

530 6858

पावती

Original/Duplicate

Wednesday, April 03, 2024

नोंदणी क्र.: 39म

12:02 PM

Regn.: 39M

पावती क्र.: 7398

दिनांक: 03/04/2024

गावाचे नाव: वडवली

दस्तऐवजाचा अनुक्रमांक: टनन9-6858-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रकाश विनायक पवार -

नोंदणी फी

रु. 24600.00

दस्त हाताळणी फी

रु. 3800.00

पृष्ठांची संख्या: 190

एकूण:

रु. 28400.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
12:21 PM ह्या वेळेस मिळेल.

अह दूर्यस निबंधक वर्ग ९

बाजार मुल्य: रु.2457600/-

मोबदला रु.2457600/-

भरलेले मुद्रांक शुल्क : रु. 172100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424022706396 दिनांक: 03/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424023006316 दिनांक: 03/04/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.24600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017428890202324P दिनांक: 03/04/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुख्य दस्तऐवज संपादन करणारा
पदाधिकारी/अधीक्षक

4/3/2024

सूची क्र.2

दुय्यम निबंधक : द.नि. ठाणे 9

दस्त क्रमांक : 6858/2024

नोंदणी :

Regn:63m

Q3.04/2024

गावाचे नाव : वडवली

(1)चिन्हेचा प्रकार	करारनामा
(2)मोबेरना	2457600
(3) वाजगभावा(भाडेपट्ट्याच्या नाबिनपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	2457600
(4) भू-मागत,पोट्टिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे कामागवडवली,ता. जि. ठाणे येथील टोकीयो वे फेज-2ए,रेग नं.पी51700000520,झोन नं. 13/48/1च/4,सर्वे नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट,मदनिका क्र. 3004,30 वा मजला,टोकयो वे,विल्डींग नं.2,टायझो,धोडवंदर रोड,वडवली,ठाणे पश्चिम. मदनिका क्षेत्र 40.718 चौ.मी. कार्पेट कोकण गृहनिर्माण यांचे आदेश अर्ज क्रमांक- 2430027546/ कों.मं./मोडन-2023/मं.क्र 349 / दिनांक 22/06/2023.((Survey Number : सर्वे नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट ;))
(5) क्षेत्रफळ	1) 40.718 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुराणिक टोकयो वे प्रायव्हेट लिमिटेड (मे. साई पुष्प इंटरप्राइजेस) चे संचालक/भागिदार पुराणिक योगेश गोविंद यांचे तर्फे कबुली जबाब करीता शहाजी कडेंकर वय:-60; पत्ता:-प्लॉट नं. -, माळा नं: तळ ते पाच मजले , इमारतीचे नाव: पुराणिकस वन , ब्लॉक नं: कांचनपुष्प, कावेग, ठाणे पश्चिम , रोड नं: धोडवंदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AANCP7511K
(8)दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश विनायक पवार - वय:-60; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: खंडोवा वस्ती, मुक्काम पोस्ट- निळवंडे, नालुका- संगमनेर, अहमदनगर , रोड नं: -, महाराष्ट्र, आंगण्डासागर. पिन कोड:-422605 पॅन नं:-AOCP1617C
(9) दस्तगवेज करून दिल्याचा दिनांक	03/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6858/2024
(12)वाजगभावाप्रमाणे मुद्रांक शुल्क	172100
(13)वाजगभावाप्रमाणे नोंदणी शुल्क	24600
(14)शंग	

हह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुन्यांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

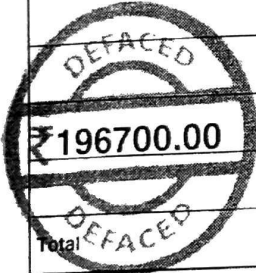
(i) within the limits of any Municipal Corporation or any Corporation area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH017428890202324P	BARCODE					Date	15/03/2024-17:46:00	Form ID	252				
Department	Inspector General Of Registration				Payer Details									
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)											
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AOCPP1617C										
Location	THANE		Full Name	PRAKASH VINAYAK PAWAR										
Year	2023-2024 One Time		Flat/Block No.	TAIZO TOWER, FLAT NO.3004, 30TH FLOOR										
Account Head Details			Amount In Rs.	Premises/Building	TAIZO TOWER, FLAT NO.3004, 30TH FLOOR									
0030046401	Stamp Duty		172100.00	Road/Street	PURANIKS TOKYO BAY, OPP. EURO SCHOOL, KASARVADAVALI,									
0030063301	Registration Fee		24600.00	Area/Locality	G.B ROAD, THANE (WEST)									
				Town/City/District										
				PIN	4					0	0	6	1	5
				Remarks (If Any)	PAN2=AANCP7511K--SecondPartyName=PURANIK TOKYO BAY PRIVATE LIMITED-									
				Amount In	One Lakh Ninety Six Thousand Seven Hundred Rupees									
				Words	Only									
Total			1,96,700.00											
Payment Details				FOR USE IN RECEIVING BANK										
PG2				Bank CIN	Ref. No.	02003812024031500227	pay_NmcyxpWJJam0uG							
Cheque-DD Details				Bank Date	RBI Date	16/03/2024-12:00:00	18/03/2024							
Cheque/DD No.				Bank-Branch			PG2							
Name of Bank				Scroll No. , Date			11543 , 18/03/2024							
Name of Branch														



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ क्रमांक केवल दुर्यम निबंधक कार्यालय नोंदणी कार्यालया दरमाराची लागू आहे. नोंदणी न करायलायला दरमाराची संदर्भ क्रमांक लागू नाही.

Validity unknown

Digitally signed by AG ACCOUNTS
DIRECTORATE OF AG ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.03.12 12:07 IST
Reason: GRNS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-536-6858	0000070783202425	03/04/2024-12:02:09	IGR121	24600.00
2	(IS)-536-6858	0000070783202425	03/04/2024-12:02:09	IGR121	172100.00
Total Defacement Amount					1,96,700.00

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दस्तावेज E/CY/2024



Print Date 03-04-2024 12:11:07

[Handwritten Signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 03rd day of APRIL in the Christian Year Two Thousand Twenty Four.

