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AGREEMENT FOR SALE OF PREMISES

THIS AGREEMENT is made at Mumbai	i this <u>1</u> day of _	Feb.	_,2024
В	ETWEEN	(Gr)) -

OBEROI REALTY LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai– 400 063, hereinafter referred to as the "Developer" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assign) of the ONE PART

दस्त क्र. १८०२४

Mr. Durgesh Buxy, Mrs. Dipti Buxy, Mr. Ishan Buxy, having his/her/their address at B2/202, Rosemary, Runwal Garden City, Balkum, Thane (W), Thane- 400608, hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last surviving member of the HUF, the members of the HUF from time to time and the last surviving member of the coparcenery and survivor/s of them and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART.

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WHEREAS:

- Ashok Nagari (Thane), a sole proprietorship ("Owner") is the owner of and/or is seized A. Ashok Nagari (Thane), a sole proprietors and sufficiently entitled to all those pieces and/or possessed of and/or is otherwise well and sufficiently entitled to all those pieces and/or possessed of and/or is otherwise well and sufficiently entitled to all those pieces and/or possessed of and/or is office who and parcels of land admeasuring in the aggregate approximately 75,391.80 square and parcels of land admeasuring in the aggregate approximately 75,391.80 square meters together with the structure standing thereon, bearing Cadastral Survey No. 1141 (earlier bearing Survey No.48 Hissa No.4, Survey No.55 Hissa No.1(Pt), 2, 3 (earlier bearing Survey No.46 Hissa No.1 to 12, Survey No.59, Hissa No.1 to 15, Survey No.59, Hissa No.59, Survey No.59, Hissa No.59, Survey No.59, Hissa No.59, Survey No.59, Hissa No.59, Su Survey No.60, Hissa No.1(Pt), 3 to 7, 8(Pt), 9 and 10(Pt) and Old C.T.S.No.1141,1239 to 1242, 1343 to 1383, 1439 to 1442, 1512 to 1519, 1571 to 1575, 1641 to 1649, 1703 to 1715, 1735 to 1748, 1762 to 1773, 1779 to 1790, 1799 to 1814, 1827 to 1834, 1843 to 1858, 1871 to 1876, 1913 to 1919) of Village Kolshet, Taluka and District Thane-400607, which is more particularly described in the First Schedule hereunder written and is delineated by black colour boundary line on the plan annexed and marked as Annexure "1" hereto ("the Larger Property").
- By a Development Agreement dated 12th March, 2022 ("said Development B. Agreement") registered with the Sub-Registrar of Assurance under serial no. TNNS 3958-2022, the Owner has granted to the Developer full, free, uninterrupted, exclusive and irrevocable development rights and an irrevocable license to enter upon the Larger Property to carry out construction and development work on the terms and conditions contained therein.
- In pursuance of the said Development Agreement, the Owner has executed a detailed C. irrevocable Power of Attorney dated 12th March, 2022 registered under no. senal no.TNN5-3959-2022 in favour of the Developer, to enable the Developer to do and execute for the Owner and on the Owner's behalf various acts, deeds, matters and things and to exercise all of any of the powers and authorities conferred therein.
- In this background, the Developer is thus seized and possessed of and otherwise well D. and sufficiently entitled to the Larger Property.
- The details pertaining to the title of the Owner to the Larger Property and the E. development rights granted unto the Developer by the Owner, the pertinent approvals and permissions issued in respect of the Real Estate Project, litigation proceedings (if any) in respect of the Larger Property, covenants (if any) affecting the Larger Property, impediments (if any) attached to the Larger Property, encroachments (if any) on the Larger Property, permissions to be obtained, and mortgages/charges on the Real Estate Project (if any), are elucidated in the Title Certificate dated 8th December, 2022, issued by Advocate Sahil Shah copy whereof is uploaded on the website of Maharashtra Real Estate Regulatory Authority ("Authority") under the project name, "Forestville

Phase 1" and is annexed and marked as Annexure "3" hereto ("Title Certificate"). The details pertaining to the full-rights entitlement of the Developer to the Real Estate Project (defined below) is as follows

the Developer is in exclusive possession thereof;

There are no tenants / occupants on the Real Estate Project (defined below) and

There are no illegal encroachments on the Real Estate Project (defined 1. T. IP.

