding 30% of the total consideration) to be paid to the Promoter
 after the execution of Agreement.

ii. Amount of Rs. 17,69,224/- (Rupees SEVENTEEN LAKH SIXTY
NINE THOUSAND TWO HUNDRED TWENTY FOUR only)
 (not exceeding 45% of the total consideration) to be paid to the Promoter
 on completion of the Plinth of the building or wing in which the said
 Apartment is located.

iii) Amount of Rs. 19,65,804/- (Rupees NINETEEN LAKH SIXTY FIVE
THOUSAND EIGHT HUNDRED FOUR only)
 (not exceeding 50% of the total consideration) to be paid to the Promoter
 on completion of the 1st slab of the building in which the said Apartment
 is located.

iv) Amount of Rs. 21,62,384/- (Rupees TWENTY ONE LAKH SIXTY
TWO THOUSAND THREE HUNDRED EIGHTY FOUR only)
 (not exceeding 55% of the total consideration) to be paid to the Promoter
 on completion of the 5th slab of the building in which the said Apartment
 is located.

v) Amount of Rs. 23,58,965/- (Rupees TWENTY THREE LAKH FIFTY
EIGHT THOUSAND NINE HUNDRED SIXTY FIVE only)
 (not exceeding 60% of the total consideration) to be paid to the Promoter
 on completion of the 10th slab of the building in which the said
 Apartment is located.

vi) Amount of Rs. 25,55,545/- (Rupees TWENTY FIVE LAKH FIFTY
FIVE THOUSAND FIVE HUNDRED FOURTY FIVE only)
 (not exceeding 65% of the total consideration) to be paid to the Promoter

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on completion of the 15th slab of the building in which the said Apartment is located.

vii) Amount of Rs. 27,52,126/- /- (Rupees TWENTY SEVEN LAKH

FIFTY TWO THOUSAND ONE HUNDRED TWENTY SIX THOUSAND ONLY) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 23rd slab of the building in which the said Apartment is located.

viii) Amount of Rs. 29,48,706/- /- (Rupees TWENTY NINE LAKH

FOURTY EIGHT THOUSAND SEVEN HUNDRED SIXTY TWO THOUSAND ONLY) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster/gypsum finish and external plaster.

ix) Amount of Rs. 31,45,286/- /- (Rupees THIRTY ONE LAKH FOURTY FIVE THOUSAND TWO HUNDRED EIGHTY SIX

THOUSAND ONLY) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of flooring.

x) Amount of Rs. 33,41,867/- /- (Rupees THIRTY THREE LAKH FOURTY ONE THOUSAND EIGHT HUNDRED SIXTY SEVEN

THOUSAND ONLY) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of external painting.

xi) Amount of Rs. 35,38,447/- /- (Rupees THIRTY FIVE LAKH THIRTY EIGHT THOUSAND FOUR HUNDRED FOURTY SEVEN

THOUSAND ONLY) (not exceeding 90% of the total consideration) to be paid to the Promoter on fixing of doors and windows

xii) Amount of Rs. 37,35,028/- /- (Rupees THIRTY SEVEN LAKH THIRTY FIVE THOUSAND TWENTY EIGHT

THOUSAND ONLY) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

xiii) Balance Amount of Rs. 1,96,580/- /- (Rupees ONE LAKH NINETY SIX THOUSAND FIVE HUNDRED EIGHTY

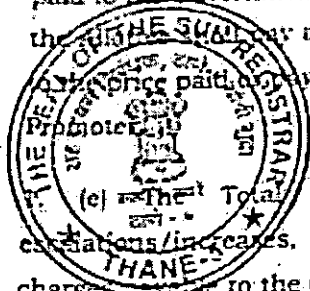
THOUSAND ONLY) against and at the time of handing over of the possession of the Apartment to the Allottee within 15 days from receipt of occupancy certificate or completion certificate.

1. (d) The Total Price above excludes Tax (consisting of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the

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to the Government and/or other concerned Authority up to the date of handing over the possession of the said Apartment; as the Promoter, as facilitator, is collecting the same to be so

paid to the Government and/or other concerned Authorities; and as such the Promoter shall pay all such taxes as his/her share to be in proportion to the amount of tax payable by the Allottee as and when demanded by the



(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in

charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time &/or increase in percentage of taxes levied by any Government/semi Government authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1. (f) The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments 10% p.a for the period by which the respective installments has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawl once granted to an Allottee by Promoter

1. (g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the buildings in which the said Apartment is situated is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these

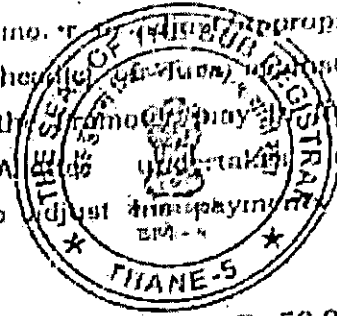
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monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1. (b) The Allottee authorizes the Promoter to make all appropriate payments made by him under any lawful discretion deem fit and the Allottee may not to object/demand/direct the Promoter to adjust in any manner.



1. (i) The price of the said Apartment being above Rs.50,00,000/- (Rupees Fifty Lakh Only) the Allottee is bound under Income Tax Act to deduct Tax at source at the rate of 1% on the payments of the price made under these presents and accordingly the Allottee agrees and undertakes to comply with the said provision and in the event of any violation thereof and consequences ensuing therefrom, the Allottee alone shall be liable and the Promoter stands fully indemnified and discharged in these regards.

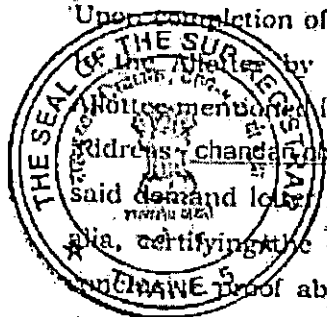
2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said Latest Permission, Latest Approved Plans & Latest Commencement Certificate or thereafter at the time of sanctioning the amended plans and shall, before handing over possession of the said Apartment to the Allottee, obtain from the concerned Local Authority Occupancy and/or Completion Certificates in respect of the said Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee and the common areas to the Society, Association or Company of the allottees of the apartments in the buildings to be constructed on the Project Land after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly the Allottee shall make timely payments of the installment and other dues and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1 (c) herein above.

2.3 The Allottee agrees and undertakes to pay the purchase consideration as mentioned above as per the respective installment as &

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when it shall mature for payment. The payment of concerned installment is linked with the stage wise completion of the said building.



Upon completion of each stage, the Promoters shall issue demand letter by RPAD/courier/hand delivery at the address of the Allottee mentioned in this agreement as well as by email on Allottee email address: chandra.chaudhary54@gmail.com. Along with said demand letter Promoter shall enclose certificate of Architect, Inter-alia, certifying the completion of such stage. Said certificate shall be in the form of a proof about completion of such stage. Upon receipt of said demand letter by RPAD /courier /email/hand delivery, whichever is earlier, within 7 (seven) days Allottee shall make the payment of respective installment. In case of failure on the part of Allottee in adhering to the time schedule of 7 (seven) days, Promoters shall become entitled to take all such legal steps for breach of contract as contemplated under the provisions of Contract Act. In case Allottee commits any delay in making the said payment then Allottee shall become liable to pay interest as specified in Maha Rera Rules on all delayed payments. In addition to such rights and without prejudice to such rights, the consequences as contemplated below shall also become applicable and effective.

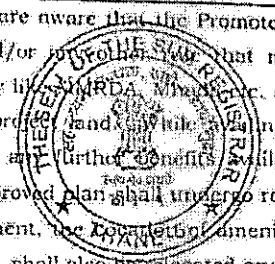
3. The Promoter hereby declares that the FSI/TDR and all other benefits available as on date in respect of the Project Land as per the said Latest Permission & Latest Approved Plan and Latest Commencement Certificate is 74943.58 Sq. Mts. only and Promoter has planned to utilize additional/floating FSI by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various Schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the FSI to be utilized by it on the Project Land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. The Development potentiality certificate issued by the said Architect in respect of said larger land is attached herewith and marked as Annexure O; The Promoters hereby specifically informing the Allottee/s that they may avail the additional benefits available under provisions of UDCPR and/or under any other Rule, notification of Government/Semi Government authority and/or

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under provisions of Development control regulation any time in future and pursuant to that the latest approved plan may undergo revision/amendments. The Allottee is/are aware that the Promoters can avail all such benefit of UDCPR and/or any other benefits that may be introduced by any Government Agency like MRDA, MHA etc. and/or loading additional TDR on the said project lands while availing such additional benefits of UDCPR and/or any other benefits available to said entire property the said latest approved plan shall undergo revision, amendment and due to such amendment, the location of amenities as shown in the said latest approved plan, shall also be relocated and/or its size may get increase or decrease.

4.1. If the Promoter fails to abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter and in such eventuality the Promoter shall be entitled to levy additionally Service Tax, GST, VAT etc. to be paid over to the Government and/or other concerned Authorities.

4.2 Without prejudice to the right of Promoter to charge interest in terms of Sub Clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement.

Provided that, Promoter shall give Notice of 15 (Fifteen) days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of Notice then at the end of

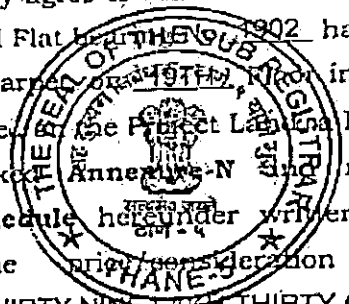
same with the Registering Authority with intimation to the Promoter and by paying the requisite Stamp Duty and Registration Charges thereon.

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

1. The Promoter shall construct the said Wing A of Tower No.2 consisting of Ground(pt)/Stilt(pt)+ 1 to 22 upper floors on the Project Land in accordance with the said Latest Permission, Latest Approved Plan & Latest Commencement Certificate and/or amended plans, designs and specifications as and when got approved by the Promoter from TMC and/or other the concerned Authorities from time to time; Provided that the Promoter shall have to obtain prior no objection and consent in writing of the Allottee in respect of variations or modifications which may adversely affect said Apartment, except any alteration or addition required by any Government authorities or due to change in law.

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१२/११/२०

1. (a) (i) The Allottee does hereby agree to purchase and acquire from the Promoter and the Promoter does hereby agree to sell and allot to the Allottee the said Apartment, i.e. Residential Flat bearing No. 1902 having area 29.78 sq. mtrs. i.e. 321 sq. ft. carpet area in the said A wing of Tower No.2 being constructed in accordance with the said Plan whereof is annexed hereto marked as Annexure-N and more particularly described in the Fifth Schedule hereunder written on ownership basis at or for the price/consideration of Rs. 39,31,608/- /- (Rupees THIRTY NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT only)

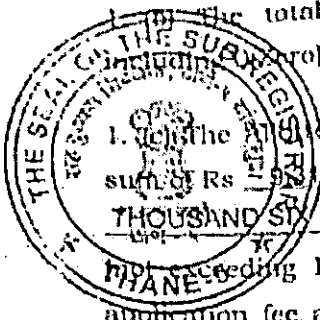


including the proportionate price of the common areas and facilities to be provided and the nature, extent and description of which is more particularly described in the Fifth Schedule hereunder written. The Promoter shall allot to the Allottee facility of 0(Zero) parking space/s at _____ level of the said A wing Tower No.2 (hereinafter referred to as Parking Space), location of which shall be decided and finalized by the Promoter, at appropriate time at or for price/consideration of Rs. 39,31,608/- /-(Rupees THIRTY NINE LAKH THIRTY ONE THOUSAND SIX HUNDRED EIGHT Only).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces

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बसा क्र. ४००२/२०२४ hearing no.
23 layout for the consideration of Rs. 990

situate at _____ being constructed in the
_____ /-.



The total aggregate consideration amount for the apartment
(including covered parking space) is thus Rs. 39,31,608/-

1. The Applicant has paid on or before execution of this agreement a
sum of Rs. 39,31,608/- (Rupees NINE LAKH THIRTY ONE
THOUSAND SIX HUNDRED EIGHT only)

(exceeding 10% of the total consideration) as advance payment or
application fee and hereby agrees to pay to that Promoter the balance
amount of Rs. 30,00,000/- (Rupees THIRTY LAKH
only).

in the following manner :-

i. Amount of Rs. 11,79,482/- (Rupees ELEVEN LAKH SEVENTY
NINE THOUSAND FOUR HUNDRED EIGHTY TWO only)
(not exceeding 30% of the total consideration) to be paid to the Promoter
after the execution of Agreement.

ii. Amount of Rs. 17,69,224/- (Rupees SEVENTEEN LAKH SIXTY
NINE THOUSAND TWO HUNDRED TWENTY FOUR only)
(not exceeding 45% of the total consideration) to be paid to the Promoter
on completion of the Plinth of the building or wing in which the said
Apartment is located.

iii) Amount of Rs. 19,65,804/- (Rupees NINETEEN LAKH SIXTY FIVE
THOUSAND EIGHT HUNDRED FOUR only)
(not exceeding 50% of the total consideration) to be paid to the Promoter
on completion of the 1st slab of the building in which the said Apartment
is located.

iv) Amount of Rs. 21,62,384/- (Rupees TWENTY ONE LAKH SIXTY
TWO THOUSAND THREE HUNDRED EIGHTY FOUR only)
(not exceeding 55% of the total consideration) to be paid to the Promoter
on completion of the 5th slab of the building in which the said Apartment
is located.

v) Amount of Rs. 23,58,965/- (Rupees TWENTY THREE LAKH FIFTY
EIGHT THOUSAND NINE HUNDRED SIXTY FIVE only)
(not exceeding 60% of the total consideration) to be paid to the Promoter
on completion of the 10th slab of the building in which the said
Apartment is located.

vi) Amount of Rs. 25,55,545/- (Rupees TWENTY FIVE LAKH FIFTY
FIVE THOUSAND FIVE HUNDRED FOURTY FIVE only)
(not exceeding 65% of the total consideration) to be paid to the Promoter

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on completion of the 15th slab of the Apartment is located,

vii) Amount of Rs. 27,52,126/- /- (Rupees TWENTY SEVEN LAKH

FIFTY TWO THOUSAND ONE HUNDRED TWENTY SIX only)

(not exceeding 70% of the total consideration) to be paid to the Promoter

on completion of the 23rd slab of the building in which the said Apartment is located,

viii) Amount of Rs. 29,48,706/- /- (Rupees TWENTY NINE LAKH

FOURTY EIGHT THOUSAND SEVEN HUNDRED SIX only)

(not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster/gypsum finish and external plaster.

ix) Amount of Rs. 31,45,286/- /- (Rupees THIRTY ONE LAKH FOURTY

FIVE THOUSAND TWO HUNDRED EIGHTY SIX only)

(not exceeding 80% of the total consideration) to be paid to the Promoter on completion of flooring.

x) Amount of Rs. 33,41,867/- /- (Rupees THIRTY THREE LAKH FOURTY

ONE THOUSAND EIGHT HUNDRED SIXTY SEVEN only)

(not exceeding 85% of the total consideration) to be paid to the Promoter on completion of external painting.

xi) Amount of Rs. 35,38,447/- /- (Rupees THIRTY FIVE LAKH THIRTY

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(not exceeding 90% of the total consideration) to be paid to the Promoter on fixing of doors and windows.

xii) Amount of Rs. 37,35,028/- /- (Rupees THIRTY SEVEN LAKH THIRTY

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(not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

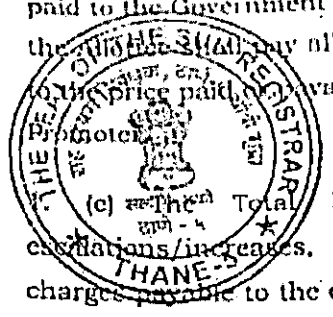
xiii) Balance Amount of Rs. 1,96,580/- /- (Rupees ONE LAKH NINETY

SIX THOUSAND FIVE HUNDRED EIGHTY only)

against and at the time of handing over of the possession of the Apartment to the Allottee within 15 days from receipt of occupancy certificate or completion certificate.

1. (d) The Total Price above excludes Tax (consisting of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the

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to the Government and/or other concerned Authorities up to the date of handing over the possession of the said Apartment; as the Promoter, as facilitator; is collecting the same to be so paid to the Government and/or other concerned Authorities; and as such the Allottee shall pay all such taxes as his/her share to be in proportion to the price paid, payable by the Allottee as and when demanded by the

(c) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time &/or increase in percentage of taxes levied by any Government/semi Government authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1. (f) The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments 10% p.a for the period by which the respective installments has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal once granted to an Allottee by Promoter

1. (g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the buildings in which the said Apartment is situated is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these

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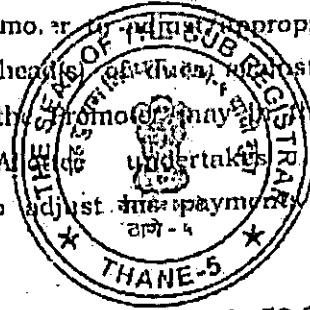
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monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1. (h) The Allottee authorizes the Promoter to appropriate all payments made by him under any head of account in the most lawful discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust the payments in any manner.



1. (i) The price of the said Apartment being above Rs.50,00,000/- (Rupees Fifty Lakh Only) the Allottee is bound under Income Tax Act to deduct Tax at source at the rate of 1% on the payments of the price made under these presents and accordingly the Allottee agrees and undertakes to comply with the said provision and in the event of any violation thereof and consequences ensuing therefrom, the Allottee alone shall be liable and the Promoter stands fully indemnified and discharged in these regards.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said Latest Permission, Latest Approved Plans & Latest Commencement Certificate or thereafter at the time of sanctioning the amended plans and shall, before handing over possession of the said Apartment to the Allottee, obtain from the concerned Local Authority Occupancy and/or Completion Certificates in respect of the said Apartment.

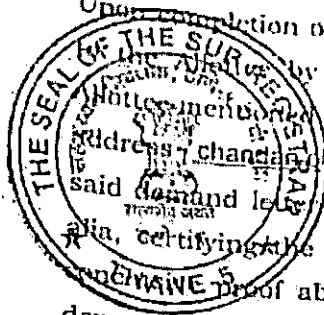
2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee and the common areas to the Society, Association or Company of the allottees of the apartments in the buildings to be constructed on the Project Land after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly the Allottee shall make timely payments of the installment and other dues and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1 (c) herein above.

2.3 The Allottee agrees and undertakes to pay the purchase consideration as mentioned above as per the respective installment as &

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When it shall mature for payment. The payment of concerned installment is linked with the stage wise completion of the said building. Upon completion of each stage, the Promoters shall issue demand letter by RPAD/courier/hand delivery at the address of the Allottee mentioned in this agreement as well as by email on Allottee email address: chandigarhaurasia54@gmail.com. Along with said demand letter Promoter shall enclose certificate of Architect, Inter-acting, certifying the completion of such stage. Said certificate shall be genuine proof about completion of such stage. Upon receipt of said demand letter by RPAD /courier /email/hand delivery, whichever is earlier, within 7 (seven) days Allottee shall make the payment of respective installment. In case of failure on the part of Allottee in adhering to the time schedule of 7 (seven) days, Promoters shall become entitled to take all such legal steps for breach of contract as contemplated under the provisions of Contract Act. In case Allottee commits any delay in making the said payment then Allottee shall become liable to pay interest as specified in Maha Rera Rules on all delayed payments. In addition to such rights and without prejudice to such rights, the consequences as contemplated below shall also become applicable and effective.