BETWEEN

PURANIK TOKYO BAY PRIVATE LIMITED (Formerly known as SAI PUSHP ENTERPRISES) a company incorporated under the Companies Act, 2013 having CIN No. U41001MH2023PTC402600 having its registered office at Puranik's One, Kanchan Pushp, Kavesar, Ghodbunder Road, Thane (West) 400615, Email id _____, hereinafter referred as "the PROMOTER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include all partners of the Firm and their heirs, legal representatives, administrators, executors, nominees, successors and their assigns) of the ONE PART; AND;

FOR INDIVIDUALS/JOINT ALLOTTEES

a. Sh./Smt. PRABASH VINAYAK PAWAR.

S/D/W of Sh. _____

Resident of KHANDOBA VASTI,

AT. POST. - NILWANDI, TAL. - SANGAMNER,
AHMADNAGAR, MAHARASHTRA - 422 605.

PAN AOCPP 1617 C.

Email Id : _____

b. *Sh./Smt. _____

S/D/W of Sh. _____

Resident of _____

PAN _____

Email Id : _____

(*To be filled In case of joint Allottees)

[Handwritten Signature]

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(hereinafter singly/ jointly, as the case may be, referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, legal representatives, successors, nominees and permitted assigns of the) OTHER PART.

II. FOR PARTNERSHIP FIRMS

**M/s. _____ a Partnership Firm duly registered under the Partnership Act through its authorized representative/ partner Sh./ Smt. _____ having office at _____
_____ Email Id : _____

(hereinafter referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership and their heirs, legal representatives, administrators, executors, nominees, successors and permitted assigns) of the OTHER PART

III. FOR COMPANIES

** M/s. _____ a Company registered under the Companies Act.1956, having its registered office at _____
_____ Email Id : _____ through its duly authorized signatory Sh./Smt. _____ authorized by Board Resolution dated _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its administrators, successors in interest, nominees and permitted assigns) of the OTHER PART.

WHEREAS :

- A. The Promoter is entitled to piece and parcel of properties bearing 1) Survey No. 20 Hissa No.1 admeasuring 2740 sq.mtr (therein after referred **First Property**), 2) Survey No. 20 Hissa No.2B admeasuring 4080 sq.mtr, (therein after referred **Second Property** 3) Survey No. 21 Hissa No. 9 admeasuring 3240 sq.mtr (therein after referred **Third Property**), 4) Survey No. 22 Hissa No.5 admeasuring 2130 sq.mtr (therein after referred **Fourth Property**), 5) Survey No. 21 Hissa No. 11A admeasuring 7800 sq.mtrs (therein after referred **Fifth**

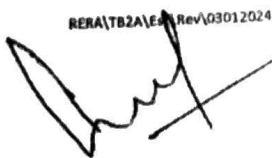
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Property), 6) Survey No. 22 Hissa No.1 admeasuring 1550 sq.mtr, 7) Survey No. 23 Hissa No.4 admeasuring 660 sq.mtr 8) Survey No. 23 Hissa No.3/1 admeasuring 1320 sq.mtr and 9) Survey No. 23 Hissa No.2/1 admeasuring 1060 sq.mtr (said Survey No. 22 Hissa No.1, Survey No. 23 Hissa No.4 Survey No. 23 Hissa No.3/1 and Survey No. 23 Hissa No.2/1 are therein after collectively referred as **Sixth Property**) aggregating to 24620 sq.mtr all situated at Village Vadavali, Taluka and District Thane as more particularly described in the First Schedule hereunder written(hereinafter referred to as the "said Property").

B. BRIEF HISTORY OF FIRST PROPERTY:-

- i. One Laxmibai Ramdas Patil and others were seized and possessed of and otherwise sufficiently entitled to said First Property, more particularly described as First Property in the First Schedule hereunder written.
- ii. Said Laxmibai Ramdas Patil and other by Development Agreement dated 6th December 1989, granted right to develop the said First property to Mr Sunil Tukaram Borhade for consideration and on the terms and condition as stated therein.
- iii. The said Mr. Sunil Tukaram Borhade, was not able to develop the said First property therefore at the request of said Mr. Sunil Tukaram Borhade, said Laxmibai RamdasPatil and other by Agreement for Sale dated 24th August 1993 agreed to sell the said First Property to Mr. Veerdhaval Ghag and Mrs. Sangeeta Ghag (hereinafter referred as Ghag) for consideration and on the terms and condition therein contained. The said Mr. Sunil Tukaram Borhade also confirmed the said Agreement for Sale by joining as the Confirming Party to the said Agreement for Sale. The said Agreement for Sale is duly registered with Sub- Registrar of Assurance at Thane at serial no. 2723/1993 and along with the said Agreement for Sale, Laxmibai Ramdas Patil and others also granted Power of Attorney to said Ghag to do all acts and deed for developing the said property as stated in the said Power of Attorney. The said Power of Attorney is authenticated with Sub-Registrar of Assurance at Auth. No 92/1993.
- iv. By order dated 2nd November 1998 bearing No ULC/TA/TE-5 Kasarvadavali/SR/100 by the Additional Collector and Competent Authority, Thane Urban and Agglomeration u/s 8(4) of the Urban Land

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(Planning and Regulation) Act 1976 (hereinafter referred as I.R. Act) entered that provisions of I.R. Act is not applicable to the said First Property. Thereafter Additional Collector and Competent Authority again by letter dated 19th December 2012 confirmed U.C. Act is not applicable to the said First Property.

- v. The said Ghag by a Development Agreement dated 24th October 2005 agreed to assign their development right of the said First Property to Unnathi Associates, for consideration and on terms and condition therein contained. The said Development Agreement is also duly registered before Sub-Registrar of Assurance, Thane at serial no. TNN2-6713/2005 on 26th October 2005. Alongwith said Development Agreement, said Ghag's also granted Power of Attorney to Mr. Rajan N. Bandelkar and Vijay P. Mody to do all acts and deed as referred therein to develop the said First Property. The said Power of Attorney is also registered at serial no. TNN2-540/2005 before Sub-Registrar of Assurance, Thane on 26th October 2005.
- vi. By Deed of Conveyance dated 14th May 2011 the said Laxmibai Ramdas Patil and other sold, conveyed and transferred the said First Property to the said Ghag. The said Deed of Conveyance is duly registered with Sub-Registrar of Assurance Thane on 24th June 2011 at Serial No. TNN5-6072/2011. The name of said Ghag is recorded in also record of right by Mutation Entry No. 1296.
- vii. By Agreement for Assignment of Development Rights dated 3rd June 2014, the said Ghag, assigned the development right of the said First Property to the Promoter herein for consideration and on the terms and condition therein contained. The said M/s. Unnati Associates also joined the said Agreement for Assignment of Development Agreement as the Confirming Party. The said Development Agreement is duly registered with Sub-Registrar of Assurance, Thane at Serial No. TNN2/ 4590/2014 on 3rd June 2014. Along with the said Development Agreement the said Ghag and Unnati Associates have also granted Power of Attorney to the Promoter herein to do all acts and deed as stated therein, to develop the said First Property. The said Power of Attorney is also duly registered with Sub-Registrar of Assurance, Thane at Serial No.:-TNN2/ 4591-2014.