There is no mortgage or lien or charge on the Real Estate Project (defined below).



- G. The Developer is entitled to develop the Larger Property by consuming maximum Floor Space Index ("FSI") as more particularly set out in this Agreement and by constructing buildings thereon as mentioned in this Agreement.
- H. The Developer is undertaking the development of the Larger Property ("the Whole Project") in a phase-wise manner as mentioned at Recital I below.
- I. The principal and material aspects of the development of the Whole Project as disclosed by the Developer are briefly stated below-
 - (i) The Whole Project shall be developed in a phase wise manner.
 - (ii) The Developer proposes to utilize a maximum total FSI of 5 subject to applicable law on gross plot area of the Larger Property plus ancillary FSI plus free of FSI areas plus parking area/s and the amenities ("Full Development Potential") for the of the Whole Project.
 - (iii) The Developer has disclosed to the Allottee/s the designated/proposed use of the various buildings/structures/towers/wings on the Larger Property specifying and identifying the Whole Project including inter alia, the Real Estate Project (defined below), the Other Residential Component (defined below), the Non-Residential Component (defined below), the Whole Project Included Amenities (defined below), and the Exclusive Amenities for the Non-Residential Unit/s (defined below) and the phase/s in which the Developer proposes to develop the Whole Project by utilizing the Full Development Potential ("Approved Layout With Phasing/User Superimposed" or "ALPS") and the layout whereof is annexed to this Agreement as Annexure "1".
 - (iv) The Allottee/s has/have also perused copies of the amended layout approval dated 20th October 2023 bearing reference no. 3 VP NO. S05/0196/20 /TDD/4477/23 ("Approved Layout") issued by Thane Municipal Corporation ("TMC"), which is annexed to this Agreement as Annexure "2".
 - (v) The ALPS annexed as Annexure "1" hereto discloses inter-alia;
 - (a) The Real Estate Project (defined below);

Apart from the Real Estate Project, the Developer proposes to develop/is develop the following on the Larger Property:-

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Residential bundings/structures/towers/wings along with their respective common areas, facilities and amenities being developed/proposed to be developed (hereinafter be referred to as the Other Residential Component") and the portion of the Larger Property upon which the Other Residential manner as the Developer may in its sole discretion deem fit and such areas as may be designated as such by the Developer are hereinafter referred to as the "Other Residential Portion of the Larger Property".

Non-residential units/areas, including for users of restaurants / cafes / shops / retail / mercantile / offices and the same shall

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be referred to as the "Non-Residential Unit/s". The common amenities for the Non-Residential v. be referred to as the Non-Residential Unity areas, facilities and amenities for the Non-Residential Unity areas, facilities and amenities of the are hereinafter referred to as "Exclusive Amenities for the the transfer the transfer to the transfer to the transfer to the transfer to the transfer transfer to the transfer transfer to the transfer transfer transfer to the transfer transfer

- Such other buildings/structures/towers/wings as sanctioned by (III)
- An area admeasuring approximately 17164.23 square meters and (c) shown in light green wash in the ALPS attached ir Annexure "In hereto is presently categorized as a "No Development Zone" (the said "R.G.1 at Ground Level"). The said R.G.1 at Ground Level may be developed by the Developer in accordance with applicable laws and in accordance with the sanctioned plans, proposed plans and approvals and permissions and in the manner the Developer may deem fit.
- An area admeasuring approximately 17,008.29 square meters and shown in light brown wash in the ALPS attached in Annexure "1" hereto is presently categorized as an "Amenity Area" ("the said "Amenity Area"). The said Amenity Area may be developed by the Developer in accordance with applicable laws and in accordance with the sanctioned plans, proposed plans and approvals and permissions and in the manner the Developer may deem fit.
- The common areas, facilities and amenities in the Whole Project including (vi) Real Estate Project (defined below), the Other Residential Component and the Proposed Future and Further Development of the Larger Property but excluding the Exclusive Amenities for Non-Residential Unit/s and Non-Residential Component Exclusive Amenities (defined below) that may be usable by the Allottee/s and other allottee/s of the Whole Project and the Larger Property on a non-exclusive basis ("Whole Project Included Amenities") are listed in the Fourth Schedule hereunder written and depicted in red colour hatch on the attached ALPS at Annexure "I" hereto. Further the Non-Residential Unit/s, Exclusive Amenities for Non-Residential Unit/s, and such other buildings/structures/towers/wings as sanctioned by the competent authorities for non-residential user/s on the Larger Property are hereinaster collectively referred to as "the Non-Residential Component" and the portions of the Larger Property on which the Non-Residential Component is proposed to be developed and/or that may be developed in future as the Developer may in its sole discretion deem fit and such areas as may be designated as such by the Developer are hereinafter collectively referred to as "the Non-Residential Portions of the Larger Property". The Developer may provide common areas, facilities and amenities to the Non-Residential Component and/or on the Non-Residential Portions of the Larger Property that shall be exclusive to the users/occupants thereof ("Non-Residential Component Exclusive Amenities"). The Allottee/s and other allottees in the Real Estate Project and the Other Residential Component shall not be entitled to use or accept the Non-Residential Component Exclusive