3. The Promoter hereby declares that the FSI/TDR and all other benefits available as on date in respect of the Project Land as per the said Latest Permission & Latest Approved Plan and Latest Commencement Certificate is 74943.58 Sq. Mts. only and Promoter has planned to utilize additional/floating FSI by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various Schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the FSI to be utilized by it on the Project Land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. The Development potentiality certificate issued by the said Architect in respect of said larger land is attached herewith and marked as Annexure O; The Promoters hereby specifically informing the Allottee/s that they may avail the additional benefits available under provisions of UDCPR and/or under any other Rule, notification of Government/Semi Government authority and/or

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under provisions of Development control regulation any time in future and pursuant to that the latest approved plan may undergo revision/amendments. The Allottee-is/are aware that the Promoters can avail all such benefit of UDCPR and/or that may be introduced by any Government Agency like and/or loading additional TDR on the said project and/or additional benefits of UDCPR and/or said entire property the said latest approved plan shall undergo revision, amendment and due to such amendment, the amenities as shown in the said latest approved plan, shall also be relocated and/or its size may get increase or decrease.

4.1. If the Promoter fails to abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter and in such eventuality the Promoter shall be entitled to levy additionally Service Tax, GST, VAT etc. to be paid over to the Government and/or other concerned Authorities.

4.2 Without prejudice to the right of Promoter to charge interest in terms of Sub Clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement:

Provided that, Promoter shall give Notice of 15 (Fifteen) days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of Notice then at the end of

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such notice period, 990
Agreement

Promoter shall be entitled to terminate this



PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of 30 (Thirty) days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter after deducting there from applicable amount towards cancellation expenses and in such eventuality the Promoter shall be entitled to levy additionally Service Tax, GST, VAT etc. and deduct or adjust the same to be paid over to the Government and/or other concerned Authorities.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the buildings to be constructed on the Project Land and the Apartment as are set out in Annexure-P annexed hereto.

6. The Promoter shall give possession of the said Apartment to the Allottee on or before 31st day of December 2027. If the Promoter fails or neglects to give possession of the said Apartment to the Allottee on account of reasons beyond their control and of their agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by them in respect of the said Apartment with interest at the same rate as may mentioned in the clause no.4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid;

PROVIDED THAT the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of the building in which the said Apartment is located is delayed on account of -

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent Authority/Court.

7.1. PROCEDURE FOR TAKING POSSESSION - The Promoter, upon obtaining the Occupancy Certificate from TMC in respect of the buildings in which the said Apartment is located and the payment made by the Allottee as per this Agreement shall offer in writing the possession of the

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said Apartment to the Allottee in terms of this Agreement to be taken within 15 days from the date of issue of such Notice and the Promoter shall give possession of the said Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee for the consequences of fulfillment of any of the provisions, formalities, and expenses of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association or non-parasol allottee as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 (Seven) days of receipt of the Occupancy Certificate of the buildings in which the said Apartment is located and/or with respect to the said Apartment.

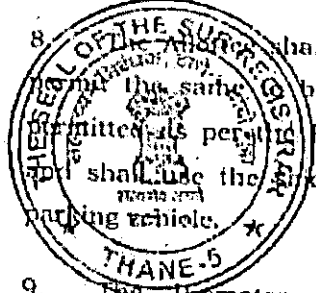
7.2 The Allottee shall take possession of the said Apartment within 15 (Fifteen) days of the written Notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy.

7.3 **FAILURE OF ALLOTTEE TO TAKE POSSESSION OF [APARTMENT]:** Upon receiving a written intimation from the Promoter as per Clause (7.1) above, the Allottee shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings, consent letters for further development of remaining plots and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the said Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in Clause (7.1) above, the Allottee shall continue to be liable to pay maintenance charges as applicable from the date of grant of Occupation certificate.

7.4 If within a period of 5 (Five) years from the date of handing over the said Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Apartment or the building in which the said Apartment is situate or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the RERA and Rules made thereunder; provided that if such defects are of minor nature and/or if the same have occurred due to any internal changes or alterations made by the Allottee in the said Apartment and/or any other allottee in the building in which the said Apartment is located, the Promoter shall not be responsible or liable to

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8. The allottee shall be the liability and responsibility of the allottee to carry out the same at his/her/their/its own cost and expense.



8. The allottee shall use the said Apartment or any part thereof or any part of the same to be used only for purpose for which the same is permitted as per the Rules and Regulations of TMC/Local Authorities. I shall use the said Parking Space only for purpose of keeping or parking vehicle.

9. The Promoter at its discretion may form one common Society/Association/Company of allottees of the apartments in the said Tower No.1, Tower No.2 consisting of wing A & B and Tower 3 buildings or three separate Societies/Associations/Companies of allottees of the apartments in the said Tower No.1, Tower No.2 consisting of wing A & B and Tower 3 buildings. The Promoter shall be entitled to make federation of all societies in the Project Green Square. The Allottee along with other allottees of the apartments in the buildings shall join in forming and registering such one Society or Association or a Limited Company in said to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the Application for registration and/or membership and the other papers and documents necessary for the formation and registration of such Societies or Associations or Limited Companies and for becoming a member, including the byelaws, rules and regulations, the Memorandum and/or Articles of Association, as the case may be, of such proposed Societies, Associations or Companies and duly fill in, sign and return to the Promoter within 7 (Seven) days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register such Societies, Associations or Companies. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, rules and regulations or the Memorandum and/or Articles of Association, as may be, required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within 3 (Three) months of registration of the one or two or three separate Societies or Associations or Limited Companies of the buildings to be constructed on the Project Land, cause to be transferred to such Societies, Associations or Companies all the right, title and the interest of the Promoter in the structure of the buildings in which said Apartment is situated.

(Signature)

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9.2 The Promoter shall, within 3 (three) months of completion of work of construction of the said wing A of Tower ~~and~~ ^{22/1/2024} ~~and~~ ^{1/2024} obtaining Occupancy Certificate/Completion Certificate in respect thereof and upon selling and transferring all the ~~premises~~ ^{premises} in the buildings to third parties and on formation and registration of one or two separate Societies, Associations or Companies of the buildings ~~and~~ ^{and} putting all allottees in possession of their respective premises ~~and~~ ^{and} cause to be transferred to such Societies, Associations or Companies as aforesaid, all the right, title and the interest of the Promoter in the Project Land by sale or granting lease in respect of the Project Land.

9.3 Within 15 (Fifteen) days after Notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Project Land and the buildings constructed thereon namely local taxes, property charges/taxes, betterment charges or such other levies payable/to be paid to the local authorities, municipal authorities, other concerned authorities and/or Government as also the water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and the buildings constructed thereon. Until one or two separate Societies, Associations or Companies of the buildings constructed on the Project Land are formed and the buildings are transferred to one or two separate Societies, Associations or Companies, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional contribution of Rs. 40,000/- towards the aforesaid outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until Conveyance Deed/Lease Deed to transfer the Project Land and Conveyance Deed to transfer the buildings constructed thereon is executed in favour of such Societies, Associations or Companies as aforesaid and thereafter the deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to such Societies, Associations or Companies, as the case may be. It is specifically made clear that the Allottee shall be bound to bear and pay all such local taxes, property charges/taxes, betterment charges or such other levies payable/to be paid to the local

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authorities, municipal authorities, other concerned authorities and/or Government as also the water charges, insurance, common lights,

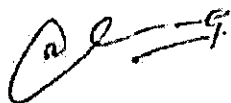
repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and buildings constructed thereon in proportion to the area of the said Apartment as determined by the Promoter from the date of receipt of intimation from the Promoter that the said Apartment is ready for use and occupation with Occupancy Certificate thereof having been obtained.

10. At the time of registration of Conveyance Deed of the structure of the buildings and Lease Deed of the Project Land, the Allottee shall pay to the Promoter, the Allottee's share of Stamp Duty and Registration Charges payable, by the Societies, Associations or Companies on such Conveyance Deed and Lease Deed or any document or instrument of transfer in respect of the buildings. At the time of registration of Conveyance Deed of the buildings and Lease Deed of the Project Land, the Allottee shall pay to the Promoter, the Allottee's share of Stamp Duty and Registration Charges payable by the Societies, Associations or Companies on such Conveyance Deed and Lease Deed or any document or instrument of transfer the buildings and Project Land to be executed in favour of the Societies, Associations or Companies.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

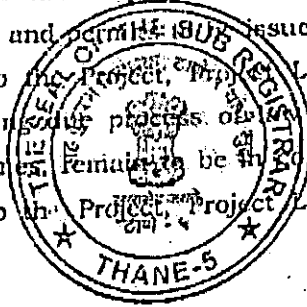
- i. The Promoter has clear and marketable title with respect to the Project Land as declared in the Title Report annexed to this Agreement and have the requisite rights to carry out development upon the Project Land and also have actual, physical and legal possession of the Project Land for implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- iii. There are no encumbrances upon the Project Land or the Project;
- iv. There are no litigations pending before any Court of law with respect to the Project Land or Project save and except disclosed on Rera website;



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v. All Approvals, Licences and Permits issued by the Competent Authorities with respect to the Project, the Project/Land and buildings are valid and subsisting and have been obtained by following due process of Law. Further, all approvals, licenses and permits issued by the Competent Authorities with respect to the Project, the Project/Land and buildings shall be obtained by following due process of Law and the Promoter has been and shall, at all times, remain in compliance with all applicable laws in relation to the Project, the Project Land, the buildings and common areas;



vi. The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any Agreement for Sale and/or Development Agreement or any other Agreement/ arrangement with any person or party with respect to the Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the Conveyance Deed of the structure of the buildings and the Lease Deed of the Project Land to the Societies, Associations or Companies of the allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure of the buildings to such Societies, Associations or Companies;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authorities till possession of the building/s are handed over to the Societies, Associations or Companies of the allottees therein;

xi. No Notice from the Government or any other local body or Authority or any Legislative Enactment, Government Ordinance, Order, Notification (including any Notice for acquisition or requisition of the Project Land) has been received or served upon the Promoter in respect

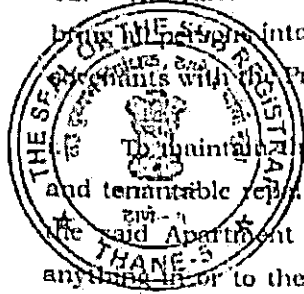
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12. The Allottee or himself or itself or themselves with intention in bringing the same into whosoever hands the Apartment may come, hereby



Promoter as follows :-

To maintain the said Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Apartment is taken and shall not do or suffer to be done anything in or to the buildings in which the said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the buildings in which the said Apartment is situated and the said Apartment itself or any part thereof without the consent of the Local Authorities, if required.

ii. Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the buildings in which the said Apartment is situated or storing of which goods is objected to by the concerned Local or other Authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the buildings in which the Apartment is situated, including entrances of the buildings in which the Apartment is situated and in case any damage is caused to the buildings in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the buildings in which the said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned Local Authority or other Public Authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority.

iv. Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition

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or alteration of whatever nature in or to the said Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the buildings in which the said Apartment is situated. The Allottee shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenable repair and condition and in particular, so as to support shelter and roof of the building of the buildings in which the said Apartment is situated and shall not in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Apartment without the prior written permission of the Promoter and/or the Societies, Associations or Companies of the allottees in the buildings.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the buildings in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

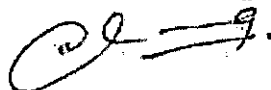
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Project Land and the buildings in which the said Apartment is situated.

vii. Pay to the Promoter within 15 (Fifteen) days of demand by the Promoter his share of security deposit, costs, charges, expenses demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the buildings in which the said Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee for any purposes other than for the purpose for which the same is sold.

ix. Not to erect or fix grills to windows, balconies, other openings in the said Apartment otherwise than the design and specifications finalized by the Promoter which have been made known to the Allottee.

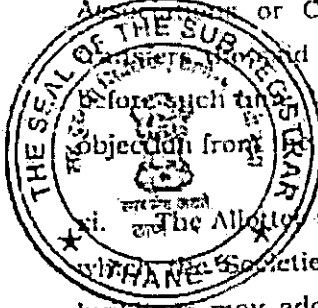
x. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and until the Societies,



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Associations or Companies of the allottees in the buildings are formed and the buildings are handed over to such Societies, Associations or Companies as the case may be and if the Allottee of Apartment and said Parking space to any third party before such transfer the Allottee shall have to obtain written consent and no objection from the Promoter.

xii. The Allottee shall observe and perform all the rules and regulations of Societies, Associations or Companies of the allottees of the buildings may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the buildings and the said Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Societies, Associations or Companies of the allottees of the buildings regarding the occupancy and use of the Apartment in the buildings and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xiii. Till a Conveyance Deed of the structure of the buildings and Lease Deed of the Project Land is executed in favour of Societies, Associations or Companies of the allottees in the buildings, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the buildings or any part thereof to view and examine the state and condition thereof.

xiii. Till a Conveyance Deed of the Project Land on which the buildings in which said Apartment is situated is executed in favour of Societies, Associations or Companies, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.

13. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Societies or Associations or Companies or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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३६/२९०

14. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment and buildings or any part thereof and/or of any part of the Project Land. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the structure of the buildings and the Project Land is transferred to the Societies, Associations or Companies or other body of the allottees in the buildings.

15. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:
After the Promoter executes this Agreement it shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Apartment. It is however clarified that, the Promoters may avail project finance for the construction and development on the Said Property, by mortgaging the Said Property, development rights of the Promoters, receivables from the Purchasers and proposed construction on the Said Property. It is further clarified that, such mortgage shall always be subject to rights of the Purchaser with respect to Said Apartment.

16. BINDING EFFECT
Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and deliver this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums paid by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

ट न न - ५
दस्ता क्र. ४००४ / २०२४
387. ENTIRE AGREEMENT



This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other Agreements, allotment letter, correspondences, arrangements whether written or oral, any, between the Parties in regard to the said Apartment, the Buildings and/or the Project Land or any part thereof, as the case may be.

18. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

20. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA and/or the Rules and Regulations made thereunder and/or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottees in Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the apartments in the Project.

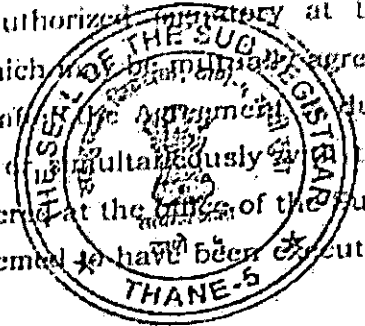
22. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred pursuant to any such transaction.

दस्तावेज क्र. ४००४/२०२४
४०/११०

23. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized ~~representative~~ at the Promoter's Office, or at some other place, which ~~is~~ agreed between the Promoter and the Allottee, in ~~accordance with~~ the Agreement duly executed by the Allottee and the Promoter ~~at the same time~~ at the offices of the Registrar. Hence this Agreement shall be deemed to have been executed at Thane.



24. The Allottee and/or Promoter shall present this Agreement as well as the Conveyance Deed and the Lease Deed as aforesaid at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

25. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee:

SHRI./SMT. MR. CHANDAN SHANKAR CHAURASIA

SHRI./SMT. _____

(Allottee's Address): RANE NIWAS, G.B. ROAD, NEAR BUDHA VIHAR,

DONGRIPADA THANE WEST - 400615

Notified Email ID: chandan.chaurasia54@gmail.com

M/s Promoter name: M/S SQUAREFEET ENTERPRISES,

(Promoter Address): Green Square, Behind D Mart, Opp. Sanghavi Hills, Kavesar, Thane (W) - 400615

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दस्ता फ्र. ४७०४/२०२४
४९/११०

Notified Email ID: sales@greensquarethane.com



It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement above address by Registered Post failing which all communications posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

JOINT ALLOTTEES
That in case there are joint allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all such joint allottees.

27. The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

28. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably the same shall be referred to the Regulatory Authority as per the provisions of RERA and Rules and Regulations, thereunder.

29. **GOVERNING LAW**

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

30. The Promoter hereby agree and accept that even though Promoters shall be facilitating and making arrangement for various utility services such as water, electricity, drainage etc. the Promoter shall not be responsible for non supply or interrupted or defective supply of such services by the concerned competent authorities/institutions. The Allottee/s is/are accept/s and understand/s that since Promoters are not the service provider of the said utility services, they cannot be held responsible for non supply or interrupted supply and/or defective supply as the case may be of the said services.

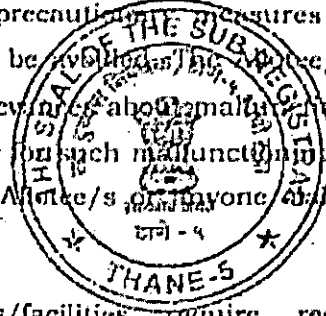
31. **MACHINERY/EQUIPMENTS**

1) Machinery/equipments viz STP, Generator system, Mechanical Parking System, Lifts, Sub Station etc are manufactured by the some known brand having good reputation in the industry. They also come with warrantee/Guarantee period and after the period of warrantee/Guarantee, the organization of the Allottees in the Project

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दस्ता क्र. ४००४/२०२४

will be bound to award maintenance contract to well known and reputed authorized service provider of the manufacturer. All machinery/equipment in spite of all precautionary measures may occasionally malfunction which cannot be avoided. The organization will not make any grievance about malfunctioning and will not hold Promoters responsible for such malfunctioning and any incidental loss or damages to the Allottee/s, anyone claiming through, by or under him.



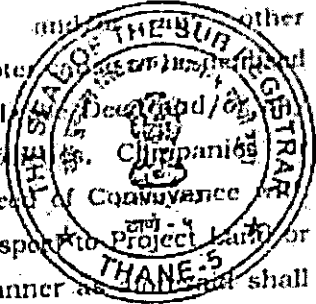
2) Some of the equipments/amenities/facilities require regular maintenance service through authorized service provider to maintain it in proper condition. The organization of the Allottees in the Project will be responsible to award Annual Maintenance contract (AMC) to well known reputed authorized service provider of the equipment and to ensure that all consumable and spare parts of original equipments Manufacturer (OEM) are used and not any other substitute. If the organization of the Allottees in the Project fails to make AMC and/or replaces spare with other than OEM and said equipment get damaged, the Promoters will not be held responsible and liable for any damages to those equipments. Similarly, some of the equipments require regular operation, maintenance and usage and if are left unoperated/unused for long time it may start rusting and may become redundant and unusable, therefore the organization of the Allottees in the Project will have to ensure that it is regularly used inspected and serviced. If the organization of the Allottee in the Project fails to maintain the same as per maintenance manual, the Promoters will not be responsible or liable for non functioning and any loss or damages due to such non functioning. If such equipments remain unused and get damaged, defect liability of such equipments will become automatically null and void. All that is provided hereinabove is applicable with respect to equipments and amenities provided in the Project such as Fire Prevention System, STP, DG Sets, OWC, Mechanical Parking, Lifts & Sub Station etc.

3) The organization of the Allottee in the Project shall at its own cost renew and maintain all Annual maintenance Contract(AMC) of all equipments viz. D.G Mechanical Parking System, Lift, STP, Fire Fitting System, OWC etc. and all other amenities provided to the Project from the well known reputed authorized service providers. If the organization of the Allottee in the Project fails to renew any of the AMC and those equipments suffer damages the Promoters shall not be held responsible for any loss of life of property or damage or any

A handwritten signature in black ink, appearing to be a cursive name.

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buildings (excluding the stilt, basement and podium) together with all the right, title, claim and interest in the Project Land by executing necessary Deed of Conveyance and other deed/document or at the discretion of the Promoter by way of lease the Project Land by executing other deed/document in favour of such Societies, Associations and time for execution of such Deed of Conveyance respect to the buildings and Lease Deed with respect to any other deed/document of transfer in the manner as shall arrive only after the entire development of the Project in the manner stated herein is completed by the Promoter in all respects. The Allottee shall also not be entitled to demand such Conveyance Deed or Lease Deed until such time.