viii. By a Confirmation Deed dated 14th August, 2014, Smt. Laxmibai Ramdas Patil & the said First Property confirmed the right of the Promoter to develop and execution of various documents as stated

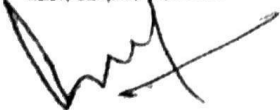
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therein. The said Deed is registered with the Registrar of Assurances at Thane under Sr.TNN-2/6766/2014. Similarly family members consisting of Smt. Yogita Devanand Bhoir, Kavita Nandkumar Patil, Sarita Nandkumar Patil, Yogesh Nandkumar Patil, Poonam Nandkumar Patil, Vanita Nandkumar Patil, Chandrabhaga Ananta Patil by Deed of Confirmation dated 27th August 2014, confirmed right of Promoter to develop the said First Property and also execution of various Agreements, Power of Attorneys, Kharedikhat with respective parties mentioned in the said various Deeds and Documents. The said Deed of Confirmation is duly registered in the Office of Sub Registrar of Assurance at Thane on 27th August, 2014, at Sr. No. TNN-2-7088. The family consisting of Gangabai Harishchandra alias Baburao Patil, Vinod Harishchandra Patil, Pushpa Sunil Mhatre, Meena Sandeep Patil and Suvarna Rajendra Patil have also executed Deed of Confirmation dated 16th September 2014, confirming right of Promoter to develop the said First Property and also execution of various Agreements, Power of Attorneys, Kharedikhat with respective parties mentioned in the said various Deeds and Documents. The said Deed of Confirmation is duly registered in the Office of Sub Registrar of Assurance at Thane on 16th September, 2014 at Sr. No. TNN-2-7565/2014.

- ix. The said Ghag, therein referred as Vendors at the request of the Promoter, therein referred as Confirming Party with confirmation of said Laxmibai Ramdas Patil and others, therein referred as said Patil, by Agreement for Sale and Development, dated 4th September 2014 granted development right and also agreed to sell part of the said First Property admeasuring 345 sq.mtr to Haware Housing, a Partnership Firm duly registered under the Partnership Act for consideration and on the terms and condition stated therein. The said Agreement for Sale and Development dated 4th September 2014 is registered with Sub-Registrar of Assurance at Thane vide Serial No. TTN-8998/2014. Thus out of said First Property, Promoter is entitled to develop only 2395 sq.mtr and herein after First Property means only 2395 sq.mtr out of Survey No. 20 Hissa No.1 situated at Village Vadavali, Ghodbunder Road, Thane.
- x. By Declaration dated 3rd May, 2016 M/s. Sai Pushp Enterprises, through its Partner Mr. Jagdish K. Khetwani, declared that they will construct 12 mtrs access road from 30 mtrs and 40 mtrs wide D.P.

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Road which passes through the Said Property and others properties. The said Declaration is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN5/5556/2016.

- xi. By Deed of Transfer of Transferable Development Rights dated 17th February, 2017, Chandrakant Walkya Mukadam and others with confirmation of M/s. Aarti Estates transferred and conveyed the TDR admeasuring 1720 sq. meters out of the DRC bearing No. 236 under Folio No. TDR\SO6\Mun.Pur-3\0295/2015, Sector VI dated 24th October, 2016 to Sai Pushp Enterprises for consideration and on terms and conditions stated therein. The said Deed of Transfer of Transferable Development Rights is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/1011/2017.
- xii. By Deed of Conveyance dated 18th March, 2019, 1) Veerdhaval Sitaram Ghag and 2) Smt. Sangeeta Veerdhaval Ghag, with confirmation of Unnati Associates conveyed and transferred the said Property to Sai Pushp Enterprises for consideration stated therein. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/3620/2019.
- xiii. The Sai Pushp Enterprises acquired further share/entitlement of Land Owner in some of the properties under varies Conveyance Deed and Deed of Confirmation, the said share/entitlement acquired by the Promoter was further mortgaged to Catalyst to secure the said finance facility of Indostar by Supplementary Mortgage Deed dated March 18, 2019 (Supplementary Mortgage Deed). The Supplementary Mortgage Deed is registered with the Sub-Registrar of Assurance Thane at Sr. No. TNN-9/3631/2019, Promoter have further mortgaged the said property along with the other properties. The Promoter have further mortgaged the said property along with the other properties in favour of Beacon Trusteeship Limited to secure the issuance of senior, secured, redeemable non-convertible debentures by Puranik Rumah Bali Private Limited under the Debenture Trust cum Mortgage Deed dated January 27, 2023 registered with the Sub-Registrar of Assurance Thane at Sr. No. TNN-9/2598/2023 on February 13, 2023.

BRIEF HISTORY OF SECOND PROPERTY:-

i. **One Suryakant Pandharinath Owalekar was the original owner and otherwise sufficiently entitled to said Second Property and Gopal Joma Patil was in use and occupation as Tenant of said Second Property, more particularly described as Second Property in the First Schedule hereunder written.**

i. **Said Gopal Joma Patil, being tenant was in use and occupation of the tillers day, under then Bombay Tenancy (hereinafter referred to as "BTAL Act")**

Additional Tahsildar and Agricultural Lands Tribunal (herein after referred as Tribunal) by an order dated 28th November 1974 under section 32G of BTAL Act vide Order no. IPL/115/P/40 Vadavali/VP/337 declared Gopal Joma Patil as Purchaser and determined the purchase price of the said Second Property. As determined by the Tribunal by an order dated 28th November 1974 Gopal Joma Patil paid purchase price of Rs. 912.52/- to Ramesh Suryakant Owalekar and on payment of said amount Tribunal issued Certificate u/s 32M of BTAL Act being Certificate No. 4026 dated 18/02/1974, certifying the Gopal Joma Patil as the Purchaser of the said Second property. The name of said Gopal Joma Patil were recorded vide Mutation Entry No. 361 and 362 in the record of rights.