The Developer shall be entitled to designate any spaces/areas in the Other Residential Component and the Non-Bostal any spaces/areas in the Other Whole Residential Component and the Non-Residential Component of the Whole Project (including of the terrace, basement levels, lower ground levels and nodium levels thereof for the ground levels, lower ground levels, for ground levels and podium levels thereof) for third party service providers, for a power, facilitating provision and maintenance of utility services (such as power,

water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Developer on lease, leave and license basis or such other method. For this purpose, the Developer may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc. in the Whole Project/part/s thereof.

- (viii) The name of the Other Residential Component, the Non-Residential Component and any branding/designation of the entire development of the Larger Property / Whole Project (or any part/s thereof) shall be as decided by the Developer from time to time.
- (ix) The nature of development of the Larger Property will be phase-wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (x) The scheme and scale of development proposed to be carried out by the Developer on the Larger Property shall be in accordance with applicable law as amended from time to time.
- (xi) The Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Developer is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Developer may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Developer shall also be entitled to place, select, decide hoarding/board sites.
- (xii) The details of formation of the Apex Body (defined below) and conferment of title upon the Apex Body with respect to a portion of the Larger Property and the Whole Project Included Amenities and, retention of title by the Developer with respect to the Non-Residential Component, Non-Residential Portions of the Larger Property, the Exclusive Amenities for Non-Residential Unit/s, Non-Residential Component Exclusive Amenities, the said Amenity Area and also the undivided right, title and interest in the said R.G.1 at Ground Level on the Larger Property proportionate to all the aforesaid, is more particularly mentioned at Clause 10 below.

The statutory approvals may require the Developer to hand over certain stipulated percentage of the Larger Property to the concerned authorities or develop the same as public amenity. The Developer shall determine and identify the portion and location of the Larger Property to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Property left to be after handing over the stipulated percentage if any, to the TMC or statutory authority and/or developing as a public amenity including the Amenity and set back land, reservations and also exclusive of the Non-Residential Component, Non-Residential Portions of the Larger Property, Exclusive Amenities for Non-Residential Unit/s, Non-Residential Component Exclusive Amenities and also, the undivided right, title and interest in the said RG. Lat Ground Level on the Larger Property proportionale to all the aforestial, would be available for transfer to the Apex Body as mentioned at Clause 10.3 below.

The Developer would be entitled to aggregate any contiguous/adjoining land parcel with development of the Larger Property as provided under the first

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01/02/2024

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दुय्यम निवंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक: 1309/2024

नोदंणी : Regn:63m

गावाचे नाव: कोलशेत

ू(1)विलेखाचा प्रकार

करारनामा

. (2)मोवदला

19347500

🕄 3) बाजारभाव(भाडेपटटयाच्या , वावतितपटटाकार आकारणी देतो की पटटेदार ते

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नम्द करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका नं.2008, माळा नं: 20 वा मजला,टॉवर - सी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सँडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोवत 1 टेन्डम कारपार्किंग सदिनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट,....(झोन -10/40-2व)((C.T.S. Number : 1141 ;))