36. The Promoter is intending to construct Club house facility on the said Entire Land. The Allottee does hereby agree to be a member of the Club House facility and agrees to pay the usage charges as may be framed from time to time by the Promoter and/or at the instance of the Promoter by operator(s) of Club House Facility. The right to use the Club House Facility shall be personal to the persons who are for the time being owners of the apartments in the buildings to be constructed on the said Entire Land and shall not be transferable in any manner to any third person or party whatsoever. In the event the said Apartment is sold by the Allottee then the Allottee shall be deemed to have transferred the right to utilize the said Club House Facility to the transferee of the said Apartment. However, it is clarified that the Promoter shall be entitled to grant membership rights to such person(s) as they may deem fit, subject to such person being holder/owner/occupants of the apartment in the buildings to be constructed on the said Entire Land and the Allottee shall not be entitled to object to the same. The Allottee shall be obliged to pay the charges, if any, levied by the operator of the Club House Facility for service(s) availed of by the Allottee or any other charges as applicable, if any, and the same shall be non-refundable. The members of C1, C2 & C3 and A & B Co-operative Housing Society i.e the completed buildings shall be entitled to use the common amenities like Garden, Swimming Pool, Club House etc. Subject to payment applicable charges by respective members and/or C1, C2 & C3 and A & B Co-operative Housing Society as the case may be along with flat purchasers of all the buildings to be constructed on said Entire Land; The Promoter shall be entitled to collect the charges from the every purchaser.

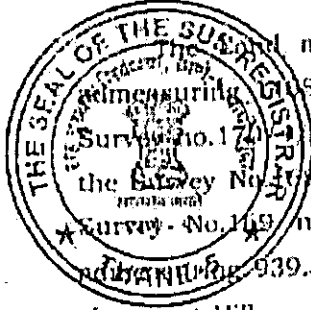
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दस्त क्र. ४७०४/२०२४

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FIRST SCHEDULE REFERRED TO HEREINABOVE
(Larger Land)



admeasuring 20952.33 sq.mtrs bearing (i) an area admeasuring 6035 sq.mtrs. out of the Survey No.170(P) now bearing Survey No.170/P, (ii) an area admeasuring 1747.82 sq.mtrs. out of the Survey No.170/P, (iii) an area admeasuring 3580 sq.mtrs. out of the Survey No.169 now bearing Survey no.169/4/D and (iv) an area admeasuring 939.31 sq.mtrs. out of Survey.no.166/31 lying being and situate at Village Kavesar, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation (TMC).

SECOND SCHEDULE REFERRED TO HEREINABOVE
(Developed Land)

A part portion of Larger Land admeasuring 7059.91 sq.mtrs. out of the said Larger Land which is more particularly described in the First Schedule written hereinabove, developed by the Promoter by constructing 5 residential building thereupon and Occupation Certificate pertaining to these 5 buildings obtained by the Promoter, lying being and situate at Village Kavesar, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation (TMC).

THIRD SCHEDULE REFERRED TO HEREINABOVE
(Entire Land/Developable Land)

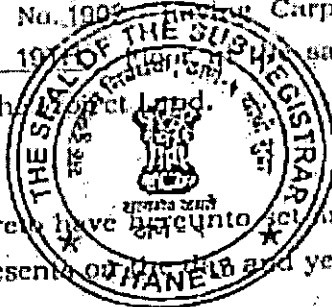
The part portions of the said Larger Land admeasuring 13892.42 sq.mtrs being part of Survey Nos. 166/31, 168(pt), 169/4/D and 170/4/A lying being and situate at Village Kavesar, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation (TMC).

FORTH SCHEDULE REFERRED TO HEREINABOVE
(Project Land)

The part portions admeasuring 410.17 sq.mtrs of the said Entire Land described in the Third Schedule hereinabove written lying being and situate at Village Kavesar, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation (TMC).

टनन - ५
 दस्तक. ४००४/२०२४
 FIFTH SCHEDULE REFERRED TO HEREIN ABOVE
 (Apartment) ४०

The Residential Flat/Premises bearing No. 1902 Carpet area 29.78 sq.mtrs. i.e. 321 sq.ft. on 197 said Wing A of Tower No.2 being constructed on the said



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands to these Presents on this 18th day of 2024 and year first written hereinabove.

SIGNED SEALED & DELIVERED by

the with named **PROMOTER**

M/S SQUAREFEET ENTERPRISES

Through its Authorized Partner

SHRI SACHIN C. MIRANI



in the presence of.....

1.

2.

SIGNED AND DELIVERED by the

within named **ALLOTTEE**

Shri/Smt./M/s. MR. CHANDAN SHANKAR CHAURASIA

Shri/Smt./M/s.



in presence of

1.

2.

RECEIPT

RECEIVED of and from within named ALLOTTEE the sum of
Rs. 9,31,608/- (Rupees NINE LAKH THIRTY ONE THOUSAND SIX
HUNDRED EIGHT only) being the
within mentioned part payment of the agreed price/consideration.

Rs. 9,31,608/-
I SAY RECEIVED,

WITNESSES:-

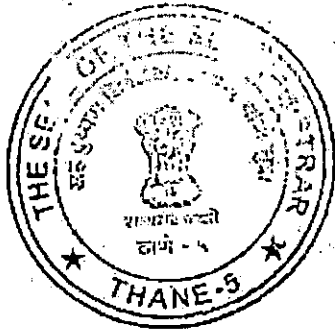
1. 

2. 

For M/S SQUAREFEET ENTERPRISES


(Authorized Partner)
(PROMOTER)

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दस्त क्र. ४७०४ / २०२४
४७ / ११०



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दस्तावे. ४७०४/२०२४
४८/९९०



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SQUARE FEET ENTERPRISES

02/04/2008

Permanent Account Number

ABLFS6780M

21112009

Joshi

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दस्त क्र. ४००४/२०२४
४६-१९०



Maharashtra Real Estate Regulatory Authority



**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number PS/20046932
Project: **GREEN SPUR**, Plot Bearing / CTS / Survey / Final Plot No. 166/31, 168 PT, 169/4/D, 170/4/A of 1 (M Corp.), Thane, Thane, 400607.

1. Squarfeet Enterprises having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400607.

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 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, 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 maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 20/09/2022 and ending with 31/12/2027 and shall be 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

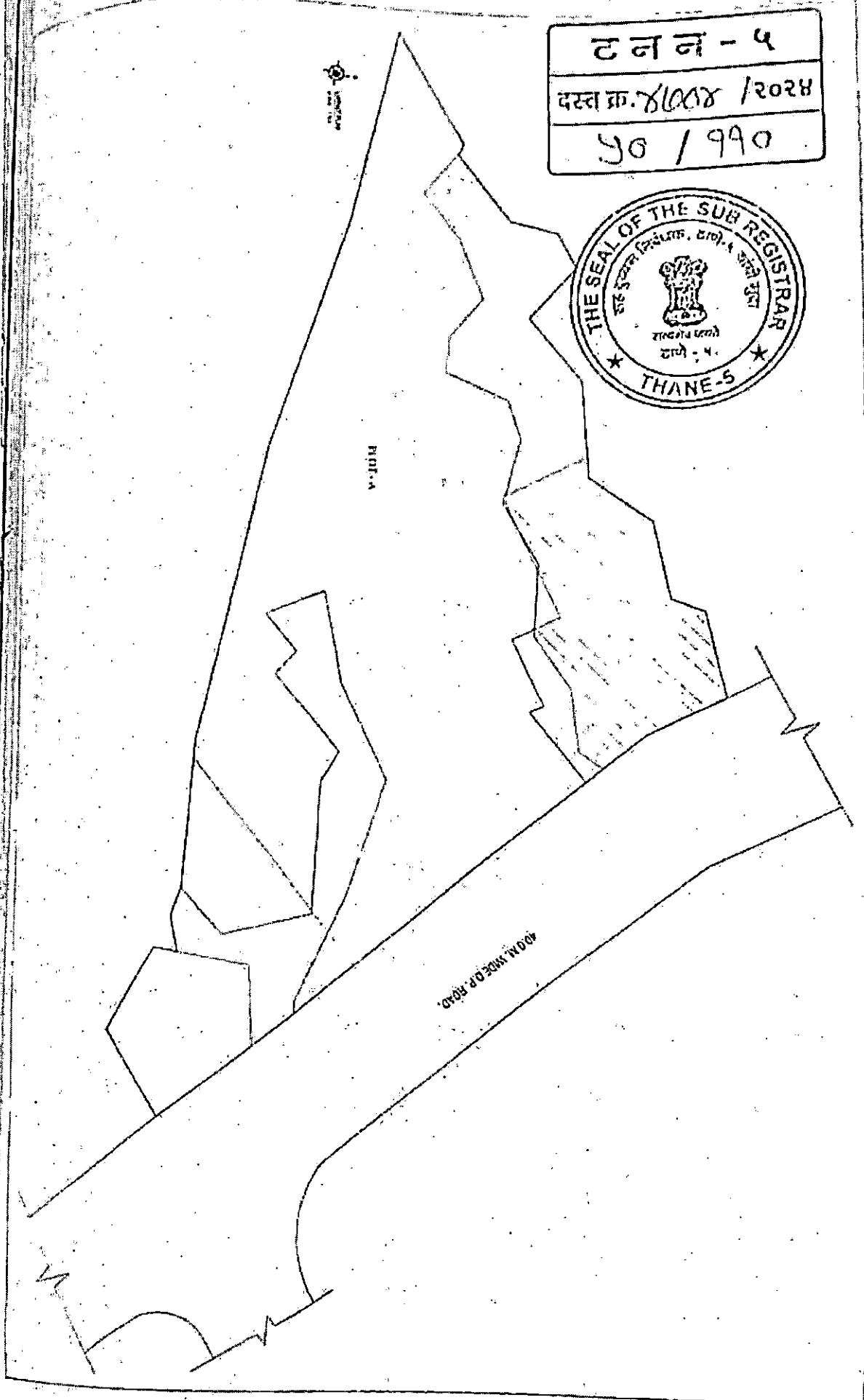
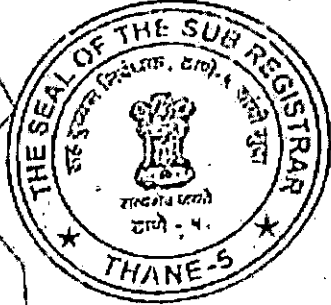


Dated: 20/09/2022
Place: Mumbai

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

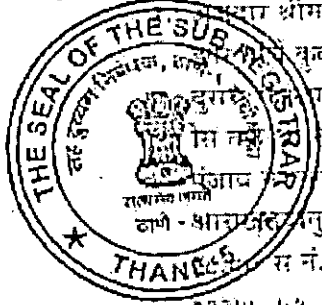
ANNEXURE - A

ट न न - ५
दस्त क्र. ४६००४ / २०२४
५० / १९९०



ट न न - ५
 दस्त क्र. ४००४/२०२४
 ५१ / १९९०

च नोंडी/टे-५/क्य/कलम ६३/एमआर-८६/२०१५
 उपविभागीय अधिकारी, ठाणे विभाग, ठाणे यांचे
 कार्यालय ठाणे, जिल्हाधिकारी कार्यालय, दुसरा मजला
 दिनांक :- ११/९/२०१५



- ज्या अर्थी मंदारिकेची जगदिश नानावटी व इतर व श्री.बाबूजी अब्दुल कादीर चरेकर व कुळमूरुथार धारक श्री. साचिन गिरानी व श्री.मनसुख शहा पत्ता सत्यम विल्डींग वृत्तमूरुथार धारक श्री. साचिन गिरानी व श्री.मनसुख शहा पत्ता सत्यम विल्डींग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नौपाडा ठाणे(प) व मे. स्केअर फिट एंटरप्रायझिस मंगरुख चेलजी शहा व श्री. साचिन गिरानी पत्ता सत्यम विल्डींग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नौपाडा ठाणे(प) यांनी ठाणे महानगरपालिकाच्या मंजूर थकव स. नं. १७०/२ क्षेत्र ३हे.३४आर.५० आकार १४.०० मूकूण ७६.८९आर.०प्रती फीट स. नं. १७०/२ क्षेत्र ३हे.३४आर.५० आकार १४.०० मूकूण ७६.८९आर.०प्रती फीट १३३५७.५१ चौ.मी. या जमीनाचा विभागात समाविष्ट होणा-या जमिनी बाबत दि.४/९/२०१५ रोजी मूकूळ कुळवाटिवाट व शेतजमिन कायदा १९४८ चे कलम ६३ नुसार बिनभेती प्रयोजनाथ परवानगी मिळणेकामी केलेला अर्ज.
२. नंडळ अधिकारी बाळकुम ता.ठाणे यांचेकडील आदाला क्र.आ.वा.नं./कलम-६३/वशी-८७/२०१५ दि.१४/९/२०१५ मे.स्केअर फिट एंटरप्रायझिसचे ही नोंदणीकृत कंपनी असले बाबत मे.स्केअर फिट एंटरप्रायझिस ही नोंदणीकृत कंपनी असले बाबत श्री. रमेश चंलजी शहा व इतर यांचे दिनांक ५/१२/२०१४ रोजीचे पारदर्शक डिज
३. म. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचे कडील संदर्भ क्र. युएलसी/टिए/ एटीएन/२०/११ दिनांक. ०५/३/२००९ अन्वये मीजे कावेसर ता.ठाणे येथील स. नं. १७०/२ क्षेत्र ३-०४८५. ०५ चौ. मी. मी.वेजनेअंतगतचे क्षेत्र म्हणून नोंद करण्यात आलेला फेरदार क्रमांक २२४० दिनांक ३/१२/२००९
५. मीजे कावेसर ता. ठाणे येथील स. नं.१७०/१ व स. नं. १७०/२ ह्या जमिनी बाबत न जमिनीचे इतर हक्क नोल घने नोंद कमी केले बाबत या कार्यालयाचे क्र. टिडी/टे५/ आ. व/ एन अन् ११३/२०१५ दिनांक १६/३/२०१५ रोजीचे आदेश
६. सधर जमिनीचे कर्जवह्यातीबाबत कागत्याहो न्यायालयात दावा चालू नसले बाबत व इतर बाबी बाबत मे. स्केअर फिट एंटरप्रायझिस तर्फे श्री मनसुख चेलजी शहा व इतर १ यांनी दिनांक ४/९/२०१५ रोजी लिहून दिलेला सत्यप्रतिज्ञा लेख
७. अर्जदार मे.स्केअर फिट एंटरप्रायझिसचे भागीदार श्री. साचिन गिरानी व श्री.मनसुख शहा यांनी नंडळ अधिकारी बाळकुम ता.ठाणे यांचे सगळे दि. ५/९/२०१५ रोजी दिलेला जबाब.
८. कार्यालयातील मंजूर टिपणी दिनांक ११/९/२०१५

आदेश :-

ज्या अर्थी, अर्जदार श्रीमती मंदारिकेची जगदिश नानावटी व इतर व श्री.बाबूजी अब्दुल कादीर चरेकर व इतर यांचे कुळमूरुथार धारक श्री. साचिन गिरानी व श्री.मनसुख शहा पत्ता सत्यम विल्डींग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नौपाडा ठाणे(प) व मे. स्केअर फिट एंटरप्रायझिस तर्फे श्री मनसुख चेलजी शहापत्ता सत्यम विल्डींग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नौपाडा ठाणे(प) यांनी मीजे कावेसर ता.ठाणे येथील जमिनीबाबत मूकूळ कुळ चाव्हाट व शेतजमिन कायदा १९४८ चे ६३ नुसार परवानगी मिळणेकामी दिनांक ४/९/२०१५ रोजी अर्ज केला आहे.

इतर कुळाच्याही निव्वनाचा मंग मळक अधिकार अभिलेखा प्राप्त करून घेतले असल्याचे निदर्शनास आल्यास त्याची जबाबदारी निव्वल चंगार व चंगार यावेधर राहिल.

9) प्रश्नोक्ति जागिरे जागे मालमहापानिकेच्या मालमहापानिकेच्या अखत्यारिये, साणे महानगरमहापानिकेच्या विधान आरक्षणपत्रातील इतरही अधिकारिनी-भा.रची परवानगी फयत रीहवाग या विन भेरी परवानगी देण्ये या जागे मालमहापानिकेच्या परवानगी रद्द झाल्याचे समजण्यांत येईल.

10) सदर जमिनीस इतर कोणाच्याही जबाबदारीच्या इतरही अधिकारिनी-भा.रची परवानगी रद्द झाल्यास याचे परवानगी रद्द करणेबाबत येईल.

11) सदर जमिनीस आदिवासी हस्तगतभाचा संबंध दिवस आतापर्यंत सदर जमिनीची विक्री परवानगी आतापर्यंत होईल.

12) गांव नगुना ७/१२ वर जेव्हाही नास वापर कुळवहिवाट व शेतजमिन कायदा १९४८ चे धा ठेवण्यांत यावी

13) उक्त नमूद कोणाच्याही मूळा शतीचा अथवा अस्तित्पत असल्याचे निदर्शनास आल्यास सदरची परवानगी रद्द झाली आहे. कुळवहिवाट व शेतजमिन कायदा १९४८ चे धा ठेवण्यांत येईल.



दस्ता क्र. ४००४/२०२४
५२/११०

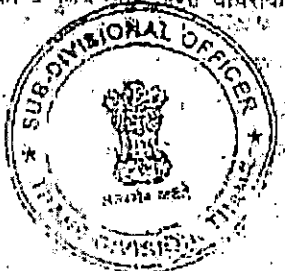
मोजे कावेसर ता. ठाणे येथील स. नं. १७०/१ क्षेत्र १ हे. २५ आर. ०५ आकार १८.०० स.नं. १७०/२ क्षेत्र ३ हे. ६४ आर. ०५ आकार १४.०० या जमिनीचे इतर अधिकारातील हरसिध डेव्हलपर्स यांचे वर हक्कातील बाजा तसेच स. नं. १७०/२ हया जमिनीचे इतर हक्कातील स. शासन इस्टेट अन्वये डेव्हलपमेंट प्रा. नि. यांचा विकास कराराच्या बाजा बाबत संमती घेणे जरूरीचे व बंधनकारक राहिले.

14) खरेदीदार यांनी योजनेच्या जमिनीचा एकूण विस्तार १० हेक्टरपेक्षा अधिक असल्यास त्याबाबत विकार आयुक्त (उदयोग) किंवा राज्य शासनाने प्राधिकृत केलेल्या अधिकार्यांची पूर्वपरवानगी घेणे आवश्यक राहिल.

(जगतसिंग गिरीसि),
उपविभागीय अधिकारी
ठाणे विभाग ठाणे

प्रत :-

- अर्जदार श्रीमती नंदाकिनी जगादर, नानाचट्टी व इतर व श्री बाकाय अखिल कादर वरेकर व इतर यांचे कुळमुसवतार धाक श्री. सचिन गिरान व श्री मनसुख शहा प्रता सत्यम विल्डिंग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नोपाडा ठाणे(प) स. नं. स्केअर फिट एंटरप्रायझेस तर्फे श्री मनसुख बेलजी साहायता सत्यम विल्डिंग दुसरा मजला, पंजाब नॅशनल बँकेच्या वर, नोपाडा ठाणे(प) यांना माहितीसाठी
- मा. जिल्हाधिकारी, ठाणे (महसुल शाखा) यांना माहितीसाठी सधिनय सादर.
- तहसिलदार ठाणे, मंडळ अधिकारी मालेकुम / मालेडी साझा कोलशेत यांनी नौजे कावेसर ता. ठाणे येथील स. नं. १७०/१ क्षेत्र १ हे. २५ आर. ०५ आकार १८.०० स.नं. १७०/२ क्षेत्र ३ हे. ६४ आर. ०५ आकार १४.०० एकूण ३२ हे. ५९ आर. ०५ परती घेणे १९५०. १२.०१ री. बाबत आदेशाप्रमाणे कार्यवाही करावी आणि फरफारमध्ये ३८ क्रमांक १ ते १९ चा उपरोक्त कराराचा स. ७/१२ च्या इतर अधिकारात मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८ चे धा ठेवणे ६३ नुसार फयत स्थानिक प्राधिकरणाच्या नियमानुसार चिन्शेती वापर करिता अनुषंग आरे अशा वापरकरिता शत शिथिल असा शीरा घेणेत यावा.