- iii. The said Gopal Joma Patil died intestate in the year 1978 leaving behind him his legal heirs and representative his wife Padibai Gopal Patil and four sons i.e 1) Vitthal Gopal Patil 2) Krushna Gopal Patil 3) Ananta Gopal Patil 4) Parshuram Gopal Patil and one married daughter Chandrabhaga Ramchandra Shinge as per Hindu Succession Act, 1956 by which he was governed at the time of his death. The name of legal heirs of said Gopal Joma Patil was recorded vide Mutation Entry No. 255 which was certified on 11th June 1990 in the record of rights.
- iv. The Vitthal Gopal Patil one of said Gopal Joma Patil died intestate leaving behind him his legal heirs and representative his two sons i.e. Indrapal Vitthal Patil and Baban Vitthal Patil and one daughter Vatsala Sakharam Thakur as per Hindu Succession Act, 1956 by which he was governed at the time of his death. The name of legal heirs of said Vitthal Gopal Patil was recorded vide Mutation Entry No. 421 in the record of rights in the said Second Property.
- v. The Krushan Gopal Patil also died intestate leaving behind him, his legal heirs and representative, his wife Chandrarekha Krushna Patil and two sons i.e Vinod Krushna Patil and Arun Krushna Patil and one daughter Manisha Krushna Patil as per Hindu Succession Act, 1956 by which he was governed at the time of his death. The name of legal heirs of said Krushan Gopal Patil was recorded vide Mutation Entry No. 421 in the record of rights in the said Second Property.
- vi. Indrapal Vitthal Patil died intestate on 14th January 1997 leaving behind him, his legal heirs and representative two daughters Asha

- xvii By Deed of Conveyance dated 18th March, 2019, Gauribai Parshuram Patil and others with confirmation of Mr. Veerdhaval Sitaram Ghag and M/s. Unnati Associates conveyed and transferred the said Property to Sai Pushp Enterprises for consideration stated therein. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/3621/2019.

D. BRIEF HISTORY OF THIRD PROPERTY:-

- i. One Mr. Ratan Kashinath Kaware & Others were possessed and entitled to piece and parcel of land bearing Survey No.21, Hissa No.9, admeasuring 3240 sq. mtrs. situated at Village Vadavali, Taluka and District Thane, more particularly described as Third Property in the First Schedule hereunder written.
- ii. The Ratan Kashinath Kaware by Development Agreement dated 7th April, 2000 granted the development right of the said Third Property to 1) Mr. Sudhakar Pandurang Patil and 2) Mrs. Sunanda Sudhakar Patil for consideration and terms and conditions therein contained. The said Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane at Sr. No.TNN1/2211/2000. Alongwith the said Development Agreement the said Ratan Kashinath Kavare also granted the Power of Attorney in favor of 1) Mr. Sudhakar Pandurang Patil and 2) Mrs. Sunanda Sudhakar Patil, to do all acts, deeds and matters therein contained. The said Power of Attorney is duly registered with the Sub-Registrar of Assurances Thane Vide Sr. No.113/2000 on 7/4/2000.
- iii. The said Mr. Sudhakar Pandurang Patil and Mrs. Sunanda Sudhakar Patil by the Development Agreement dated 24th October, 2005 assigned their Development Rights to Unnati Associates. The said Development Agreement dated 24th October, 2005 is duly registered with the Sub-Registrar of Assurances, Thane at Sr No.TNN2/6711/2005. Alongwith the said Development Agreement the said Mr. Sudhakar Pandurang Patil and Mrs. Sunanda Sudhakar Patil granted the Power of Attorney to Rajan Bandelkar and Vijay P. Mody, Unnati Associates to do all acts, deeds and matters

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- therein contained. The said Power of Attorney is duly registered with the Sub-Registrar of Assurances, Thane at Sr. No 539/2005.
- iv. The said Sudhakar Pandurang Patil and Sunanda Sudhakar Patil with consent and confirmation of Unnati Associates assigned their development rights to Promoter herein by an Agreement of Assignment of Development Right dated 3rd May, 2014 for consideration and on the terms and conditions therein contained. The Agreement of Assignment of Development Right dated 3rd May, 2014 is duly registered with the Sub-Registrar of Assurances, Thane at Sr. No. TNN2/4595/2014. Alongwith the said Agreement the said Sudhakar Pandurang Patil and Sunanda Sudhakar Patil granted Power of Attorney to Shri. Jagdish Kanayalal Khetwani and Shri. Naresh Sudama Khetwani, the Partners of Promoter to do all acts, deeds and matters therein contained. The said Power of Attorney is duly registered with the Sub-Registrar of Assurance, Thane at Sr. No. TNN2/4597/2014.
- v. Ratan Kashinath Kavare as an Owner alongwith Sudhakar Pandurang Patil and Sunanda Sudhakar Patil as Vendor with confirmation of Unnathi Associates conveyed the said Third Property to Promoter by Deed of Conveyance dated 31st March, 2016 on the terms and conditions contained therein. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN12/588/2016.
- vi. By Confirmation Deed dated 18th March, 2019, 1) Sudhakar Pandurang Patil and 2) Mrs. Sunanda Sudhakar Patil and M/s. Unnati Associates confirmed the exclusive rights of the owner i.e. Sai Pushp Enterprises in the said Property. The said Confirmation Deed is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/3625/2019.

E. BRIEF HISTORY OF FOURTH PROPERTY:-

- i. One Mr. Ratan Kashinath Kaware & Others possessed and entitled to piece and parcel of land bearing Survey No. 22, Hissa No. 5, admeasuring 2130 sq. mtrs. situated at Village Vadavali, Taluka and District Thane, more particularly described as Fourth Property in First Schedule hereunder written.