(5) क्षेत्रफळ

1) 107.49 चौ.मीटर

(6)आकारणी किंवा जुर्डी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(8)दस्तऐवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमन मा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-ओवेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व हितेश नाईक तर्फे मुखत्यार चेतन विरंजे वय:-34; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॅनर्झ,इंटरर्नेशनल विझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: ऑफ बेस्टर्न एक्सप्रेस हायवे , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABCK0235H

1): नाव:-दुर्गेश बक्शी वय:-56; पत्ता:-प्लॉट नं: सदनिका नं.वी2/202, माळा नं: -, डमारतीचे नाव: रोझमेरी, रुणवाल गार्डन सिटी, ब्लॉक नं: ठाणे पश्चिम, रोड नं: वाळकुम, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-

2): नाय:-दीप्तिं बक्शी वय:-50; पत्ता:-प्लॉट नं: सदनिका नं.वी2/202, माळा नं: -, इमारतीचे नाव: रोझमेरी, रुणवाल गार्डन मिटी, ब्लॉक नं: ठाणे पश्चिम, रोड नं: वाळकुम, महाराष्ट्र, ठाणे. पिन कोड: 400608 पॅन नं:-

3): नाव:-ईशान बक्शी वय:-24; पत्ता:-प्लॉट नं: सदिनका नं.वी2/202, माळा नं: -, इमारतीचे नाव: रोझमेरी, रुणवाल गार्डन सिटी, ब्लॉक नं: ठाणे पश्चिम, रोड नं: वाळकुम, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-

EOHPB9808G

(9) दस्तऐवज करुन दिल्याचा दिनांक

01/02/2024

(10)दस्त नोंदणी केल्याचा दिनांक

01/02/2024

(11)अनुक्रमांक,खंड व गृष्ठ

1309/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

1355000

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

, ठाणे क्र. १२ (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



सूची क्र.2

दुव्यम निवधक : सह दु.नि.ठाणे 5

इस्त क्यांक : 3958/2022

नोदंणी : Regn:63m

गावाचे नाव: कोलशेत

विरुपनकगण्नामा

4044865500

3987562500

मार्गारणाच्या जाननित्रगटटाका ्रवर्षित्रार्थित्वा अवनित्राः कृति है क्रिक्टर ने वपुर करावे) तर्त्वा न चण्डमोर्च(अमृन्याम्)

1) गानिकने नाव ठाण म.न.गा. इतर वर्गन :, इतर माहिती: जमीन 73,988.07 वी मी नगरमूमायन क्रमांक 1141(पूर्वीचे वर्न्द ने 1) भागपन सं 4, मार्ज, मं. 55 हिम्मा नं. 1 पार्ट, 2,3,4,5,6,7 पार्ट, 8 प 9, मार्ड, मं. 56 हिम्मा नं. 1, व 12, मार्ड, मं. 55 हिम्मा नं. 1 पार्ट, 2,3,4,5,6,7 पार्ट, 8 प 9, मार्ड, मं. 56 हिम्मा नं. 1 वे 12, मार्ड, मं. 59 हिम्मा नं. 1 व ४७ विस्ता ने, १ वार्ट, ३ ते 7,8 वार्ट, ९ व १० वार्ट, ४ ते नगरम्बापन इ. 1141,1239 ते 1242,1343 ते 1383,1439 त 1814,1827 ते 1834,1848 में 1858,1871 में 1876,1913 हे 1919 मीने श्रीसहेत हानुश कृति निन्ता हाने शार्ट है. 2 हारे त १८१४,१७८४ व १७८५ तर होत होने २४०००० या पिळकरीचे विकास इह मुद्रोक जिल्हाधिकारी हाने शहर बाँचेकडीन शहर चुनान रम्न कमांक 05/22 दिनांक 10/03/2022.((C.T.S. Number: 1141;))