(जगतसिंग गिरीसि),
उपविभागीय अधिकारी
ठाणे विभाग ठाणे

उ न न - ५
 दस्तावेज क्र. ४००४ / २०२१
 ५४ / ११०

दिनांक : 28/07/2021



महाराष्ट्र शासन

गाव नमुना सार (अधिसूचना क्र. १९०१/२०१९)

महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत अधिसूचना क्र. १९०१/२०१९ (संपादन व सुविधीकरण) नियम, १९०१ यातील विधन १९.
 गाव :- कावेसर जिल्हा :- ठाणे

अनुसंधान क्रमांक व उपविभाग : 170/2

अ.धारणा पत्रातील : भोगवटाराचे वर्ग - 1

शेतपे हद्दी - १२२२ विनशेती

क्षेत्र, एकाक व भूकंपरणी	धारे क्र.	भोगवटाराचे नांव	क्षेत्र आकार चौ.स. फ.पा.	कुळ, खंड व इतर अधिसूचना
क्षेत्र क्र. १२१ एकाक ४२ जमीन क्षेत्र १०.९८०० जमीन क्षेत्र ४४२		भागीदार अर्जदाराचे नांव अर्जदाराचे नांव अर्जदाराचे नांव अर्जदाराचे नांव अर्जदाराचे नांव अर्जदाराचे नांव	(३२९२) (३२९२) (३२९२) (३२९२) (३२९२) (३२९२)	वकालत न्याय व न्याय इतर अधिसूचना इतर श्री. शांताराम वसुदेव अर्जदाराचे नांव व जिल्हा अनुसंधान क्रमांक व उपविभाग (१९०६) इतर इतर ३१,२००००/- पर इतर अधिसूचना क्रमांक (२११७) इतर यवतरी कलम २०११ यातील धारा २०११ २०११-०९ धारा (२५४०) वकालत न्याय व न्याय अनुसंधान क्रमांक : ३२४३ व दिनांक (२४/१२/२०१७)
अनुसंधान क्र. (२९) (१९६) (४३६) (५२३) (६२३) (८२३) (१०००) (१२७६) (१४७६) (२०६१) (२१२६) (२९२३) (२९२९) (३१३३) (३१६९) (३२४९) (३२९२) (३३४७)				शेता आणि भूमापन विभाग :

गाव नमुना सार (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत अधिसूचना क्र. १९०१/२०१९ (संपादन व सुविधीकरण) नियम, १९०१ यातील विधन १९.
 गाव :- कावेसर जिल्हा :- ठाणे

अनुसंधान क्रमांक व उपविभाग : 170/2

व.सं.	हंगाम	खेता क्रमांक	पिकांच्यातील क्षेत्राचा तपशील									सांगवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेता
			मिश्र पिकांखालील क्षेत्र			सिमेंट पिकांखालील क्षेत्र			स्वरूप	क्षेत्र				
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
							अ.स.	अ.स.	अ.स.	अ.स.	अ.स.	अ.स.	अ.स.	अ.स.

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रांमध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

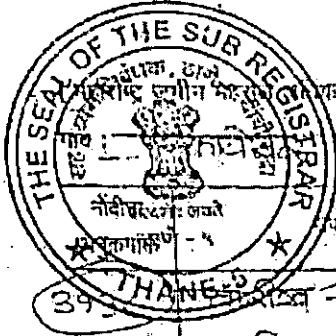
"या प्रमाणित प्रतीसाठी कोर इ.स. १५०० रुपये मिळते."
 दिनांक :- 28/07/2021
 दस्तऐवज क्रमांक :- 272100094213161300730211559

(सदर :- १००० रुपये घरी)
 वकालत न्याय व न्याय :- ठाणे जिल्हा

टनन - ५
 क्र. ४५/१९०

ANNEXURE - C

फेरफारसाठी नोंदवही (फेरफार पत्र-८)



नोंदवही कार्यालय आणि नोंदवही (समाप्त करणे व सुविधेसाठी देणे) नियम, १९७१ मधील दि.

तालुका : ठाणे जिल्हा : ठाणे

पारितोषिकेच्या अधिकाराचे स्वरूप	परिष्कार झालेले भूखण्ड व उपविभाग क्रमांक	पारितोषिकेच्या अन्वयेची दिनांक
उपाविभागीय कार्याकारी ठाणे विभाग	१७०८१ १७०८२	४-२५-०३-६५
ठाणे मंत्रालय नोंदवही कार्यालय क्र. ३९		३-६५
टिडी / टि-५ ब्ला. व / एका भाग. ०९५/२०१५		४-२५-०३-६५
शिक्षण १६०५३ भाग ५ अन्वये वापर		२-०९-१५
नामसूची कार्यालय व. जे. ये		३-६५
जायचे कार्यालय फेरफार क्र. २९९५		३-६५
नोंदवही व. नं. १७०८१ व. नं. ४-२५-०३-६५		४-२५-०३-६५
भागांदा १८-०० व. नं. १७०८२		४-२५-०३-६५
खेच ३-६६-० भागांदा १४-००		२०/१५
या १०/१२ च्या भागांदा व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
ठाणे नोंदवही कार्यालय भागांदा		३-६५
कार्यालय यांनी विद्येची माध्य		२००८
येत कार्यालय भागांदा व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
कार्यालय १९९६ चे कार्यालय २६०		३-६५
अन्वये कार्यालय भागांदा १९९७		३-६५
कार्यालय व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
कार्यालय (तथा व. नं. १७०८१ व. नं. ४-२५-०३-६५)		३-६५
ठेवणे) १९९९ चे कार्यालय क्र. ३९		३-६५
अन्वये नोंदवही कार्यालय		३-६५
येत कार्यालय येथील व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
भागांदा १८-०० व. नं. १७०८२		३-६५
खेच ३-६६-० व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५
१४-०० भागांदा व. नं. १७०८१ व. नं. ४-२५-०३-६५		३-६५

ट न न - ५

दस्त क्र. ४७०४/२०२४

५७ / ११०



श्री. अर्धो अजंदार श्री. अब्दुल कादीर शेख मोहम्मद वरेकर आणि इतर यांचे कुमुखा सगला श्रीधर भिडे, द्वारा कु. मू. धा. स्व. अरफोट इंटरप्राइजेसचे भागीदार श्री. सचिन मिरानी, यांनी मोजे कावेसर ता. जि. ठाणे येथील स. क्र. १७० पे चे क्षेत्र २२६६३.२३ चौ. मी., कर्गोला सुधारित मंजूर एस. आर. १२८५ चा नागरी जमिनी (फनल धारणा व विनियमन) अधिनियम, १९७६ कलम २० खालील गृहवांधणी योजनेतील एकूण २२६६३.२३ चौ. मी. क्षेत्राक (पैकी मोजे कावेसर ता. जि. ठाणे येथील स. क्र. १७० पे चे क्षेत्र २३२९७.५१ चौ. मी. क्षेत्रासाठी मंजूर १/८/२०१९ रोजीच्या शासन निर्णयानुसार प्रचलित वार्षिक बाजारमूल्य दर तक्त्यामधील दराच्या १० टक्के दराने अंदाजित आकारून सदरचे क्षेत्र रहिवासे प्रयोजनार्थ विकसनासाठी उपलब्ध करून देण्याबाबत दिनांक २५/०२/२०२० रोजी या कार्यालयाकडे अर्ज सादर केला आहे.

ज्या अर्थां शासनाने पारित केलेल्या दि. १ ऑगस्ट २०१९ चं निर्णयानुसार नाजकथा अधिनियमाच्या कलम २० खालील आदेशा मधील गृहवांधणी योजना / तळेगाव - दाभाडे भूखंड विकास योजना या प्रयोजनार्थ सुट दिलेली आहे अशा आदेशामध्ये नमुद असलेल्या सुट दिलेल्या क्षेत्राचे प्रचलित वार्षिक बाजार मूल्यदर तक्त्यामधील दराच्या १०% दराने हिशोबीत होणारे अधिमूल्य एकरकमी आकारणी करून असे क्षेत्र रहिवासे प्रयोजनार्थ विकसनासाठी योजना धारकांस उपलब्ध करून देण्याबाबत शासनाने उक्त धोरणात्मक निर्णय घेतलेला आहे.

ज्या अर्थां अजंदार श्री. अब्दुल कादीर शेख मोहम्मद वरेकर आणि इतर (योजनाधारक) यांचे कुमुखा सगला श्रीधर भिडे, द्वारा कु. मू. धा. स्व. अरफोट इंटरप्राइजेसचे भागीदार श्री. सचिन मिरानी, यांनी मोजे कावेसर ता. जि. ठाणे येथील स. क्र. १७० पे चे जमिनीवर सुट दिलेले अतिरिक्त क्षेत्र २२६६३.२३ चौ. मी., कर्गोला गृहवांधणी योजना / तळेगाव - दाभाडे भूखंड योजना विकास करणे काँग्रेस नाजकथा अधिनियम १९७६ चं कलम २० खालील सुटला आदेश क्र. युएलसी/टिए/एटीपी/ डब्ल्यूएसएसएन २०/एसआर १२८५, दि. १५/१/२००३ व सुधारित आदेश दि ४/३/२००४ रोजीच्या सुटीच्या आदेशात नमुद केलेल्या सुट दिलेले एकूण क्षेत्रापैकी मोजे कावेसर ता. जि. ठाणे येथील स. क्र. १७० पे चे क्षेत्र २३२९७.५१ चौ. मी. क्षेत्रा बाबत दिनांक १/८/२०१९ रोजीच्या शासन निर्णयानुसार निर्णयानुसार प्रचलित वार्षिक बाजारमूल्य दर तक्त्यामधील दराच्या १० टक्के दराने होणारे एकरकमी अधिमूल्य र. रु. २,६३,९३,१००/- चा धनाकर्य क्र. ८७१६१६ दि ५/११/२०२० व दिनांक ५/११/२०२० पर्यंतच्या वाढीचे मुदतवाढ देंडा सह मुदतवाढ देंडा रुपये ७२३९२७५+१४२२३६= ७३८१५११/-चे धनाकर्य क्रमांक ८७२६१४ व ८७२६२५ दिनांक ५/११/२०२० रोजी संबंधितांनी या कार्यालयाकडे सादर केलेले असून सदरचे धनाकर्य या कार्यालयाकडील चलन क्रमांक अनुक्रमे ८५, ८४ दिनांक ४/११/२०२० ये चलन क्रमांक ८५ दि ५/११/२०२० अन्वये स्टेट बँक ऑफ इंडिया टी.सी.सी. शाखेमध्ये दिनांक ७/११/२०२० व ९/११/२०२० रोजी शासन जना करण्यात आलेले आहेत.

त्या अर्थां मी राजेश ज. नातेकर, जिल्हाधिकारी तथा सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे मला प्रदान केलेल्या अधिकारान्वये मोजे कावेसर ता. जि. ठाणे येथील स. क्र. १७० पे चे क्षेत्र २३२९७.५१ चौ. मी. क्षेत्राच्या अधिकार अभिलेखांमध्ये इतर अधिकार सदरी असलेली नाजकथा अधिनियमाच्या नोंद कामी करून रहिवासी

38 1225 2008 10/10/11
 10) योजना एस.आर.२२८५ मधील मोजे वाचवेत ता.जि. ता.जे. येथील प्र.क्र. १००० वी योजनाप्रमाणित ता.जे. २०२२.११.१३
 चो.मो. क्षेत्रात १३३९७.५२ चो.मो. क्षेत्र वाचण्या उद्दीष्टाने २०२२.११.१३ चो.मो. क्षेत्राच्या अतिरिक्त अतिरिक्त
 असलेल्या कक्ष २० च्या क्षेत्रात आलेल्या मोजे सदर जायते निर्यातनुसार आयज्यक व आयज्यक क्षेत्रात
 राहतील.

टिप - ५
 दस्त क्र. ४००४/२०२४
 ye/990

गती /
 (रामेश ज. नाईकर)
 जिल्हाधिकारी व सक्षम प्राधिकारी,
 ठाणे नगर संकुल, ठाणे

प्रति,

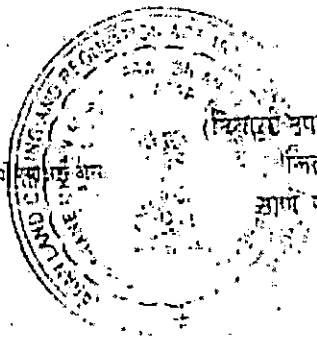
श्री. अब्दुल कादर शहिल मोहं पटेल वरिष्ठ अणि इतर यांचे कुमुडा मगला श्रीधर पिडे,
 द्वारा कु.म.प. (५) वी अरिफत वीर प्राइमरी विद्यालय, श्री. संचिन मिरानी,
 प्रोन स्वयंसेवा वी सीट च्या अंतर्गत, सुभाष पार्क, जेठव्हर रोड, ता.जि. ठाणे
 प्रत:

- १) मा. प्रधान सचिव, नगर विकास विभाग, कार्यालय, नुवई-३२
- २) मा. आयुक्त, ठाणे महानगरपालिका, ठाणे

२/- सदर अर्थाच्या विषयाने कराता विकास परवानगी देतांना संबंधित नियोजन प्राधिकारणाचे प्रमुख याने
 शासन निर्णयातील तरतुदीनुसार कमाल ८०.०० चो.मो. आकारमानाच्या सदानिका बांधण्याची अट बांधकाम परवानगी
 प्रमाणपत्रामध्ये स्पष्ट नमूद करण्याबाबत आवश्यक तो दक्षता घ्यावी आणि अशा इमारतीस भोगवटा प्रमाणपत्र (ओ.सी.
) देतांना त्याबाबतची खातरजमा करावयाची आहे.
 ३) तहसिलदार ठाणे.

२/- आदेशीत करण्यात येत आहे की, आदेशात नमूद केलेल्या मोजे काविसर ता.जि. ठाणे येथील स.क्र.
 १७० पै चें क्षेत्र २३३९७.५२ चो.मो. जमिनीचे ७/१२ उतारा / प्रापटी काढे इत्यादी अधिकार अधिकार्याकडून नाजक्या
 कलम २० खालील क्षेत्र व हस्तांतरणास प्रतिबंध हि नोंद क.मो.क.सून न्यायेतली ८०.०० चो.मी. चटई क्षेत्राच्या मध्यात
 सदानिका बांधण्यासाठीचें क्षेत्र अशी नोंद घेण्यात यावी.

४) निव्वड नस्ती (Select file)




(Signature)
 (डा. शिवाजी पाटाल)

(नियोजन) जिल्हाधिकारी व सक्षम प्राधिकारी।
 जिल्हाधिकारी व सक्षम प्राधिकारी
 ठाणे नगर संकुल, ठाणे यांचे कराता

सबळ यतोपर मा. जिल्हाधिकारी व सक्षम प्राधिकारी यांचे दस्त

1352 Harshiddh Developers

उर्वरित मॉजे कावंसर येथील स.क्र. १६९ (स.क्र. १६९/१, १६९/२, १६९/४/अ, १६९/४/ब व १६९/४/ड) चे इतर हक्क सदरी दाखल असलेल्या युएलसी क्र. २०/२१ योजने खालील क्षेत्र १४३०.०० चौ.मी. या युएलसीच्या नोंदी चुकीने दाखल झाल्याचे दिसते. त्यामुळे सदरच्या नोंदी कर्मा करणेन याच्यान ध पूर्तता अहवाल सादर करावा.

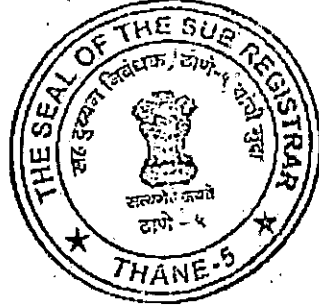

(सुधाम लिंगेणो)

(निवासी उपाधिकारी व समन्वय अधिकारी)
जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे यांचे कार्यालय

[स्युल प्रतोंवर या, तिलकाधिकारी व सक्षम प्राधिकारी यांचे स्वाक्षणे आहेत.]

✓ प्रत:- श्री. भरत चंदूलाल नानावटी व इतर (जमिनधारक) द्वारा हरसिड डेव्हलपर्स चे भागीदार पत्ता- ५०२/५०२, रितू विजनेस पार्क, रितू पार्क जवळ, सक्कीस रोड, ऑफ एलवोएस रोड, मार्गजवडा, ता.जि. ठाणे (प.) ४००६०१

ट न ल - ५
दस्त क्र. ४८००४/२०२४
८९ / ११०



ANNEXURE - D2

उप विभागाध्यक्ष, माण्डवी वन विभाग
साठी कार्यालय



OFFICE OF THE
DEPUTY CONSERVATOR OF FORESTS
THANE FOREST DIVISION

Manoran Circle (B/S Marg) Thane-400033, Phone (West) - 406667

☎ 022-25421373, Email: dc/thane@mahat.com, dyclhane@mahatforest.gov.in

प्रति,

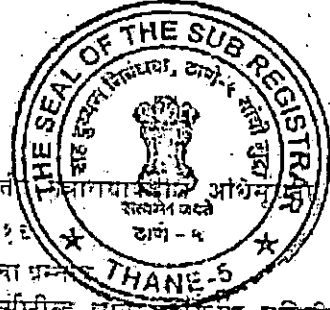
विषय: मंजूर गांधी राष्ट्रीय उद्यान इको मेन्सीटीझ झोन
मनियंत्रण समितीच्या बैठकीत घेण्यात आलेल्या
निर्णयाबाबत...

ना.क्र. कक्ष-१/२०/जमीन/ ५५५५ १००१०-२०
ठाणे - ४००६०० दिनांक: ०३ ०१.२०२०

प्रति,

म. म्हेअग्नीद मंदर प्रादेशिक,
ग्रीन म्हेअग्नीद, डि-मार्ट जॅन्ड कॉनमाम स्वल्प च्या मर्गात,
मूरज वॉटर पार्कच्या वाजुला,
घोडबंदर रोड, काचेमर,
ठाणे(प)

ट न ल - ५
दस्त क्र. ४००४/२०२४
६२/१९९०



- नोंद. १) गव्यावर्णन वग आणी जलवायु पण्डित
क.आ.३३४५(ध), दिनांक ०५.१२.२०१९
२) आपलेकडिल दि. १०.०९.२०१९ रोजीचा प्रस्ताव
३) मंजूर गांधी राष्ट्रीय उद्यान इको मेन्सीटीझ झोन मनियंत्रण समितीची
दिनांक ०४.१२.२०१९ रोजीची बैठक

आपलेकडिल मंदरिय पत्र क्र. २ अन्वये आपण मोजे काचेमर ता. ठाणे येथील नवे
क्र.१६३/३१, १६८, १६९, १७०/१ से क्षेत्रान म्हीवासी व व्यापारी उपागतीचे वांधकाम करण्यामाठी
मंजूर गांधी राष्ट्रीय उद्यान इको मेन्सीटीझ झोन मनियंत्रण समितीची परवानगी मिळणेकरिता प्रस्ताव
मादर करण्यात आला आहे.

आपलेकडिल उपरोक्त नमूद प्रस्तावावर मा. अतिरिक्त महातसंग्णालिका आयुक्त (प्रकल्प),
वृहन्मुंबई महातसंग्णालिका यांच्या अध्यक्षतेखालील मंजूर गांधी राष्ट्रीय उद्यान इको मेन्सीटीझ झोन
मनियंत्रण समितीच्या दिनांक ०४.१२.२०१९ रोजीच्या बैठकीमध्ये आपले प्रस्तावांतर्गत नमूद सर्व
क्रमांकापैकी सर्व क्र. १७०/१ च्या क्षेत्राम खाजगी वनाच्या तरतुदी लागू असल्याचे दिसून येत असल्याने
मंदर क्षेत्रान वांधकाम करायचाचे असल्याने त्यान वन (संवर्धन) अधिनियम १९८० अंतर्गत केंद्र
शासनाची परवानगी घेणे आवश्यक असल्याबाबत चर्चा झाली. मंदर चर्चेच्या वेळान आपले
प्रतिनिधीमार्फत मादरीकरण केले. त्यामध्ये म.क्र.१७०/१ से क्षेत्राबाबत मा. सर्वोच्च न्यायालय, दिल्ली
येथे खाजगी वनासंदर्भात से. रूपवान केंद्रकथान यांनी दाखल केलेल्या SLP NO 11509/2008 मध्ये
संसर्ग हरमिटेड व्हॅन्डलपर्स यांनी IA No 11/2009 दाखल केला होता. सा सर्वोच्च न्यायालयाचे दि.
१०.०१.२०१९ रोजीचे आदेशान्वये मंदर IA मान्य केल्याचे व मंदर प्रादेशाचे अनुषंगाने उप विभागीय

उर्वरित मांजें फावेंसर येथील स.क्र. १६९ (स.ध. १६९/१, १६९/२, १६९/४/अ, १६९/४/ब व १६९/४/ड) चे उतर हक्क सदरी दाखल असलेल्या "युएलसी" फ्लेम २०/२१ यामने खालील क्षय २४३० ०० चौ.मी." या युएलसीच्या नोंदी चुकीने दाखल झाल्याचे दिसते. त्यामुळे सदरच्या नोंदी कर्मा करणाने याच्यात व पूर्तता अहवाल सादर करावा.