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Confirming Party and confirmed the conveyance of the said Fourth Property in favour of Promoter herein. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances Thane at Sr No TNN12/719/2016 on 18th April, 2016 and conveyed the said Fourth property to Promoter

F BRIEF HISTORY OF FIFTH PROPERTY:-

- i. One Pandurang Patil was in use and occupation of piece and parcel of land bearing Survey No 21, Hissa No 11A, admeasuring 7840 sq. mtrs situated at Village Vadavali, Taluka and District Thane, more particularly described as Fifth Property in the First Schedule hereunder written.
- ii. After demise of Pandurang Patil died intestate leaving behind him his two sons 1) Dattatray Pandurang Patil and 2) Kalya Pandurang Patil and Mainibai Pandurang Patil as his only legal heirs.
- iii. The Dattatraya Pandurang Patil died intestate sometime around 1960 and Mainabai Pandurang Patil died intestate sometime around 1982 leaving behind Ramdas Dattatray Patil (son) and one married daughter Shevantabai Moreshwar Patil as per Hindu Succession Act, 1956 by which they were governed at the time of their death.
- iv. The said Ramdas Dattatraya Patil died intestate on 9th June 1986 leaving behind wife Laxmibai Ramdas Patil, two sons 1) Manish Ramdas Patil and 2) Rajiv Ramdas Patil and two daughters 1) Savita Ramdas Patil and 2) Sunanda Ramdas Patil as per Hindu Succession Act, 1956 by which he was governed at the time of his death.
- v. The Kalya Pandurang Patil died intestate in or about year 1989 leaving behind him, his legal heirs two sons 1) Nandkumar Kalya Patil 2) Valimiki Kalya Patil, 3) Chandrabhaga Ananta Patil (wife of predeceased son Ananta Kalya Patil), 4) Vinod Harishchandra Patil, 5) Gangabai Harishchandra Patil (son and daughter of predeceased married daughter of Kalya Pandurang Patil namely Jijabai Harishchandra Patil) as per Hindu Succession Act, 1956. The Legal heirs of said Kalya Pandurang Patil is recorded by Mutation Entry No. 284.
- vi. Nandkumar Maruti Patil died intestate on 12/3/1996 leaving behind him, his legal heirs wife Vanita Kalya Patil, one son Yogesh Kalya Patil

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and further amend the said plan to utilize FSI of not in possession property.

- M. As per notification dated 8th November, 2013 issued under section 37 (1) (AA) of MRTP Act, Promoter has reserved some of the Apartments in Tokyo Bay 2 property for economically weaker section. After construction of those Apartments, Promoter will hand over the same to MHADA for allotment to the economically weaker section.
- N. To consume entire development potential of said Tokyo Bay 1 and Tokyo Bay 2 Property, promoter has amalgamated the Tokyo Bay 1 and Tokyo Bay 2 property and submitted revised Plan to TMC. The TMC by its VP. No. 2003/188(S06/0235/16) TMC/TDD-2919/18 dated 20th December, 2018 has granted permission and commencement certificate to construct Building No. 1 Wing A consisting of Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and Building No. 1 Wing B consisting of Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and Building No. 1 and 4 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor, and Building No. 2 and 3 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 to 26 floor and Fitness Center on Part Upper Stilt floor of Wing A, Fitness Center on Part Lower Ground (Basement) of Building No. 2 and 3, and further revised Amended Permission/Commencement Certificate by TMC its vide No. S06/0235/16 (2003/188) TMC/TDD/4220/22 dated 12/10/2022 for Building No. B-2 – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor and Building No. B-3 – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors, the Promoter will amend the plan by increasing the floors on Building No.1 from existing 2nd floor to 35th floors, on Building Nos. 2 and 3 from existing 26th floors to 35th floors and on Building No. 4 from existing 1st floor to 40th floors and ground coverage of Building No.4 will be increased to accommodate more Apartments on each floors. The Promoter is laying out foundation of the said buildings to withstand the number of floors that Promoter intends to construct. The copy of Sanction dated 20th December, 2018 and Copy of Commencement Certificate dated 20th December, 2018 and 12th October, 2022 are annexed hereto as ANNEXURE-“C” & “D” respectively.

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O. Under Real Estate(Development and Regulation) Act 2016 (herein after referred as **RERA**) all real Estate Projects are required to be registered with Real Estate Regulatory Authority(herein after referred as **Authority**). If a project is developed in phases each phase is considered as standalone project and requires separate registration. Since Promoter is developing said property in phases, it will be registered as separate project. The phase of the said project alongwith present sanction, proposed amendment, phase etc are as under:-

Sr. No	Phase	Building	Present Sanction	Proposed amendment
1	Phase 1	Building No. 1 Wing A	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and	No updation
2	Phase 1	Building No. 1 Wing B	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor	No updation
3	Phase 2B	Building No.1	Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor,	From existing 1 st floor to 50 th floors
4	Phase 2A	Building No.2	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor	NIL
5	Phase 2A	Building No.3	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors	From existing 32 (Part) to 35 (Part) floors to 32 to 35 upper floors
6	Phase 2C	Building No.4	Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor,	From existing 1 st floor to 50 th floors
7	Fitness Centre	Building No. 1 Wing A	On Part Upper Stilt	
8	Fitness Centre	Building No. 2 and 3	On Part Lower Ground (Basement)	

The location of the said buildings within layout and all other amenities are shown in the **Annexure A**.

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Thus Allotted with specific notice and fully aware of the Promoters desire to construct additional floor and/or additional building in the said

layout on the said property and plans sanctioned on 12th October 2022 are not final and it will further amended to develop the said property in the manner as stated herein above

Q. Unconditional, Unqualified and Irrevocable Consent of the Allottee

Thus, Promoter has represented to the Allottee, entire scheme of development of said property the Allottee is aware that the plan sanctioned on 12th October, 2022 are not final and Promoter will further revise the said plan to develop the said Property in the manner as stated herein above. The Allottee, thus hereby after being aware of whole scheme of development of the said property, gives his irrevocable, unqualified and unconditional consent, as required under section 7 of The Maharashtra Ownership Apartments (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) and section 14 of The Real Estate (Regulation And Development) Act, 2016 (RERA) to amend the plan as disclosed hereinabove. The Allottee or anyone through him will not, in any manner cause any obstruction to the Promoter to develop the said Property as per the said scheme disclosed herein and do construction after receiving approval of the revised plans from TMC or any other authority.