1) 73986.07 चौ.मीटर

प्रवृत्त कुष्पतमा किया आदेश प्रवृत्ति कुष्पतमा किया आदेश प्रवृत्तिसारियं बाद व पता लिंदन इस्त दियाचा दिनांच

|हल बोरपी केलाका टिनांक

मुम्बर, इर भ पूर हेरका बारायमाचे मुद्रानः शुन्नः

अक्षताभाषात्रमाचे नीटची शुल्क

ार्क हिता हो रिश्वान अस्ता प्रमुखारान नार मार्क अलोक नागी (ठाले) में घो, घा, मुरेल मुनमंद जोगानी बय: 59; पना: क्लार लं. ब्रॉकिन 402. , बाळा दे: -, इमारतीमें नार्क हिता है के स्वाप्त के स्वर्ध के ाः नार्यान प्रवर्षः, असोक तंः कोर्ट मुंबई 400001., रोड तंः नगीनहाम मास्टर रोड, महागष्ट, मुम्बई, सिन कोड-400001 वैन तेः तारा मुदेवा पंतर्षः, असोक तंः कोर्ट मुंबई 400001., रोड तंः नगीनहाम मास्टर रोड, महागष्ट, मुम्बई, सिन कोड-400001 वैन तेः

12/03/2022 14/03/2022 3958/2022

202243300

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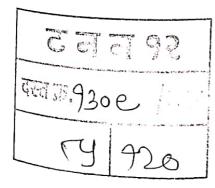
नामाणी विवासन चेनलेला नपत्रील:-:

मुन्यांक्नाची आवश्यकता नाही कारण अभिनिषीत दस्त कारणावा तपसीत 05/2022

तंत्रकृतः अकारताना नियदनेना अनुच्छेद :- :

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









Certificate No. 5431

THANE MUNICIPAL CORPORATION, THANE (Registration No. 3.8.20)

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE
इमारतीचा तपशील मागील पानावर

	TMC/TDD/4477/23 Date: 20/10/2023	
	TMC/TDD/4477/23 Date: 20/10/2029	
S05/0196/20	(Architect)	
S05/0190/20 Shri/Smt. राजेश के. दि मे. अशोक नग	0	
shri/Shit. में अशोक नग	ी (ठाण) (Owners)	
चेना चागाना		
ा प्राचित्रं कि जोगानी के ऑक्ट्रॉय कि	प्रिकटी नि. (POA)	
- H. SIMH	oplication No. 5373 dated 18/09/2023 for development seement certificate under section 45 & 69 of the the Maharashtra	
as reference to your a	oplication No. 5373 and 18/09/2025	
With reference	cement certificate under section to erect work and or to erect	
emission / grant or Plannin	pplication No. 5373 dated 18/09/2023 for development certificate under section 45 & 69 of the the Maharashtra g Act, 1966 to carry out development work and or to erect Sector No Situated	
Regional and Town Transaction	cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua cement certificate under section 45 & 69 of the the Manarashua certificat	
suilding NO.	S. No. / C.S. 1. 1 to	
aroad/Street40.00 HI.	and subject to the following	
I and the second	a mencement certificate is B	
The development permission /	the commencement certificate is granted subject to the following	
conditions.	of the entorcement of the	
1) The land vacated in con	sequence of the enforcement of the set back line shall form Part of thereof shall be occupied or allowed to be occupied or permitted n until occupancy permission has been granted.	
the public street.	caball be occupied of allower	
2) No new building or par	t thereof shall be occupied of another granted. n until occupancy permission has been granted. nission / Commencement Certificate shall remain valid for a menceing from the date of its issue.	
to be used by any person	Commencement Certification	
3) The development perr	nission / Commencements menceing from the date of its issue. of entitle you to develop the land which does not vest in you.	
period of one year Con	menceing normal menceing norma	
4) This permission does n	mission / Continued to the date of its issue. mmenceing from the date of its issue. ot entitle you to develop the land which does not vest in you. ot entitle you to develop the land which does not vest in you. ot entitle you to develop the land which does not vest in you.	
वंगनकारक राहतील	हेंटीलेशन शाफ्ट तसेच Kitchen करीता राष्ट्रीय भवन संहितेमघील नमुद Ventilation परविणे बंधनकारक राहील.	
(1 - 7)	भीने जापर तसेच Kitchen कराता राष्ट्राय	
ण इमारतामधाल प्रस्तावित व	हेंटीलेशन शाफ्ट तसच प्रांतिकारक राहील. Ventilation पुरविणे बंधनकारक राहील. Ventilation पुरविण विभागाकडील सुधारीत पूर्वमान्यता सादर करणे	
मानकानुसार Mechanical	Ventilation पुराय विभागाकडील सुधारीत पूर्वमान्यता सार	
वंपनकारक राहील	अन्तिरंशांक क्षमतेनुसार वायकाम	
8 7	अनुगय भूरवंडाच्या कमाल अनुगय भूरियरा ५०% पेक्षा अतिरिक्त	
्रविति वाधकामाच्या प्रारंभ प्रमाणपत्रानूनः वियनकारक राहील. श्री प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिर्देशांक क्षमतेनुसार वांधकाम श्री प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिर्देशांक क्षमतेनुसार वांधकाम श्रीमावित के के सम्मान सार्वेची वियमानसार आवश्यक असणा-या पार्किंग संख्येच्या ५०% पेक्षा अतिरिक्त		
हैं। प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिदेशिक क्षमते पुरात अतिरिक्त प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिदेशिक क्षमते प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिदेशिक पेक्षा अतिरिक्त प्रकल्पाचित न केल्यास त्यावेळी नियमानुसार आवश्यक असणा-या पाकिंग संख्येच्या ५०% पेक्षा अतिरिक्त प्रकल्पाचित केल्यास त्यावेळी नियमानुसार आवश्यक असणा-या पाकिंग ताणे महानगरपालिकेस विनामूल्य हस्तांतरीत पाकिंगकरीता अधिमूल्याचा भरणे किंवा सदरचे पाकिंग ताणे महानगरपालिकेस विनामूल्य हस्तांतरीत		
^{पिकिंगकरीता} अधिमूल्याच	भरणे किंवा सदरच पान	
ा प्राप्त । जनगंकारक राहाल.	DEVELUI III	
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	ACT. 1966 Yours faithfully B. REGISTA	
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Office Stamp	Figure 1 to 12 to	
Date Stamp	Municipal Corporation of Municipal Corporation	
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IN INC.	the Unit Victorian	