(Handwritten signature)

(सहस्रम पत्रवर्गी)

(निवासी उपनिर्वाहकार) व सभन्वय अधिकारी)

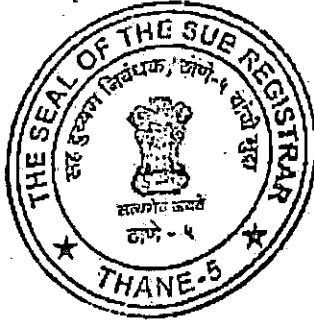
मिन्काधिकारी व सक्षम प्राधिकारी

ठाणे नगरी संकुलन, ठाणे यांचे करीता

। ग्यळ प्रतांवा म. मिन्काधिकारी व सक्षम प्राधिकारी यांचे स्वाक्षणे अर्गें ।

प्रत:- श्री. भरत चंदूलाल नानावटी व इतर (जमिनधारक) द्वारा हरसिद्ध डेव्हलपमेंट चें भागोदार पत्रा- ५०१/५०२, रित् विजनेस पार्क, रित् पार्क जवळ, ज्ज्कोस रोड, ऑफ ग्लोबल रोड, मार्गजवडा, ता.जि. ठाणे. (प.) ४००६०२

ट न ल - ५
दस्त क्र. ४००४/२०२४
४९ / ११०



ANNEXURE - D2

उप सहायक, माणिक विभाग
माणिक विभाग



OFFICE OF THE
DEPUTY CONSERVATOR OF FORESTS
THANE FOREST DIVISION

Thane Forest Division, Thane, Maharashtra - 400013

☎ 022-25421373, Email: dcfthane@gmail.com, dcfthane@mahaforest.gov.in

पत्र

विषय: संजय गांधी राष्ट्रीय उद्यान इको मेन्सिटीकड झोन
मनियंत्रण समितीच्या बैठकीत घेण्यात आलेल्या
निर्णयाबाबत ...

जा.क्र. कड-१/२०/जमीन/ ५५५५ १२०१९-२०
शा.क्र. १००६०० दिनांक: २३ ०५ २०२०

प्रति,

म. म्हेअरफ्रीट पॉटरप्राईजिंग,
चीन म्हेअर, डि-मार्ट अँड काममान ज्येष्ठच्या नगरी,
मूरज ब्रॉटर पार्कच्या बाजूला,
घोडबंदर रोड, कावेसर,
ठाणे(प)

ट न ल - ५
दस्त क्र. ४००४/२०२४
६२/१९९०



- संदर्भ. १) गव्याचरण, वन आणि जलवायु परिवर्तन विभागाने दि. ०५.१२.२०१९ मध्ये जारी केलेल्या आदेशाबाबत
२) आपलेकडिल दि. १०.०९.२०१९ रोजीचा प्रस्ताव
३) संजय गांधी राष्ट्रीय उद्यान इको मेन्सिटीकड झोन मनियंत्रण समितीची बैठक दिनांक ०५.१२.२०१९ रोजीची बैठक

आपलेकडिल संदर्भित पत्र क्र. २ अन्वये आपण माझे कावेसर ता. ठाणे येथील सर्वे क्र. १६३/३१, १६८, १६९, १७०/१ चे क्षेत्रात व्हीवामी व व्यापारी इमारतीचे बांधकाम करण्यासाठी संजय गांधी राष्ट्रीय उद्यान इको मेन्सिटीकड झोन मनियंत्रण समितीची परवानगी मिळणेकरीता प्रस्ताव सादर करण्यात आला आहे.

आपलेकडिल उपरोक्त नमुद प्रस्तावावर मा. अनिश्चित महानगरपालिका आयुक्त (प्रकल्प), वृहत्सुबई महानगरपालिका यांच्या अध्यक्षतेखालील संजय गांधी राष्ट्रीय उद्यान इको मेन्सिटीकड झोन मनियंत्रण समितीच्या दिनांक ०४.१२.२०१९ रोजीच्या बैठकीमध्ये आपले प्रस्तावांतर्गत नमुद सर्वे क्रमांकावरील सर्वे क्र. १७०/१ च्या क्षेत्रात खाजगी वनाच्या नगरी लागू असल्याचे दिसून येत असल्याने सदर क्षेत्रात बांधकाम करवयाचे असल्याने त्यास वन (संवर्धन) अधिनियम १९८० अंतर्गत केंद्र शासनाची परवानगी घेणे आवश्यक असल्याबाबत चर्चा आली. सदर चर्चेच्या वेळी आपले प्रतिनिधीमार्फत सादरीकरण केले. त्यामध्ये स.क्र. १७०/१ चे क्षेत्राबाबत मा. सर्वोच्च न्यायालय, दिल्ली येथे खाजगी वनासंदर्भात स. क्रमांकावरील वन विभाग-केंद्रस्थान यांनी दाखल केलेल्या SLP NO. 11509/2008 मध्ये मेमो हेरमिटर व्हेक्टरवर्ष यांनी IA No.11/2009 दाखल केला होता. मा. सर्वोच्च न्यायालयाचे दि. २०.०१.२०१९ रोजीचे आदेशान्वये सदर IA मान्य केल्याचे व सदर आदेशाचे अनुषंगाने उप विभागीय

8008 / 1990
 88 / 1990

ANNEXURE - D3

उपवनसंरक्षक कार्यालय
 याचिकापत्र
 नेशनल इन्स्टीट्यूट ऑफ ग्रीन स्पेस
 (पब्लिक) - बंगलूर
 Phone: 022-23421373, Email: ocd@nigsp.com, d/chna



Letter No. Sub: Consideration of Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee for proposed construction of residential building on plot bearing Survey No. 166/31, 168, 169 & 170/1 at village Kavesar, Tal. Dist. Thane within ESZ.

No. Desk: 1/20/LND/ESZ/6100 of 2019-20
 Thane-400602 Dated: 00 February 2020

To:
 M/s. Squarefeet Enterprises
 Green square,
 Front of D-Mart & Cosmos Jewels,
 Near Suraj Water Park,
 Ghodbunder Road, Kavesar,
 Thane.

- Ref: 1) MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE NOTIFICATION No. S.O. 3645(E) dated 05.12.2016.
 2) Your's proposal dated 10.09.2018.
 3) Sanjay Gandhi National Park Eco Sensitive Zone Monitoring committee's meeting dated 04.12.2019.

1. The MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE Government of India vide NOTIFICATION No. S.O. 3645(E) dated 05.12.2016 constituted a Monitoring Committee under chairmanship of Municipal Commissioner/Additional Municipal Commissioner, MCGM, for effective monitoring of Eco Sensitive Zone of the Sanjay Gandhi National Park.
2. Your proposal was received by this committee vide under reference no. 02 for proposed construction of residential building project on plot bearing Survey No. 166/31, 168, 169 & 170/1 at village Kavesar, Tal. Dist. Thane.
3. The proposal was discussed in Sanjay Gandhi National Park Eco Sensitive Zone Monitoring committee's meeting held on dated 31.05.2019 & 04.12.2019. The proposal was considered and was found to be within scope of regulated activities in para no. 11 as per above mentioned notification under reference no. 01.

The SGNP ESZ Monitoring committee has considered this proposal for proposed construction of residential and commercial building on plot bearing Survey No.

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 दस्त क्र. ४००४/२०२४
 ए५ / ९९०

NOTIFICATION No. S. 21646/11 dated 05.12.2016 on
 Pages 24 to 27 in Hindi

	<p>3. The project has been considered for Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee's clearance with reference to the scope of prohibited and promoted activities of the notification mentioned for the eco-sensitive zone of the Sanjay Gandhi National Park.</p> <p>4. The clearance has been considered without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that the project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this order does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.</p>
5.	<p>In case of submission of false document and non-compliance of stipulated conditions, ESZ SGNP Committee/ Authority/ Environment Department will revoke or suspend this order without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986 and the MoEFCC notification for ESZ SGNP, as would be applicable.</p>
6.	<p>The ESZ SGNP Committee reserves the right to add any stringent condition or to revoke the order if conditions stipulated, are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.</p>
7.	<p>In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.</p>
8.	<p>The above stipulations would also be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.</p>
9.	<p>E-waste shall be disposed through authorised agency as per E-waste (Management & Handling) Rules, 2016.</p>
10.	<p>This eco sensitive zone clearance is issued subject to obtaining NOC from the statutory bodies as applicable to this project.</p>
11.	<p>If applicable, consent for establishment shall be obtained from MPCB under Air and Water Act, and copy shall be submitted to the Environment Department before start of any construction work at the site.</p>
12.	<p>All required sanitary and hygienic measures should be in place before starting construction activities and should be maintained throughout the construction phase.</p>
13.	<p>Adequate drinking water and sanitary facilities should be provided for the workers at the site. Provision should be made for mobile toilets for the disposal of waste water and solid waste generated during the construction phase.</p>

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वसत क्र. ४००४ / २०२४

६६ / १९९०

168/51, 168, 169, & 170/1 at village Kavesar, Tal. Dist. Thane, Maharashtra and approves the project subject to the following conditions:



Specific Conditions

I	This order is only an approval of Monitoring Committee of Eco Sensitive Zone of Sanjay Gandhi National Park as constituted vide notification dated 05.12.2016 and shall not be considered as environmental clearance. Environmental clearance and other permissions as applicable shall be separately obtained by project proponent as applicable to the project.
II	The project authority should construct of animal proof design concrete compound wall of 8 feet height plus 4 feet chain link fencing (not to install barb wire) on the common boundary of Sanjay Gandhi National Park and proponent's land in place of existing boundary wall before started construction of said project under observation of CCF, Sanjay Gandhi National Park, Borivali.
III	Discharge of effluents: The discharge of treated effluent in Eco-sensitive Zone shall be in accordance with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974) and the rules made thereunder.
IV	The project authority should deposit 2% of the project cost of the area of the project falling within Eco Sensitive Zone as "Conservation and Protection Fund" for conservation & protection of Sanjay Gandhi National Park as directed by competent authority.
V	It should be ensured that sewerage treatment plant, solid waste management, effluent waste management and/or Organic Garbage Waste Converter units should be beyond the distance of 100 meters after the boundary of the Sanjay Gandhi National Park.
VI	This order is applicable only for construction plan shown in layout plan submitted by project authority. If the project authority want to carry out any activity/development which is not shown in layout plan a separate proposal shall be submitted for the same.
VII	Safety of any wild animal visiting the proposed facility during and after construction/development phase shall be the responsibility of the project proponent, should a rescue and rehabilitation of any visiting wild animal becomes necessary. Project proponent shall be bound to provide sufficient resources for it. Project proponent may create special facilities in construction with Field Director of SGNP.
VIII	The project authority shall keep adequate fire fighting equipments for forest fire incidences happening in the vicinity of the project. The quantity and type of forest fire equipment/mhp power shall be communicated and made available to the fire fighting agency Forest Department as and when needed.

6. The conditions as per ESZ Notification

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६६ / ११०

26. Wet garbage should be treated by Organic Waste Converter and (manure) should be utilized in the existing premises. Garbage will not be disposed outside the premises. I ensure this.
27. A complete statement of all the documents submitted to the local authority and MPCB should be forwarded to the local authority and MPCB.
28. A separate environment management cell within the PP should be set up for implementation of the stipulated environmental conditions.



Member Secretary,

Sunjay Gandhi National Park Eco Sensitive
Zone Monitoring committee

And

Deputy Conservator of Forests,
Thane Forest Division, Thane

Copy submitted to

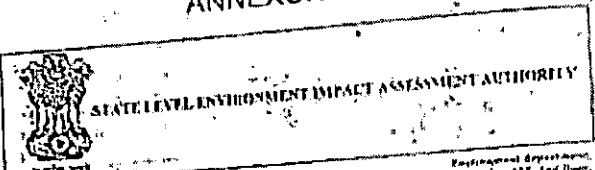
1. The Additional Municipal Commissioner (Project), MCGM, Opp. CST Station, Mumbai - 400001.
2. The Chief Conservator of Forests and Director, Sunjay Gandhi National Park, Borivali.
3. Deputy Municipal Commissioner (Zone - VII), MCGM, Third floor, R/South ward office building, Mahatma Gandhi Cross Road - No 2, Nr. Sardar Vallabhbhai Patel swimming pool, Kandiyah (West), Mumbai - 400067.
4. Town Planning Officer, Thane Municipal Corporation in favour of information.

2- This proposal is considered under above conditions. You are requested to not give any permission of construction work for this project before fulfillment of the specific condition no. 4 by project proponent.

Deputy Conservator of Forests,
Thane Forest Division, Thane

ANNEXURE - D4

ट न न - ५
दस्त क्र. ४००४/२०२४
६६ / ९९०



State Level Environment Impact Assessment Authority
Environmental Department,
Room No. 315, 4th Floor,
Secretariat, Andhra
Ranghata, Hyderabad
Date: March 25, 2024



1. Name of the Project: [Blank]
2. Type of Project: [Blank]
3. Name of the Proponent: [Blank]
4. Name of the Firm: [Blank]
5. Type of Project: [Blank]
6. Brief description of the project: [Blank]

1. Name of the Project	[Blank]
2. Type of Project	[Blank]
3. Name of the Proponent	[Blank]
4. Name of the Firm	[Blank]
5. Type of Project	[Blank]
6. Brief description of the project	[Blank]
7. Location of the project	[Blank]
8. State	[Blank]
9. District	[Blank]
10. Taluk	[Blank]
11. Village	[Blank]
12. Pin Code	[Blank]
13. Land Use	[Blank]
14. Nature of the project	[Blank]
15. Estimated cost of the project	[Blank]
16. Estimated area of the project	[Blank]
17. Estimated number of employees	[Blank]
18. Estimated number of vehicles	[Blank]
19. Estimated number of animals	[Blank]
20. Estimated number of trees to be cut	[Blank]
21. Estimated number of trees to be planted	[Blank]

3224 Meeting No. 198 Meeting Date: March 22, 2024 13:45
STATE SECRETARY
STATE SECRETARY
STATE SECRETARY
Page 2 of 12

1. Name of the Project	[Blank]
2. Type of Project	[Blank]
3. Name of the Proponent	[Blank]
4. Name of the Firm	[Blank]
5. Type of Project	[Blank]
6. Brief description of the project	[Blank]
7. Location of the project	[Blank]
8. State	[Blank]
9. District	[Blank]
10. Taluk	[Blank]
11. Village	[Blank]
12. Pin Code	[Blank]
13. Land Use	[Blank]
14. Nature of the project	[Blank]
15. Estimated cost of the project	[Blank]
16. Estimated area of the project	[Blank]
17. Estimated number of employees	[Blank]
18. Estimated number of vehicles	[Blank]
19. Estimated number of animals	[Blank]
20. Estimated number of trees to be cut	[Blank]
21. Estimated number of trees to be planted	[Blank]

3224 Meeting No. 198 Meeting Date: March 22, 2024 13:45
STATE SECRETARY
STATE SECRETARY
STATE SECRETARY
Page 2 of 12

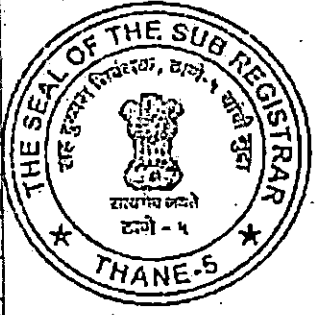
3224 Meeting No. 198 Meeting Date: March 22, 2024 13:45 STATE SECRETARY STATE SECRETARY STATE SECRETARY	Page 2 of 12
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22. Production Details				
Serial Number	Product	Quantity (MT)	Production Period	Date (DD/MM/YY)
23. Total Water Requirement				
22.01	Source of water	Municipal Water supply for drinking and other use		
	Flow rate of supply	1000 LPH		
	Capacity of tank	10000 L		
	Area of water supply	1000 sq. m		
	Watering period (days)	10		
	Total water requirement (MT)	10000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		
22.02	Source of water	Municipal Water supply for drinking and other use		
	Flow rate of supply	1000 LPH		
	Capacity of tank	10000 L		
	Area of water supply	1000 sq. m		
	Watering period (days)	10		
	Total water requirement (MT)	10000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		
	Flow Building - Checkered in area (sq. m)	1000		

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७००/९९०



22222 Number for 22222 Number for 22222 Number for 22222 Number for 22222 Number for 22222

Page 2 of 2

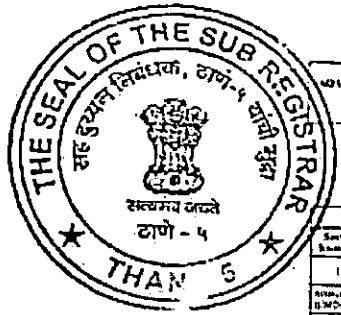
24. Details of Total water consumed										
Particulars	Domestic (CMD)			Live (CMD)			Irrigation (CMD)			
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
25. Area Water Harvesting (CMD)	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								
26. Storm water drainage	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								
27. Sewage and Waste water	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								
	Area of the existing water tank	1000 sq. m								
	Area of the proposed water tank	1000 sq. m								

22222 Number for 22222 Number for 22222 Number for 22222 Number for 22222

Page 2 of 2

28. Solid waste Management		
Waste generation in the PUC and location of collection points	Waste generation Frequency of the collection waste Dry waste Wet waste Hazardous waste	The generated waste will be properly stored for each building and one large storage in industrial area with personnel of a PUC A collection point will be provided to the PUC and every building for the collection waste Dry waste: 200 kg per day and Wet waste: 100 kg per day Hazardous waste: Not applicable
Waste generation in the operation phase	Domestic waste Hazardous waste Dry waste Wet waste Hazardous waste	Not applicable Not applicable Not applicable Not applicable Not applicable
Mode of disposal of waste	Hazardous waste Dry waste Wet waste Hazardous waste	Not applicable Not applicable Not applicable Not applicable
Area requirements	Area for the operation of waste collection Area for collection	Not applicable Not applicable
Priority of operation (if any) and other details	Priority of operation Other details	Not applicable Not applicable

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दस्ता क्र. ४६००४/२०२४
७९/९९०



4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
Page 3 of 10

29. Effluent Characteristics					
Sewer Number	Parameters	Unit	Into Effluent Characteristics	From Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generated (MPCB)		Not applicable			
Effluent of the ETP		Not applicable			
Amount of water consumed		Not applicable			
Amount of water used for the ETP		Not applicable			
Discharge point of ETP		Not applicable			
Status of ETP and its capacity		Not applicable			
Type of the ETP		Not applicable			

GOVERNMENT OF
MAHARASHTRA
GOVERNMENT OF
THANE

4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
4011 Meeting No. 101 Meeting Date: March 14, 2024 11:11 AM
Page 3 of 10

30 Separation Waste Details

Serial number	Chemical Name	Qty	Unit	Category	Frequency	Treatment	Storage of Residue
1							

31 Sludge Disposal Details

Serial number	Sludge Name	Estimate of Quantity	Sludge No.	Sludge Disposal Method	Name of Licensed Firm
1					