R. PROJECT

Since under RERA each project is standalone project and it is mandatory to register each phase as a separate Real Estate Project. The Promoter made an application for registration of Tokyo Bay 2A, consisting a building with two Building i.e Building No. 2 and Building No. 3, as a real estate project to Real Estate Regulatory Authority (Authority) under section 4 of RERA and Rules made thereunder. Pursuant to the said application Authority on 18th July 2017 registered the said project and granted MahaRERA Registration No. P51700000520, available at website : <http://maharera.mahaonline.gov.in>. The copy of the said MahaRERA Registration Certificate is attached hereto as "Annexure E".

S. For purpose of registration under RERA, said Tokyo Bay 2A is separate Project, but for municipal approval entire Tokyo Bay Project being developed on the said property is one project. All calculation of FSI, requirement of amenities, club house, recreation garden etc the area of said property is taken into considered and not any particular

the said deed is duly registered with Sub-Registrar of Assurance
Thane at Sr. No. 13499/18418/2023

GG. The Allottee has demanded from the Promoter and the Promoter has given imperturb to the Allottee of the documents of title Title Certificate of Advocate Mr. Sarvjit Kulkarni dated 27th June 2017 Revenue Record (7/12) Extracts and mutation entries, building plans and specifications approved by the TMC, and all the other documents relating to the Said Property as are specified under the RERA and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the rules made thereunder, which is hereby acknowledged and confirmed by the Allottee. Copies of the title certificate of Advocate dated 27th June, 2017, 7/12 extracts (only) are hereto marked and annexed as 'Annexure F' and 'Annexure G' respectively.

HH. As per the notifications issued from time to time and provisions of UDCPR 2020, the Promoter is required to allot residential units admeasuring in aggregate 1822.95 sq.mtr saleable Built up area i.e. 1630.48 sq. meter carpet area in favour of Maharashtra Housing and Area Development Authority (MHADA) or its nominees. The Promoter has accordingly identified the units to be allotted to MHADA or its nominees as enlisted hereunder

Sr. No.	Building No.	Building Name	Floor	Flat No.	Area in Sq. meters
1	2	Taizo	First	101	40.718
2	2	Taizo	First	103	40.798
3	2	Taizo	First	104	40.798
4	2	Taizo	First	106	40.718
5	2	Taizo	Second	201	40.718
6	2	Taizo	Second	203	40.798
7	2	Taizo	Second	204	40.798
8	2	Taizo	Second	206	40.718
9	2	Taizo	Third	301	40.718
10	2	Taizo	Third	303	40.798
11	2	Taizo	Third	304	40.798
12	2	Taizo	Third	306	40.718
13	2	Taizo	Fourth	401	40.718
14	2	Taizo	Fourth	403	40.798
15	2	Taizo	Fourth	404	40.798
16	2	Taizo	Fourth	406	40.718
17	2	Taizo	Fifth	503	40.798
18	2	Taizo	Fifth	504	40.798

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hereby acknowledged and confirmed by the Allottee. Copies certificate of Advocate dated 27th June, 2017, 7/12 extracts (colly) are hereto marked and annexed as "Annexure F" and "Annexure G" respectively;

HH. As per the notifications issued from time to time and provisions of UDCPR 2020, the Promoter is required to allot residential units admeasuring in aggregate 1822.95 sq.mtr saleable Built up area i.e. 1630.48 sq. meter carpet area in favour of Maharashtra Housing and Area Development Authority (MHADA) or its nominees. The Promoter has accordingly identified the units to be allotted to MHADA or its nominees as enlisted hereunder:

Sr. No.	Building No.	Building Name	Floor	Flat No.	Area In Sq. meters
1	2	Taizo	First	101	40.718
2	2	Taizo	First	103	40.798
3	2	Taizo	First	104	40.798
4	2	Taizo	First	106	40.718
5	2	Taizo	Second	201	40.718
6	2	Taizo	Second	203	40.798
7	2	Taizo	Second	204	40.798
8	2	Taizo	Second	206	40.718
9	2	Taizo	Third	301	40.718
10	2	Taizo	Third	303	40.798
11	2	Taizo	Third	304	40.798
12	2	Taizo	Third	306	40.718
13	2	Taizo	Fourth	401	40.718
14	2	Taizo	Fourth	403	40.798
15	2	Taizo	Fourth	404	40.798
16	2	Taizo	Fourth	406	40.718
17	2	Taizo	Fifth	503	40.798
18	2	Taizo	Fifth	504	40.798

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63	2	Taizo	Fourth	606	40 718
64	2	Taizo	Fourth	601	40 718
65	2	Taizo	Fourth	603	40 798
66	2	Taizo	Fourth	604	40 798
67	2	Taizo	Fourth	606	40 718
68	2	Taizo	Seventh	701	40 718
69	2	Taizo	Seventh	703	40 798
70	2	Taizo	Seventh	704	40 798
71	2	Taizo	Seventh	706	40 718
72	2	Taizo	Eighth	801	40 718
73	2	Taizo	Eighth	803	40 798
74	2	Taizo	Eighth	804	40 798
75	2	Taizo	Ninth	903	40 798
76	2	Taizo	Ninth	904	40 798
77	2	Taizo	Ninth	906	40 718
78	2	Taizo	Tenth	1001	40 718
79	2	Taizo	Tenth	1003	40 798
80	2	Taizo	Tenth	1004	40 798
81	2	Taizo	Tenth	1006	40 718
82	2	Taizo	Eleventh	1101	40 718
83	2	Taizo	Eleventh	1103	40 798
84	2	Taizo	Eleventh	1104	40 798
85	2	Taizo	Twenty Seventh	2701	40 718
86	2	Taizo	Twenty Seventh	2703	40 798
87	2	Taizo	Twenty Seventh	2704	40 798
88	2	Taizo	Twenty Seventh	2706	40 718
89	2	Taizo	Twenty Eighth	2801	40 718
90	2	Taizo	Twenty Eighth	2803	40 798
91	2	Taizo	Twenty Eighth	2804	40 798
92	2	Taizo	Twenty Eighth	2806	40 718
93	2	Taizo	Twenty Ninth	2903	40 798
94	2	Taizo	Twenty Ninth	2904	40 798
95	2	Taizo	Twenty Ninth	2906	40 718
96	2	Taizo	Thirty	3001	40 718
97	2	Taizo	Thirty	3003	40 798
98	2	Taizo	Thirty	3004	40 798
99	2	Taizo	Thirty	3006	40 718
100	2	Taizo	Thirty One	3101	40 718
101	2	Taizo	Thirty One	3103	40 798
102	2	Taizo	Thirty One	3104	40 798
103	2	Taizo	Thirty One	3106	40 718
104	2	Taizo	Thirty Two	3201	40 718
105	2	Taizo	Thirty Two	3203	40 798
106	2	Taizo	Thirty Two	3206	40 718
Total Area					2527 156