Certificate No. 5431

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE
इमारतीचा तपशील मागील पानावर

	TMC/TDD/4477/23 Date: 20/10/2023
S05/0196/20	TMC/TDD/4477/23 Date: 27 /
V.P. No.	(Architect)
Shri / Smi. मे अशोक नगरी (ठा	णे) (Owners)
र्भ नागाना	
र्भा - रूपेन्य वियक्ति	ो लि. (POA)
to your applic	ation No. 5273 dated 18/09/2023
With reference to your appropriate of Commencement	ent certificate under section 45 & 69 of the the Manarashia Act, 1966 to carry out developement work and or to erect Sector No. — V— Situated n village — slovier — Sector No. — 1141
remission / grant of Common Planning A	Net, 1966 to carry out developement work and of to creek Note: No. 1966 to carry out developement work and of to creek Sector No. V Situated Situated Situated Situated Situated
Regional and mules पानावर i	n village Sector P. No Sector P. No
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1) The land vacated in conseq	ereof shall be occupied or allowed to be occupied or permitted entil occupancy permission has been granted.
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to be used by ally possess	
3) The development permiss	ereof shall be occupancy permission has been granted. Intil occup
period of one year Comme	enceing from develop the land which does not very अर्थ
4) This permission does not e	enceing from the date of its issue. enceing from the date of its issue. entitle you to develop the land which does not vest in you. संदर्भ क्र. टिएमसी/टिडीडी/४२२९/२२, दि.१९.१०.२०२२ मधील अटी
5) परवानगी / प्रारंभ प्रमाणपत्र	सद्भ क्र. १८९ राज्य
वयनकारक राहताल.	न्यार तसेच Kitchen कराता राष्ट्राप
6) इमारतींमधील प्रस्तावित व्हेटी	लेशन शाफ्ट तसेच Kitchen करीता राष्ट्रीय भवन संहितेमधील नमुद entilation पुरविणे बंधनकारक राहील.
Trangalt Mechanical V	मर्गावरण विभागाकडाल सुवारा र
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नन निर्मारका साहित्ता,	्र नेशा अतिरिक्त
^{8) प्रकल्पामधील अंतिम वापर प}	रिवान्यापूर्वा भूखडा या पाकिंग संख्या पानि स्वाप्त हस्तांतरीत
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