32 Details of Fuel in Use

Serial number	Type of Fuel	Quantity	Proposed	Total
1				

33 Details of Fuel in Use

Serial number	Type of Fuel	Quantity	Proposed	Total
1				

35 Energy

Serial number	Name of Power Supply	Capacity/Details
1	Public Supply	100 KW
2	Generator	100 KW

Power requirements:

Serial number	Name of Power Supply	Capacity/Details
1	Public Supply	100 KW
2	Generator	100 KW

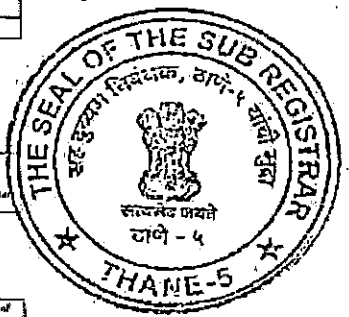
Energy saving by non-conventional methods:

ट न न - ५

दस्ता क्र. ४७०४/२०२४

७२ / ९९०

Water Sampling No. 203 Sampling Date: 08/08/2024
 27/03/2024 (Sample No. 203)
 27/03/2024 (Sample No. 203)
 27/03/2024 (Sample No. 203)



36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measure	Saving %
1	Energy Conservation Measure	20%

37. Details of pollution control Systems

Serial Number	Existing pollution control system	Proposed to be installed
1	Separation tank	Group Treatment plant
2	Sludge tank	Sludge Water Treatment

Budgetary allocation (Capital cost) and (O&M) cost:

Capital cost	O&M cost
Rs. 100 Lakhs	Rs. 10 Lakhs

38. Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Activities	Particulars	Total Cost per annum (Rs. In Lacs)
1	Air Conservation	Water for dust suppression	2.00
2	Air Conservation	air and Noise treatment plant	12.00
3	Air Conservation	Water and Noise Monitoring by outside MCA & LA, approved laboratory	0.50
4	Water Conservation	Leakage repair	5.00
5	Land Conservation	Site Sanitation	4.00
6	Health & Hygiene	Dust control	15.00
7	Health & Hygiene	Health check-up	216.00
8	Land Conservation	Site Sanitation	

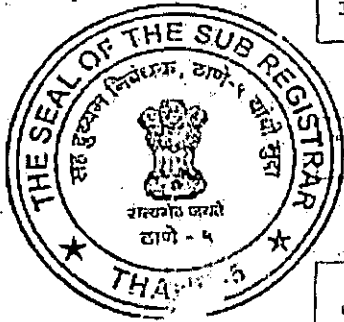
b) Operation Phase (with Break-up):

Serial Number	Particulars	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs)
1	Water for dust suppression		2.00

Water Sampling No. 203 Sampling Date: 08/08/2024
 27/03/2024 (Sample No. 203)
 27/03/2024 (Sample No. 203)
 27/03/2024 (Sample No. 203)

1	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
2	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
3	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
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9	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
10	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
11	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
12	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
13	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
14	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
15	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
16	WATER SUPPLY SYSTEMS	As per IS 1502 & IS 1503	Water supply system	100%
39. Storage of chemicals (Inflammable/explosive/hazardous/toxic substances)				

ट न न - ५
 दस्त क्र. ४७०४/२०२४
 ७३ / १९९०

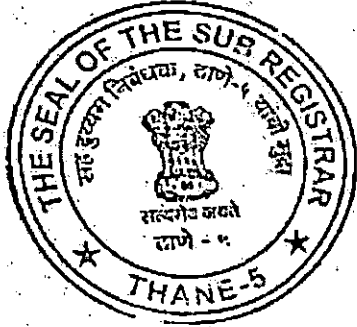


Sub Registrar, Thane-5, Thane District, Maharashtra
 Page No. 12 of 12

Location	Status	Location	Storage Capacity in MT	Quantity of Storage at any point of time in MT	Category of Storage as per IS 1502	Category of Storage	Means of Transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40. Any Other Information

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 दस्त क्र. ४६००४/२०२४
 ६०५ / ११०



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REGISTRATION NO. ४६००४/२०२४
 Page 23 of 24

The undersigned hereby certifies that the above is a true and correct copy of the original as shown to him by the applicant.

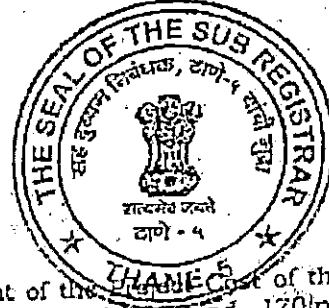


green square

टन न - ५
दस्त क्र. ४००४ / २०२४
७६ / ९९०

8/7/2022

To,
CHIEF CONSERVATOR OF FORESTS & DIRECTORS
Sanjay Gandhi National Park
Boriwali, Mumbai.



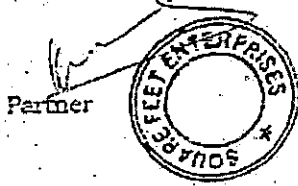
Sub:-Payment of 2% amount of the project at Survey No.166/31, 168/P4 and 170(pt) Village, Kavesar Taluka & District Thane.
Ref:- Letter dated Desk-2/Land/927/2021-2022 dated 27/07/2021.

Sir,

With reference to your above mentioned letter, we are hereby depositing with you an amount of Rs.3,98,40,000/- (Rupees Three Crores Ninety Eight Lakhs Forty Thousand Only) vide DD bearing no.996525 dated 7/7/2022 drawn on Kotak Mahindra Bank towards 2% amount of the entire Project Cost (Rs.199.20 Crores). Kindly acknowledge the same & give us the receipt for the same.

Thanking You,

For M/s Squarefeet Enterprises



Encl:- Letter dated Desk-2/Land/927/2021-2022 dated 27/07/2021:

लिपिक

आयक जम्बक

यमलरुद्र उ संचालक

संजय गांधी राष्ट्रीय उद्यान

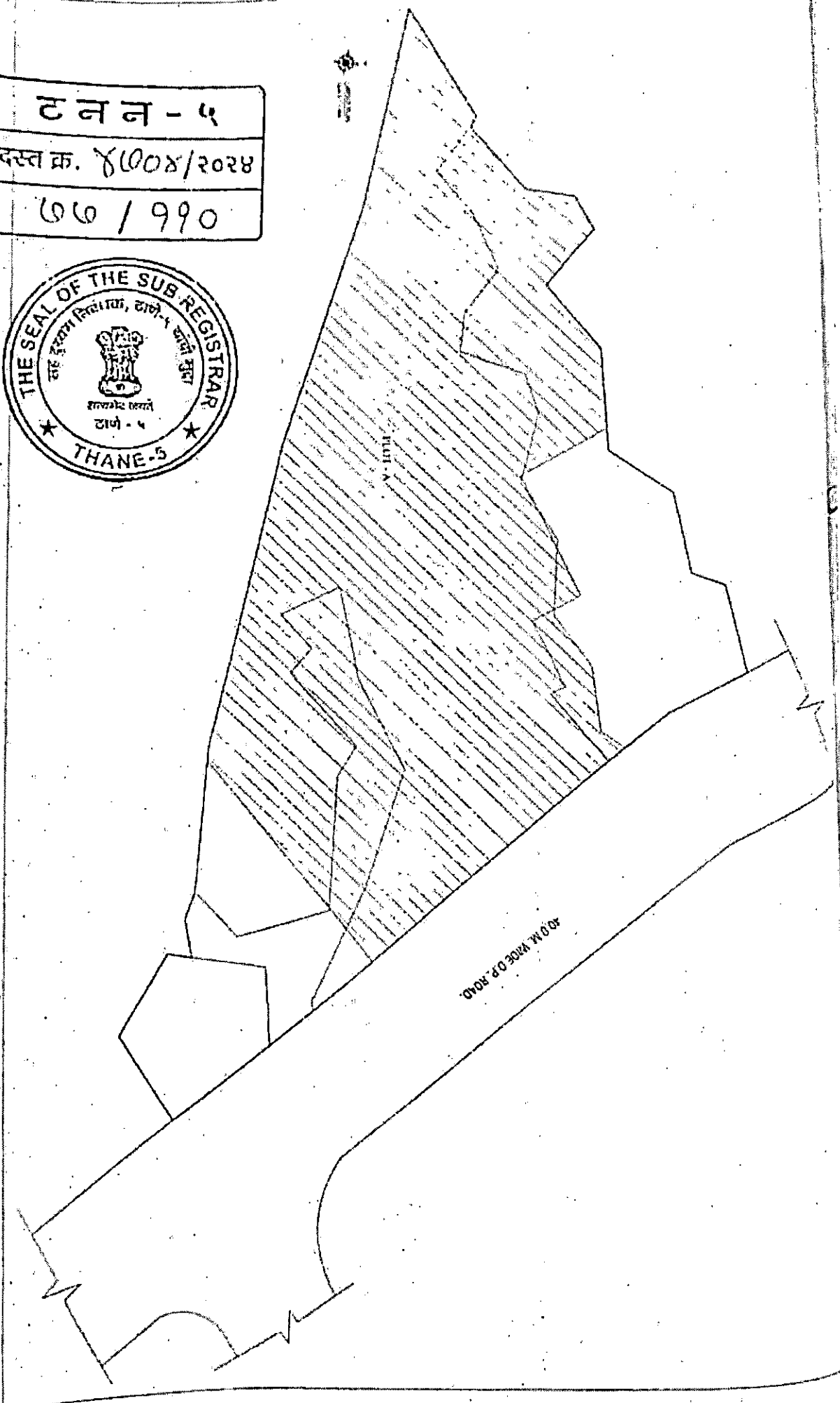
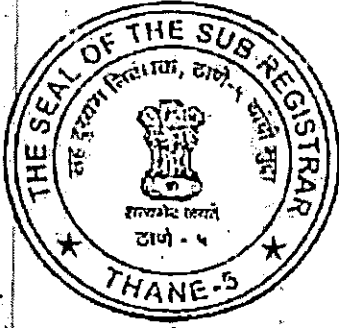
बोरीवली

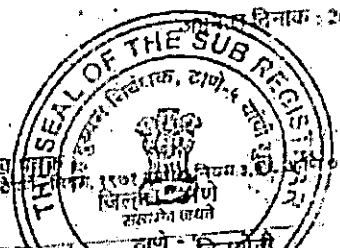
98.67231626



Squarefeet Enterprises
Site Address: Green Square, behind D-Mart & Cosmos Jewels, near Suraj Water Park,
Ghodbunder Rd, Village Kavesar, Thane(W).

टनन - ५
दस्त क्र. ४००४/२०२४
७७ / ११०





महाराष्ट्र शासन
 गाव नमुना सात (अधिकार अभिलेख नोंदवहा) तेंपार करणे व सुस्थितीत ठेवणे । नियम, १९७१ प्रतीव नियम २९ ।
 गाव :- कावेसर तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 168 शेताचे रपतिके खात दाणे - विनयोकी

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	शेताचे रपतिके खात
क्षेत्राचे एकक (आर.घो.मी.) 250 अकृषक क्षेत्र 48.30.00 आकारणी 12.00		मदाकोनी जगदाच नानावटी भरत चंद्रलाल नानावटी सामाईक क्षेत्र	48.3000 12.00	मुद्रणी नत व रडक (1000) (1000) दुतर अधिकार दुतर भोगवटे वेट प्रा.सि.तर्फे डायरेक्टर सरला क्षीपर भिदे यांचा विकास करणाऱ्या वॉज क्षेत्र 1747.82 चौ.मी. (2384) दुतर मु.एत.सी. कतम 20/21 योजने खातील क्षेत्र 2408-00 चौ.मी. (2548) प्रलभित फेरफार : नाही. शेवटचा फेरफार क्रमांक - 3309 व दिनांक 12/08/2017 सोना जायि प्रमायन चिन्ह

जल फेरफार क्र. (196 म 459 म 522 म 1276 म 2042 म 2428 म 3240 म 3309)

गाव नमुना दारा (पिकांची नोंदवही)
 महाराष्ट्र जमीन महसूल अधिकार अभिलेख अर्जा नोंदवहा । तेंपार करणे व सुस्थितीत ठेवणे । नियम, १९७१ प्रतीव नियम २९ ।
 गाव :- कावेसर तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 168

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील			सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शरा
			मिश्र पिकाखालील क्षेत्र		निभळ पिकाखालील क्षेत्र	स्वरूप	क्षेत्र		
			पट्टक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित				
(१)	(२)	(३)	पिकाचे नाव	जल सिंचित	अजल सिंचित	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाते.
 दिनांक :- 21/02/2022
 ताकविक क्रमांक :- 272100094213101200220221414

(नाव :- सोना चंद्र साकर)
 तलाठी साक्षात :- ठाणे जि :- ठाणे

ठ न न - ५

पत्र क्र. ४००४/२०२४

८२ / ११०

ANNEXURE - G

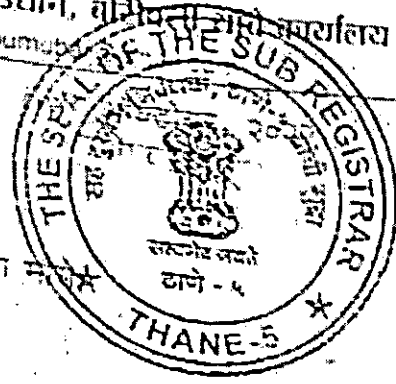
वनसंरक्षक व संचालक, संजय गांधी राष्ट्रीय उद्यान, बोरीवली, नवी मुंबई

फोन नं. ०२२-२८८६०३६६, Email sgromumbai

ज.क्र. कक्ष-२/जमीन/३२८५ /२०२२-२३, दिनांक

प्रति,

न. स्ववेल्फेअर एंटरप्रायजेस,
ग्रीन स्ववेल्फेअर, डी-मार्ट व कॉसमॉस ज्यूवेलरच्या मध्ये
सुरज डॉटस पॉल जवळ, कावेसर गाव,
ठाणे (पारिघन).



विषय : Construction of residential cum commercial project in Moudje Village Kavesar Survey No.166/21, 168/pt, 169/pt, 170/pt. Taluka & District Thane
Payment of 2% amount of the project cost.
M/s. Squarefeet Enterprises, Thane

संदर्भ : १. आपले दि. ०८.०७.२०२२ चे पत्र.
२. या कार्यालयाचे पत्र क्र. कक्ष-२/जमीन/४५८/२२-२३, दि. २३.०७.२०२२
३. आपले दिनांक १५.१०.२०२२ चे पत्र.

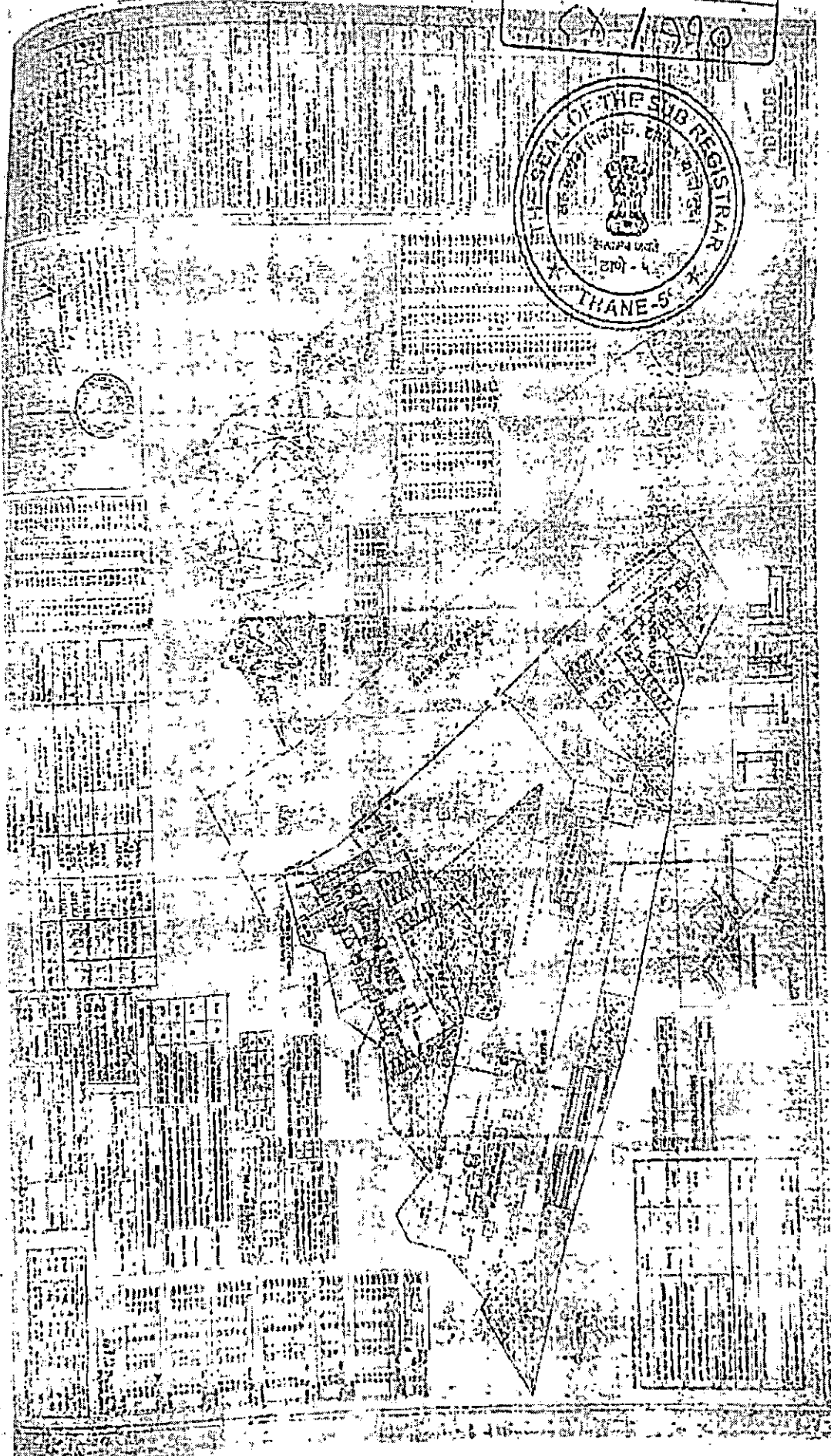
विषयांकित प्रकल्पाच्या प्रकल्प मुल्याच्या २% म्हणजेच रु. ३,९८,४०,०००.०० एवढ्या रकमेचा आपण संदर्भीय पत्र क्र. १ अन्वये सादर केलेला कोटक महिंद्रा बँक, नौपाडा, ठाणे शाखेवरील घनाकर्ष क्र. ९९६५२५, दिनांक ०७.०७.२०२२ चा या कार्यालयास प्राप्त झाला आहे.

(जी नल्लिकार्जुन)

वनसंरक्षक व संचालक,
संजय गांधी राष्ट्रीय उद्यान, बोरीवली

ANNEXURE - I

टनन - ५
दस्तावेज क्र. १००४/२०२४
५४/१९९०



टनन - ५
 दस्त क्र. ४००६/२०२४
 ८५ / ११०

ANNEXURE - J

Certificate No. 5062



THANE MUNICIPAL CORPORATION, THANE

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

दोहर क्र. १ :- विटल + १ ते ०६ मजले
 दोहर क्र. २ :- विटल + १ ते २२ मजले

V.P.No. 533/22 (2003/24)

TMC/TDD / 445/22

Date: 20/7/2024

To, Sbr/ Smt. _____ (Architect)

Sbr/ M/s. Squarefeet Enterprises तर्फे शोधित निराणे (विकासक) (Owners)

With reference to your application No. 1043 dated 04/05/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वराहप्रमाण in village बाज कावसर, ठाणे Sector No. 6 Situated at Road / Street ४००६ नो. स्ट. दि. मी. रोड S. No. C.S.T. No. / F.P. No. खालील प्रमाणे

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. at village Kavesar, Thane on Plot bearing S.No. 166/31, 168, 169/4/D & 170/4/A.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Revised Environmental Clearance NOC must be submitted before further C.C.
- 7) NOC from Strom water, Drainage and Tree Department need to be submitted before O.C.
- 8) Authority will not supply water for construction.