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18	2	Taizo	Fifth	505	40.718
19	2	Taizo	Sixth	601	40.718
20	2	Taizo	Sixth	603	40.798
21	2	Taizo	Sixth	604	40.798
22	2	Taizo	Sixth	606	40.718
23	2	Taizo	Sixth	701	40.718
24	2	Taizo	Seventh	703	40.798
25	2	Taizo	Seventh	704	40.798
26	2	Taizo	Seventh	706	40.718
27	2	Taizo	Seventh	801	40.718
28	2	Taizo	Eighth	803	40.798
29	2	Taizo	Eighth	804	40.798
30	2	Taizo	Eighth	804	40.798
31	2	Taizo	Ninth	903	40.798
32	2	Taizo	Ninth	904	40.798
33	2	Taizo	Ninth	906	40.718
34	2	Taizo	Tenth	1001	40.718
35	2	Taizo	Tenth	1003	40.798
36	2	Taizo	Tenth	1004	40.798
37	2	Taizo	Tenth	1006	40.718
38	2	Taizo	Eleventh	1101	40.718
39	2	Taizo	Eleventh	1103	40.798
40	2	Taizo	Eleventh	1104	40.798
41	2	Taizo	Twenty Seventh	2701	40.718
42	2	Taizo	Twenty Seventh	2703	40.798
43	2	Taizo	Twenty Seventh	2704	40.798
44	2	Taizo	Twenty Seventh	2706	40.718
45	2	Taizo	Twenty Eighth	2801	40.718
46	2	Taizo	Twenty Eighth	2803	40.798
47	2	Taizo	Twenty Eighth	2804	40.798
48	2	Taizo	Twenty Eighth	2806	40.718
49	2	Taizo	Twenty Ninth	2903	40.798
50	2	Taizo	Twenty Ninth	2904	40.798
51	2	Taizo	Twenty Ninth	2906	40.718
52	2	Taizo	Thirty	3001	40.718
53	2	Taizo	Thirty	3003	40.798
54	2	Taizo	Thirty	3004	40.798
55	2	Taizo	Thirty	3006	40.718
56	2	Taizo	Thirty One	3101	40.718
57	2	Taizo	Thirty One	3103	40.798
58	2	Taizo	Thirty One	3104	40.798
59	2	Taizo	Thirty One	3106	40.718
60	2	Taizo	Thirty Two	3201	40.718
61	2	Taizo	Thirty Two	3203	40.798
62	2	Taizo	Thirty Two	3206	40.718
				Total Area	2527.156

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Above referred all flats are collectively referred to as "MHADA Apartments".

II. MHADA had issued public notice for the allotment of units to the middle-income group and low-income group citizens through Lottery on MARCH 2023.

JJ. As per Application No. 2430027546 by Allottee herein to MHADA, MHADA by Offer Letter dated 22/06/2023 MHADA has allotted the Apartment No. 3004 on 30th floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 40.718 sq. mtr. carpet area, alongwith appurtenant area of — sq.mtr enclosed Balcony, — sq.mtr deck/balcony, (hereinafter referred to as "the said Apartment") in the Building No. 2 known as "Taizo" (hereinafter referred to as "the said building") being constructed on the said property to the Allottee herein.

KK. Allottee is aware of whole scheme of development of the said Property and after being aware of the whole scheme of development, the Allottee has agreed to accept the allotment of Apartment No. 3004 on 30th floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 40.718 sq. mtr. carpet area, alongwith appurtenant area of — sq.mtr enclosed Balcony, — sq.mtr deck/balcony, (hereinafter referred to as "the said Apartment") in the Building No. 2 known as "Taizo" (hereinafter referred to as "the said building") being constructed on the said property and more particularly stated in the Second Schedule hereunder written ~~alongwith one covered parking spaces bearing Nos~~ — ~~situated at Basement/stilt/podium/ or stacked/mechanised Car Parking Space (herein after referred as Car Parking Space).~~ The typical floor plan of said Apartment is annexed and marked as Annexure "H".

LL. On representation of Allottee in the said application, the Promoter has agreed to allot the said Apartment in favour of the allottee being the nominee of MHADA for concessional amount prescribed by MHADA aggregating to Rs. 24,57,600 /- (Rupees Twenty Four Lakhs Fifty seven Thousand six Hundred only) and Car Parking Space for Rs. — /- (Rupees — Only). The aggregate cost of the said

Apartment and Car Parking Space is Rs 24,57,600 /-
(Rupees Twenty Four Lakhs Fifty
seven Thousand Six Hundred
only)

and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing. In addition to said consideration the Allottee has also agreed to pay development charges, general charges, stamp duty, registration charges, society formation charges etc as stated hereinafter plus State/Central Goods and Service Tax 2017 (GST) and any other statutory charges/tax.

MM. On or before the execution of these presents, the Allottee has paid to the MHADA sum of Rs. 24,576 /- (Rupees Twenty
Four Thousand Five Hundred
seventy Six Only)
being the administrative charges for purchase of the said Apartment and the Allottee has agreed and undertaken to pay to the Promoter the balance amount of Rs. 24,33,024 /- (Rupees Twenty
Four Lakhs Thirty Three Thousand
Twenty Four Only) of the agreed consideration in the manner hereinafter mentioned.

On or before the execution of these presents, the Allottee has paid to the Promoter sum of Rs. 51,000 /- (Rupees Fifty one
Thousand only) (the payment and receipt where of the Promoter hereby admits and acknowledges) being part of earnest money for purchase of the said Apartment and the Allottee has agreed and undertaken to pay to the Promoter the balance amount of the agreed consideration in the manner hereinafter mentioned.

OO. Under Section 4 of Apartment MOFA and Sec 13 of RERA the Promoter is required to execute a written agreement for Sale of the said Apartment, to the Allottee, being in fact these presents and also register the said agreement under the Registration Act, 1908.