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


Office No. _____
 Office Stamp _____
 Date _____
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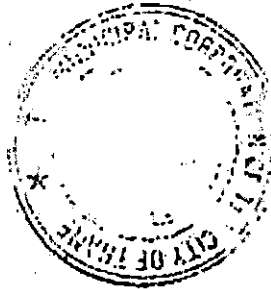
Yours Faithfully,

Municipal Corporation of Thane

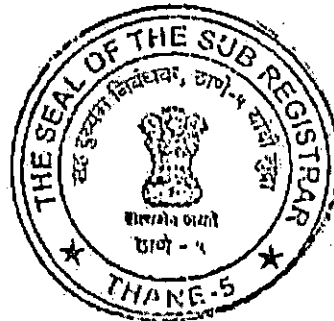
- 9) Information Board to be displayed at site till Occupation Certificate.
- 10) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the Commencement Certificate.
- 11) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 12) Provision for recycling of Gray water, wherever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 13) Completion certificate of the consultant with regard to storm water shall be submitted along with the application for occupancy certificate.
- 14) Before applying for OC it is mandatory to obtain Sanad form Collector Office.
- 15) It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR.
- 16) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 17) The certificate/letter for plantation of trees on the land, under the provision of tree act, shall be submitted before occupation certificate.
- 18) Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation Certificate.
- 19) Final CFO NOC should be submitted before applying for O.C.

Yours Faithfully,

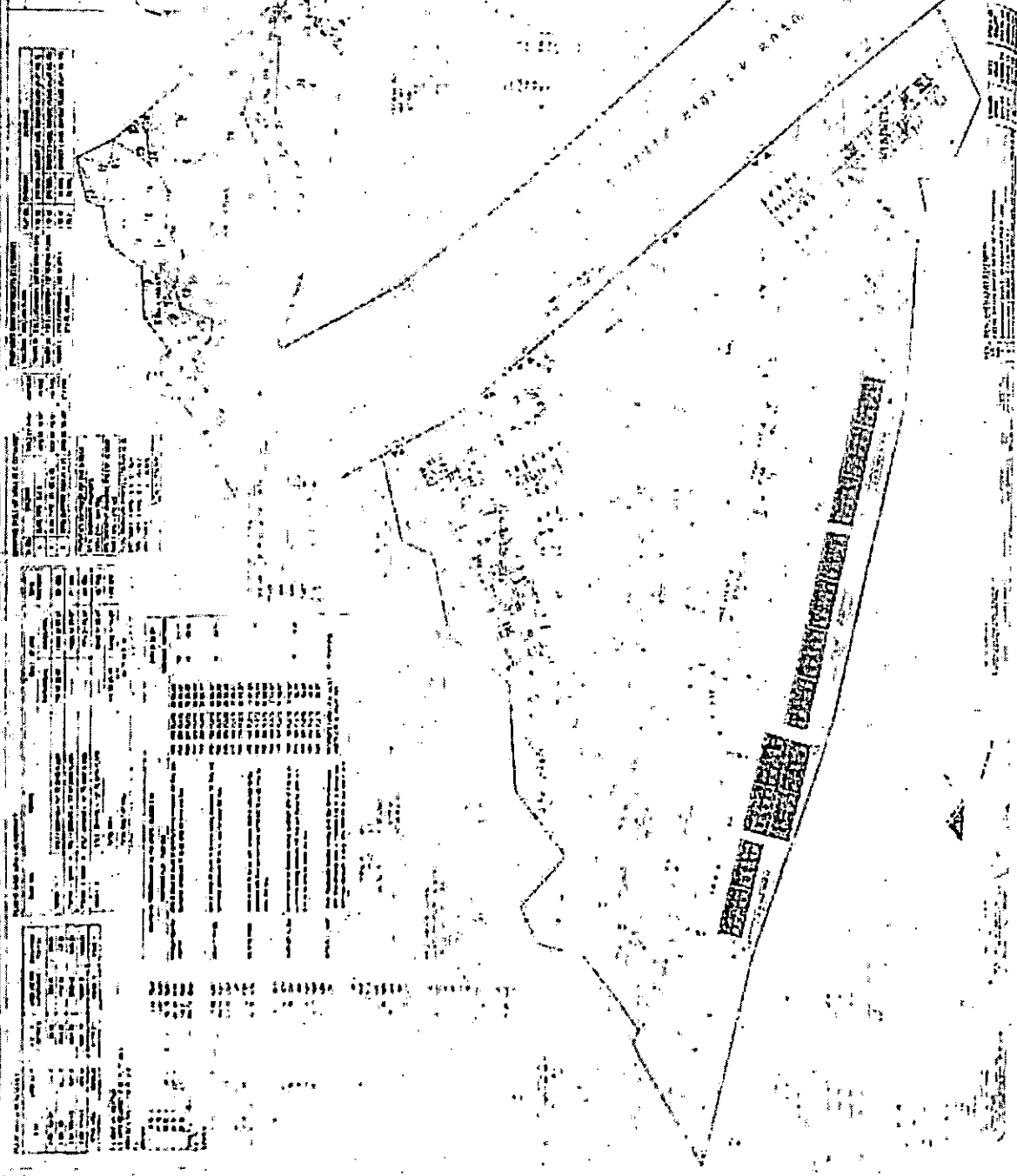
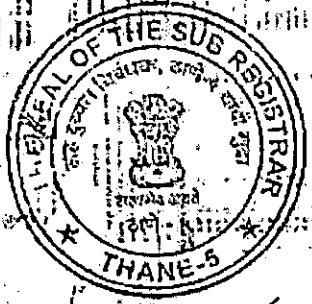

 Executive Engineer,
 Town Development Department,
 Municipal Corporation of
 The City of Thane.



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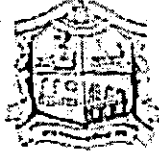


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दस्त क्र. ४७०४ / २०२४
२७ / ११०



ANNEXURE - L

सुधारित परवानगी :- टॉवर क्र. १ :- तळ / व्हिल्ड - १ ते २२ मजले, विंग क्र. २ (Wing A & B) :- तळ / व्हिल्ड - १ ते २२ मजले, टॉवर क्र. ३ :- तळ / व्हिल्ड - १ ते २२ मजले.



Certificate No. 5291

THANE MUNICIPAL CORPORATION, THANE ५

UDCPR Regulation No. 26 & 27 (Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMIT AND COMMENCEMENT CERTIFICATE

सुधारित

रस्ता क्र. ४/१००४/२०२४
८८/११०

टॉवर क्र. १ :- तळ / व्हिल्ड + १ मजला, टॉवर क्र. २ (Wing A & B) :- तळ / व्हिल्ड + १ ते २२ मजले

टॉवर क्र. ३ :- तळ / व्हिल्ड - १ ते २२ मजले

V.P. No. SO/2023/22, Doc No. 24/TMC TDD/23/24

To: Shri Smt. Dr. Kavayitri Bahinodkar Shiksha Karmachari (Architect)
Shri. Dr. Maheshwar Shirsalkar (Owner)



With reference to your application No. 2892 dated 20/02/2023 for 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. ४/१००४ in village Kavesar, Thane on Plot bearing S.No. 166/31, 168, 169/4D & 170/4/A at Road / Street ४००० मी. केंद्र वीची रस्ता S.No. / C.S.T. No. / F.P. No. ४/१००४

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.

5) This permission is being issued as per the provisions of sanctioned Development Plan and UDCPR. If any other statutory permission, as required to be obtained from any department of the State or Central Govt. Departments/ undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to be obtain such permission from the concerned authority. If any irregularity is found at any time, the permission shall stand cancelled.

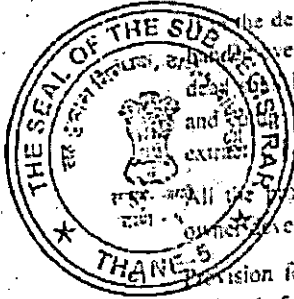
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Yours faithfully,

Office No _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of the City of Thane.

टनन - ५
दस्त क्र. ४६००४/२०२४
८६/१९९०



Information Board to be displayed at site till Occupation Certificate
the development Permission reserved land amenity space/ road widening land to be
over to the authority in lieu of incentive FSI, if any, then necessary registered transfer
be executed in the name of authority before issue of commencement
and wall with gate shall be constructed by leveling the surface & Separate
Card for area shall be submitted within 6 month from C.C.
All the provision mentioned in UDCPR, as may be applicable, shall be binding on the
owner/ developer.

- Provision for recycling of Gray water . where ever applicable shall be completed of the
project before the completion of the building and documents to that if at shall be submitted
along with the application form of occupancy
- 10) Lift Certificate from FWD should be submitted before Occupation Certificate, if applicable
 - 11) Permission for cutting tree, if necessary, shall be obtained from the tree authority. Also the
certificate letter for plantation of trees on the land, if required under the provision of the
act, shall be submitted before occupation certificate.
 - 12) Authority will not supply water for construction.
 - 13) Areas/cities where storm water drainage system exists or designed, design and drawings from
Service consultant for storm water drainage should be submitted to the concerned department
of the authority before Commencement Certificate and completion certificate of the
consultant & TMC dept. in this regard shall be submitted along with the application for
occupancy certificate.
 - 14) The owner / developer shall submit the completion certificate from the service consultant, the
authority for completion of the septic tank or proper connection to the sewerage system of the
authority or sewage treatment plant (where ever necessary)
 - 15) CFO NOC shall be submitted before OC
 - 16) The proposed building should be structurally designed by considering seismic forces as per
I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the
stage Intimation of plinth & Occupation Certificate.
 - 17) Rain water harvesting system should be installed before applying for occupation certificate
 - 18) Solar Water heating system should be installed before applying for occupation certificate
 - 19) Premium FSI & Ancillary FSI करीत ८०% उर्वरित शुल्क ८.५% व्याजदराने OC पूर्वी भरवा आवाज

Office No. _____
Office Stamp _____
Date _____
Issued _____

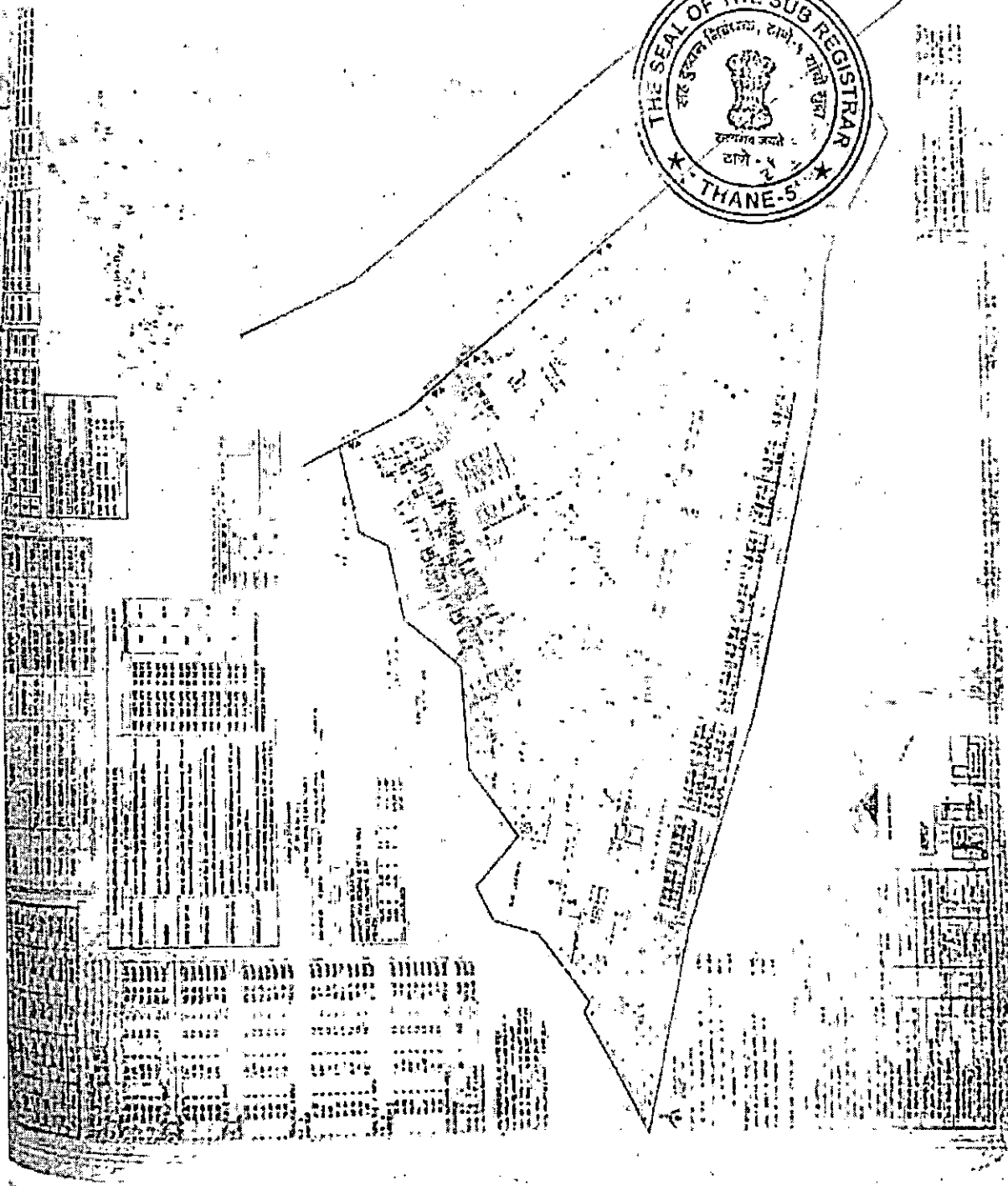
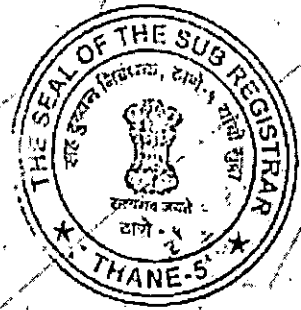
Yours faithfully,

[Signature]
कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of
the city Of Thane.



10/10/2024

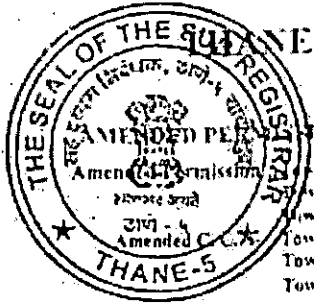
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दस्त क्र. ४००४/२०२४
२०/११०



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 पसा क्र. ४००४ / २०२४
 २९ / १९९०

ANNEXURE - M

Certificate No. 5503



THANE MUNICIPAL CORPORATION, THANE
 Regulation No. 26 & 27 as per UDCPR 2020
 (Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Tower No. 1 : Ground (Pl.) & Shaft (Pl.) - 1st Floor to 22nd Floor
 Tower No. 2 (Wing A) & (Wing B): Ground (Pl.) & Shaft (Pl.) - 1st Floor to 22nd Floor
 Tower No. 3 : Ground (Pl.) & Shaft (Pl.) - 1st Floor to 25th Floor + 36th Floor (Pl.) & Club House
 Tower No. 1 : Ground (Pl.) & Shaft (Pl.) - 1st Floor
 Tower No. 2 (Wing A) & (Wing B): Ground (Pl.) & Shaft (Pl.) - 1st Floor to 22nd Floor
 Tower No. 3 : Ground (Pl.) & Shaft (Pl.) - 1st Floor to 24th Floor & Club House.

V.P. No. SOM/0383/22 (2003/24) TMC TDP/ 0090/24 Date 25/01/2024
 To. Shri / Smt. Anil H. Jaisani (Architect)
M/s 10 Foids Architects and Consultants
 Shri _____ (Owners)
M/s Squarefect Enterprises through Mr. Sachin Chrap. (P.O.A.H)

With reference to your application No. 5193 dated 13/09/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kavesar Sector No. 06 Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. 166/31, 168, 169/4/D & 177/4/A

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.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer

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

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Municipal Corporation of
 the city of Thane. P.T.O.

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वस्तु क्र. ४६०४/२०२४
९२/११०

- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at all submitted along with the application form of occupancy,
- 11) Areas/cities where storm water drainage system exists or not, drawings from the authority before Commencement of the work and the concerned department of this regard shall be submitted along with the application for occupancy certificate.
- 12) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provisions of tree act, shall be submitted before occupation certificate.
- 14) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
- 15) The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
- 16) CCTV System shall be installed before applying for occupation certificates.
- 17) Rain water harvesting system should be installed before applying for occupation certificates.
- 18) Solar Water heating system should be installed before applying for occupation certificates.
- 19) सुधारीत परवानगी/सो.सो. क्र. त्रामपा/साविधि/4365/23 दि.11/04/2023 मधील ल्यं अटी विकासकांवर वंघनकारक राहतील.
- 20) Electric Substation च्या जागेबाबत MSEB विभागाचा नाहरकत दाखला वापर परवान्यापूर्वी सादर करणे आवश्यक राहिल.
- 21) पर्यावरण विभागाकडील नाहरकत दाखल्यात नमूद अटीनुसार MPCB कडील Consent to Establish & Consent to Operate प्रमाणपत्र सादर करणे आवश्यक राहिल.
- 22) वापर परवान्यापूर्वी STP व Grey Water ट्रीटमेंट अँड रिसायकलिंगबाबत तांत्रिक सल्लागार यांचा दाखला सादर करणे आवश्यक राहिल.
- 23) वापर परवान्यापूर्वी Solid Waste Management ची तरतूद करून कार्यान्विष्ट करणेत आलेबाबत तांत्रिक सल्लागार यांचे प्रमाणपत्र सादर करणे आवश्यक राहिल.

Yours Faithfully,

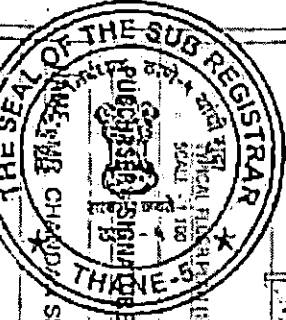
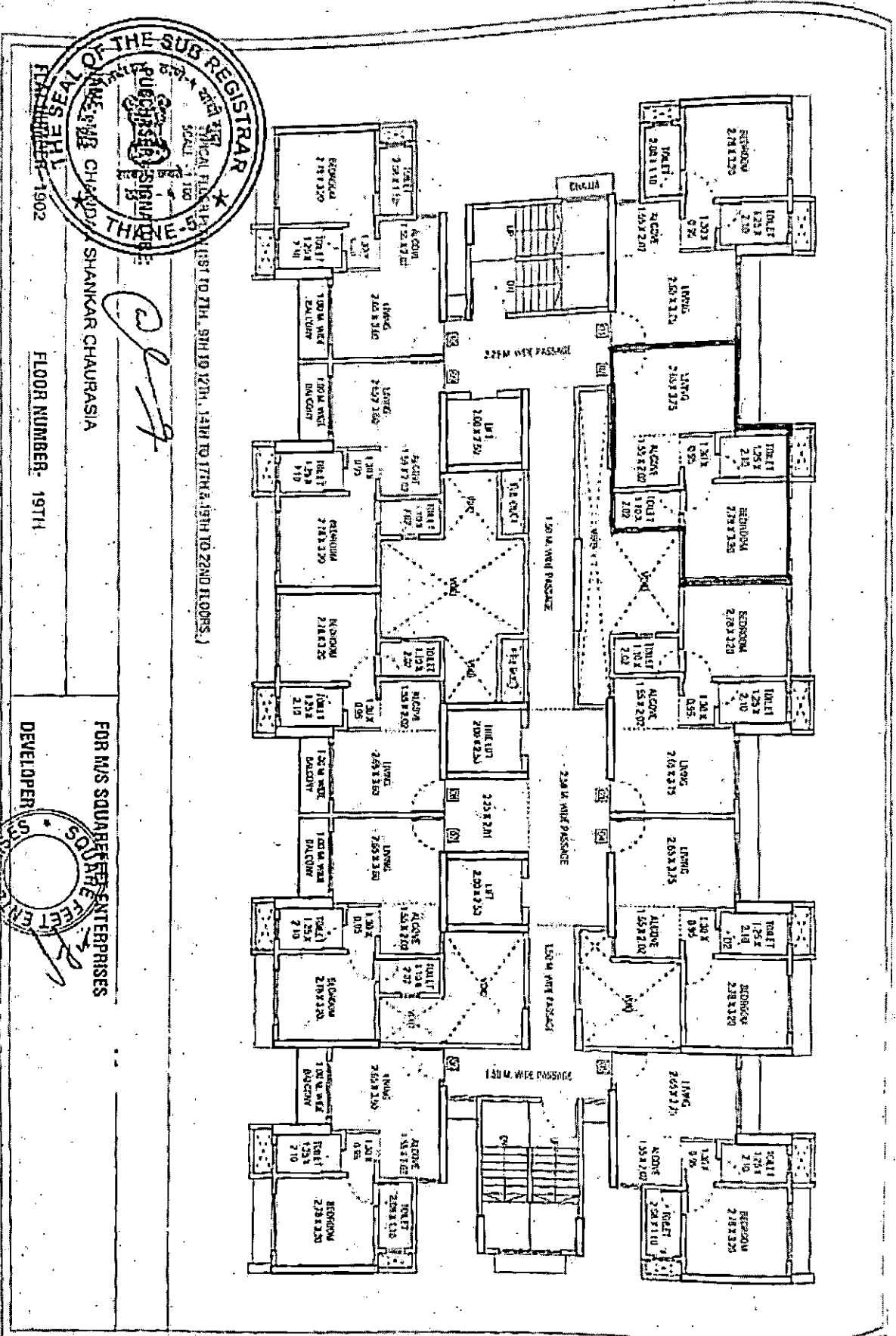
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 Issued _____

Executive Engineer
 Town Development Department
 Municipal Corporation of
 the city of Thane.



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ANNEXURE - N



FLOOR NUMBER - 1902

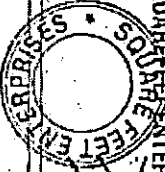
FLOOR NUMBER - 19TH

SHANKAR CHAUDHARY

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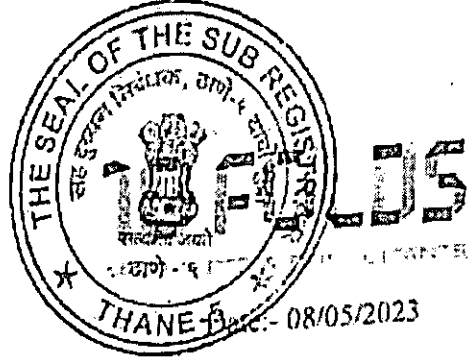
(FIRST TO 7TH, 9TH TO 12TH, 14TH TO 17TH & 19TH TO 22ND FLOORS.)

FOR M/S SQUARE ENTERPRISES
 DEVELOPER



ANNEXURE - 0

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TO WHOMSOEVER IT MAY CONCERN

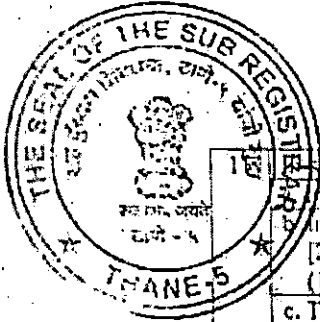
This is to certify that the proposed development on plot bearing S.Nos.166/31,168,169/4/D & 170/4/A at village Kavesar, Thane (w) for M/s. Square feet Enterprises.

Amended Plans on the above referred property have been approved by Thane Municipal Corporation vide V.P. No. S06/0383/22 (2003/24) vide no. TMC/TDD/4140/22 dated 20/07/2022 & TMC/TDD/4365/23 dated 11/04/2023.

Details for the total Permissible FSI Potential of the above mentioned property is as under.

Sr. No.	AREA STATEMENT	Proposed Area Sq.mt. (Plot A)
1	Area of plot (Minimum area of a, b, c to be considered)	20952.13
	a. As per ownership document (7/12 extract)	25195.00
	b. as per measurement sheet	21719.27
	c. as per site	21719.27
	d. as per agreement	20952.13
2.	Deductions for	----
	a. D.P. Road Area	----
	b. Any D.P. Reservation Area	----
	c. Total (a + b)	20952.13
3	Balance Area of plot (1-2)	----
4.	Amenity Space (if applicable)	----
	a. Required - $20952.13 \times 5\% = 1047.61$	----
	b. Adjustment of 2(b), if any -	----
	c. Balance Proposed -	1047.61
	Deduct Plot Area of O.C. Obtained Building A, B, C1, C2 & C3 including Amenity Area $(7059.71 \times 5\% = 352.98 \text{ Sq.Mt.})$	
	Balance Plot Area for Future Development 13892.42 Sq. Mt. after Deduct 5% Amenity Area $13892.42 \times 5\% = 694.63 \text{ Sq.Mt.}$	
	Balance Plot Area after Amenity Area = 13197.79 Sq. Mt.	
5	Net Plot Area (3-4c)	19904.52
6	Recreational Open space (if applicable)	----
	a. Required -	----
	b. Proposed -	----
7	Internal Road Area	----
8	Plotable Area (if applicable)	----
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) As per DCR - $7069.71 \times 0.85\% = 6000.75 \text{ Sq. Mt.}$ As per UDCPR - $12844.81 \times 1.10\% = 14129.29 \text{ Sq. Mt.}$	20218.29
10	Addition of FSI on payment of Premium	----
	a. Maximum Permissible Premium FSI - based on road width/TOD Zone.	----
	b. Proposed FSI on payment of premium	----

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10 FOLDS
 ARCHITECTS & CONSULTANTS

11	In situ FSI / TDR loading	----
	In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)]. If Any	----
	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)]. (1047.61 x 2) = 2095.22 Sq. Mt.	----
	c. TDR Area	----
	d. Total in situ TDR Loading proposed (11(a) + (b) + (c)) TDR Area utilized in Building A, B, C1, C2 & C3 (Max. TDR Permissible - 6706.73 x 1.40 = 9389.42 Sq. Mt.)	4170.00
12	Additional FSI area under Chapter No. 7 Proposed Additional FSI on payment of Premium 15% of land rate in ASR Purchased to be TMC As per UDCPR - 7.7(7.7.1)(i) Pg.No.-132 13892.42 X (50% + 140%) = 190% = 26395.60 SQ.MT.	26395.60
13	Total entitlement of FSI in the proposal	----
	a. 1) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	50695.64
	2) Existing Area Retained = A, B, C1, C2 & C3 = 10170.75 Sq. Mt.	10170.75
	3) Balance Area for Proposed Floor	40524.89
	b. Ancillary Area FSI up to 60% or 80% with payment of charges - 147.83 x 80% = 118.26 Sq. Mt. 40377.06 x 60% = 24226.24 Sq. Mt. } 24344.50 Sq. Mt.	24308.29
	c. Total entitlement (e + d)	75003.93
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15	Total Built-up Area in proposal (excluding area at Sr. No. 17b)	
	a. Deduct area permissible for bldg. A, B, C1, C2 & C3 (Existing Area Retained = 10170.75 Sq. Mt.)	10170.75
	b. Proposed Built-up Area (as per 'P-line')	64772.83
	c. Total (a + b)	74943.58
	d. Balance Area (13 (e) - 15(c))	60.35
16	F.S.I. Consumed (15/13) (Should not be more than serial No.14, above.)	0.950
17	Area for Inclusive Housing, if any	
	a. Required (20% of Sr. No. 9)	
	b. Proposed	N A

Note: This certificate is issued as per the requirement of our client.

Yours faithfully,
 for, 10 FOLDS
 Architects & Consultants.

Anil H. Jagwani
 Ar. Anil H. Jagwani
 Reg. No. CA/2001/27699.

ANNEXURE - P

List of Internal Fixtures and Fittings

FLOORING:

- Good quality ceramic vitrified flooring in entire flat.
- Designer flooring/ceramic tile flooring in the lift lobby.
- Kotah steps in staircase.

KITCHEN:

- Glazed tiles dado.
- Granite platform with stainless steel sink.

TOILET and BATHROOM:

- Toilet and Bathroom with ceramic flooring & tiles.
- Concealed plumbing in Toilet and Bathroom.
- Superior quality sanitary fixtures - WC & Basin.
- CP fittings in Toilet, Bathroom & Kitchen.

DOOR / WINDOWS:

- Good quality wooden main door.
- Good quality door for bedroom.
- Good quality door for Bath, WC & Toilets.
- Powder Coated Aluminium Windows with glass.

ELECTRICAL:

- Concealed electrical wiring with switch board.
- MCB for electrical safety.
- Premium quality switches.

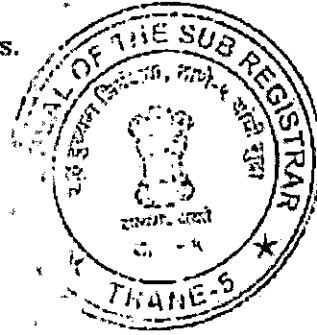
PAINTING:

- 2-Coat paint for internal walls of flat and shop.

List of External Amenities

- Texture finish (Paint) on exterior of the building.
- Branded Lifts/Elevators
- Solar Water Heating Facility
- Generator back up for Common areas
- Paving or Tremix in compound periphery
- Fire Fighting System as per CFO NOC
- CCTV facility for common areas
- Rain Water harvesting facility
- Under Ground tank water pumps
- Compound Wall
- Entry Gate
- Storm Water Drain
- Fitness Centre & Indoor Games

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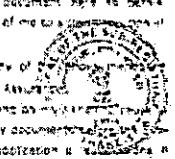
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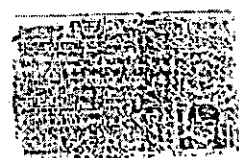
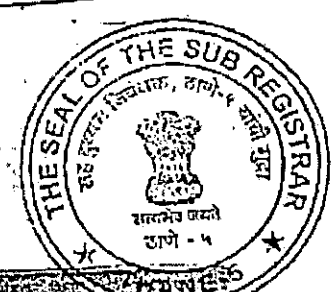


MR SACHIN CHANDRA KHANNA
 EXECUTANT.



MR NILESH KASHYAP
 ACCEPTOR

ट न न - ५
 वस्त क्र. ४००४/२०२४
 १००/११०



ट न न - ५
 वस्त क्र. ४००४/२०२४
 १००/११०



AND I HEREBY agree to make and make a true statement on this document and to be bound by the terms of this document.

IN WITNESS WHEREOF I have set my hand and seal on this 22nd day of July 2024

WITNESSED BY ME (I) AND DELIVERED BY ME

TO THE REGISTRAR (SUB-REGISTRAR) AT TEJAS NARESH VIRA

TEJAS NARESH VIRA

(MR TEJAS NARESH VIRA)
Partner of a firm



ट न न - ५
दस्ता क्र. ४००४/२०२४
१०३/११०



ट न न - ५
दस्ता क्र. ४००४/२०२४
१०३/११०



दस्ता क्र. ४००४/२०२४
१०३/११०



Tejas Naresh Vira
दस्ता क्र. ४००४/२०२४
१०३/११०

4880 9255 9042

अध्यक्ष - सामान्य भाषणकार अधिकार
आयकर विभाग भारत सरकार
TAX DEPARTMENT GOVT OF INDIA

TEJAS NARESH VIRA

दस्ता क्र. ४००४/२०२४
१०३/११०

TEJAS NARESH VIRA



Self Attested

दस्ता क्र. ४००४/२०२४
१०३/११०

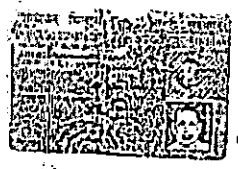
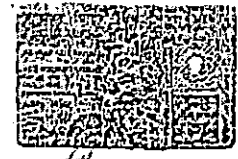
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दस्ता क्र. ४००४/२०२४
१०३/११०



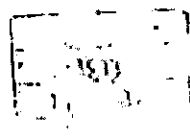
दस्ता क्र. ४००४/२०२४
१०३/११०

Self Attested



Self Attested

दस्ता क्र. ४००४/२०२४
१०३/११०



Handwritten notes in Devanagari script, including dates and names, located on the left side of the document.

...
...
...

Sl. No.	Name	Address	...
1
2
3

Name of Party & Name	Date & Time of Verification with UIDAI	Information received from UID/Photo Centre (A/C Photo)
...	20/02/2024 01:30 PM	...
...	20/02/2024 01:30 PM	...
...	20/02/2024 01:30 PM	...

ट न न - ५
 क्र. ४००४/२०२४
 १०६/११०

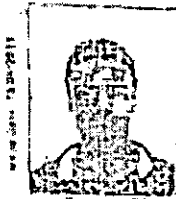




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भारत सरकार
Government of India



आधार संख्या
Chandan Shankar Chauhan

Self Attested

3829 4948 2016

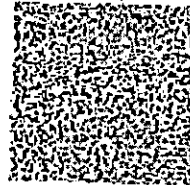
मेरा , मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



आधार संख्या 3829 4948 2016



पता: B-1, Road Near Bhatia Vihar
Dergipada Thane West Thane, Thane
Maharashtra 400015

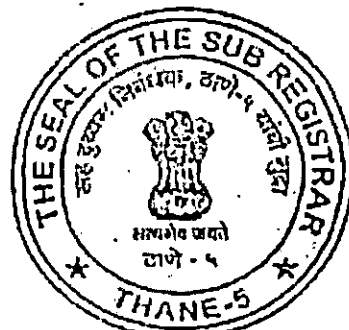
3829 4948 2016

1047

help@uidai.gov.in

www.uidai.gov.in

ट न न - ५
दस्त क्र. ४००४ / २०२४
९०८ / ९९०



६४७०४
दि. १३ मार्च २०२४ ३ ३५ म.नं.

दल्ल मोचवारी भाग-१

दल्ल ५ १०६११०
दल्ल क्रमांक ४७०-५/२०२४

मोचवारी दल्ल ५/४७०५/२०२४

मोचवारी मूल्य रु. ४०,६७,५४७/-

मोचवारी मूल्य रु. २,८४,८००/-

मोचवारी, रु. ३९,३१,६०८/-

जि. म.ह. उ. वि. दल्ल ५ याचे कार्यालय

दि. १३ मार्च २०२४

दि. ३ ३३ म.नं. वा. हजर केला.

दल्ल हजर गळ्याच्यानी मंत्री:

Joint Sub Registrar, Thane 5

पावणी: ५५६९

पावणी दिनांक: १३/०३/२०२४

मातृदल्लपावणे मातः चंद्रन शंकर चौरमिया - -

मोचवारी फी

रु. ३०००० ००

दल्ल दाताळणी फी

रु. २२०० ००

पुढांची माल्या: ११०

मूल्य ३२२००.००

Joint Sub Registrar, Thane 5

दल्लपावणे प्रकार: कदावनामा

पुढाच श्रुतः (एक) कोणत्याही महानगरपालिकाच्या इदीत किंवा म्यानगत अगलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-गंड (सोन) मध्ये नमुद न
जिल्हा कोणत्याही भागरी क्षेत्रात

वेळी नं. १ १३ / ०३ / २०२४ ०३ : ३३ : ०७ PM ची वेळ: (मातृदल्लपावणे)

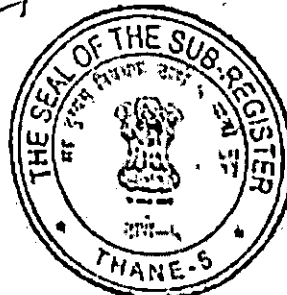
वेळी नं. २ १३ / ०३ / २०२४ ०३ : ३४ : ३८ PM ची वेळ: (फी)

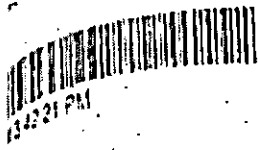
-प्रतिज्ञा पत्र-

अहो महाशय मोचवारी खलम ११०८ दिवस ११६९ अंतर्गत
महानगरीय नगरपालिका नोंदणीत दाखल केला आहे. दल्लपावणे संपुर्ण
माल्या: विभागात स्विकारी, साक्षीदा: व सोबत जोडलेले कानूनदारे
दल्लपावणे याच्या कायदेशीर बाबी साठी जालेल्या विभागात स्विकारी
संपुर्णसो कदावनामा अहो. माल्या नंतर इच्छितारण दल्लपावणे
राज्यशासक / प्रदेशशासक यांच्या कोषपाटी यावत / दिवस / पतिवशत
यांचे उल्लंघन होत येई.

दिग्गुण देवार सखी

दिग्गुण देवार सखी





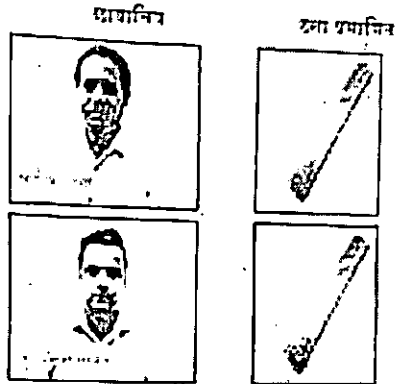
दस्तावेज भाग-2

सिन 5 990/990
दस्तावेज नं 4704/2024

पंजीकरण के लिए

श्री. देवेंद्र प्रभाकर शंकर पवार
पति. भागिदार भूमि मी. मिर्गाणी
नके. कु. मु. मद्रापुर. गाम पवार -
पत्ता नं. - माका नं. - इमानतीथे गाव. तापे. निवाम, ज्योति. नं.
मंड. नं. सी. वी. रोड. ठाणे. मद्रापुर. ठाणे.
पिन नं. ABLFS6760M

पंजीकरण के लिए
निवाम नं. -
पत्ता नं. -
मंड. नं. -
पिन नं. -



श्री. देवेंद्र शंकर पवार
पत्ता नं. - माका नं. - इमानतीथे गाव. तापे. निवाम, ज्योति. नं.
मंड. नं. सी. वी. रोड. ठाणे. मद्रापुर. ठाणे.
पिन नं. AMIPC0161E

निवाम नं. -
पत्ता नं. -
मंड. नं. -
पिन नं. -

दिनांक 13/03/2024 03:41:57 PM

पंजीकरण के लिए

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
निवाम शंकर पवार पति. भागिदार भूमि मी. मिर्गाणी	13/03/2024 03:41:37 PM	शंकर शंकर पवार M 1217414754626785280
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दिनांक 13/03/2024 03:42:12 PM

दिनांक 13/03/2024 03:42:17 PM

Sub Registrar, Thane 5

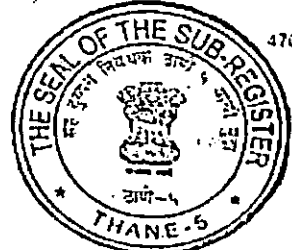
सदर दस्तावेज 990 पाने असून
सदर दस्त पुस्तक क्र. 9 चे
दस्त क्रमांक 2008 वर नोंदवत.

सह मुख्य निबंधक दर्जा-2 ठाणे क्र. 9

Purchaser	Type	Verification no/Vender	GRN/Licence	Amount	Stamp AI	Deface Number	Deface Date
SQUAREFEET ENTERPRISES	eChallan	69103332024031313980	MH017202992202324E	284800.00	SD	0009090662202324	13/03/2024
	DHC		0324123421501	2000	RF	0324123421501D	13/03/2024
	DHC		0324123721551	200	RF	0324123721551D	13/03/2024
SQUAREFEET ENTERPRISES	eChallan		MH017202992202324E	30000	RF	0009090662202324	13/03/2024

SD:Stamp Duty [RF:Registration Fee] [DHC: Document Handling Charges]

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2. Get print immediately after registration.
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4704/2024