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

1. DEFINITIONS AND INTERPRETATION

A. INTERPRETATION:-

The terms referred to in this Agreement, unless defined otherwise, or unless in context or meaning thereof, shall bear

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- xv **INTEREST PAYABLE** - The term interest payable under the Rule means interest at the rate of State Bank of India highest Marginal cost of lending rate plus 2% p.a
- xvi **INTERNAL STREET** - The term Internal Street means and includes street laid within the layout of the said property for movement of the vehicle within the said property.
- xvii. **ORGANIZATION**:- The term Organisation means and includes Society registered under Maharashtra Co-operative Society Act or Company Registered under Companies Act 2013 or Condominium formed under Apartment Ownership Act.
- xviii. **PLANNING AUTHORITY/ LOCAL AUTHORITY** :-The terms *Planning Authority* and *Local Authority* shall mean and include the Planning Authority and Local Authority for the time being under Maharashtra Provisional Municipal Corporation Act, 1949 and Maharashtra Regional and Town Planning Act, 1966;
- xix. **SAID PROPERTY**:-The term said Property means piece and parcel of properties bearing 1) Survey No. 20 Hissa No.1 admeasuring 2740 sq. mtr (therein after referred **First Property**), 2) Survey No. 20 Hissa No.2B admeasuring 4080 sq. mtr, (therein after referred **Second Property** 3) Survey No. 21 Hissa No. 9 admeasuring 3240 sq. mtr (therein after referred **Third Property**), 4) Survey No. 22 Hissa No.5 admeasuring 2130 sq. mtr (therein after referred **Fourth Property**), 5) Survey No. 21 Hissa No. 11A admeasuring 7840 sq. mtrs (therein after referred **Fifth Property**), 6) Survey No. 22 Hissa No.1 admeasuring 1550 sq. mtr, 7) Survey No. 23 Hissa No.4 admeasuring 660 sq. mtr 8) Survey No. 23 Hissa No.3/1 admeasuring 1320 sq. mtr and 9) Survey No. 23 Hissa No.2/1 admeasuring 1060 sq.mtr (said Survey No. 22 Hissa No.1, Survey No. 23 Hissa No.4 Survey No. 23 Hissa No.3/1 and Survey No. 23 Hissa No.2/1 are therein after collectively referred as **Sixth Property**) aggregating to 24620 sq.mtr all situated at Village Vadavali, Taluka and District Thane as more particularly described in the First Schedule hereunder written
- xx. **STRUCTURAL DEFECT**:-The Structural Defect means defect in a major element of a building that is attributable to defective design, defective or faulty workmanship, defective materials or any combination of these

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2. Promoter shall construct complex of buildings/a known as "TOKYO BAY" consisting of buildings on said property as stated herein above, in accordance with the plans, designs, specifications approved by the Thane Municipal Corporation (TMC). As a part of the said development pursuant to application by the Promoter, TMC under VP. No. 2003/188 TMC/TDD-15 dated 30th April 2015 further amended by VP. No. 2003/188 TMC/TDD-1806/16 dated 10th May 2016 and the said plan was further revised and TMC by its VP No. 2003/188(S06/0235/16) TMC/TDD-2538/18 dated 12th March 2018 has granted permission and commencement certificate to construct Wing A consisting of ground plus lower ground one plus lower ground two plus upper stilt plus One to Sixteen (16) floor and Wing B consisting of ground plus lower ground one plus lower ground two plus upper stilt plus one to Fourteen (14) floor and Fitness Center on Part Upper Stilt floor of Wing A, and further revised and TMC by its VP. No. 2003/188(S06/0235/16) TMC/TDD-2919/18 dated 20th December, 2018 has granted permission and commencement certificate to construct Building No. 1 and 4 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor, and Building No. 2 and 3 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 to 26 floor and Fitness Center on Part Lower Ground (Basement) of Building No. 2 and 3, and further revised Amended Permission/Commencement Certificate by TMC its vide No. S06/0235/16 (2003/188) TMC/TDD/4220/22 dated 12th October, 2022 for Building No. B-2 – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor and Building No. B-3 – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors. The location of the said buildings are shown in the plan annexed hereto as "Annexure A".

3. SALE

- i. The Allottee hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee Apartment No. 3004 (consisting of Living Room, Kitchen, 1 Bed Room)admeasuring 40.718 Sq. Mtrs carpet area alongwith appurtenant — sq.mtr enclosed balcony, — sq.mtr deck/Balcony, (hereinafter referred to as "the said Apartment") on 30th floor in Building No. 2 known as "Taizo"(herein after referred as said building) being constructed on the said property more particularly described in Second Schedule hereunder written and shown on the floor plan annexed and marked as **Annexure "H"**, for concessional amount prescribed by MHADA

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Area of the said property where Tokyo Bay(TB) 1 & 2 is being developed on area admeasuring 24125 sq. mtrs and as per the D. C. Regulation Promoter is entitled to use FSI of 83726.81 (Plot potential) sq. mtrs .The said FSI is used and proposed to be used as under

Sr. No	Phase	Buildin g	Sanctioned floor	FSI consumed	Proposed floor	Additional FSI	Total FSI that will be consumed
1	TB 1	Wing A	16	4511.99	Nil	NA	8777.32
2	TB 1	Wing B	14	4264.32	16	NA	
3	TB2B	Bldg. 1	NIL	NIL	50	22307.65	22307.65
4	TB2A	Bldg. 2	35	7189.92	NIL	NA	7189.92
5	TB2A	Bldg. 3	Till 31 st Full + 32 to 35 Part	11085.54	32 to 35	823.91	11909.45
6	TB2C	Bldg. 4	NIL	NIL	50	33543.39	33543.39

29. CAR PARKING (IF ALLOTTED BY PROMOTER)

- a. Allottee agrees that the Allottee will not be entitled to park any vehicle within the said property unless Allottee has been allotted specific parking space by the Promoter.
- b. The said car parking space is provided alongwith the said Apartment and cannot be independently sold or transferred by the Allottees and in the event of termination/cancellation of this agreement the car parking space also shall automatically be deemed to have been cancelled and terminated.
- c. Allottee shall not be entitled to transfer the said parking space or the benefit thereof in any manner whatsoever except in the circumstances of you're transferring the said Apartment. While transferring the said Apartment, Allottee shall be under obligation to transfer the said parking space together with the said Apartment to the transferee.
- d. Said Car parking space and Car Parking space allotted to any other Allottees in the said Building or with the said Property shall not form part of common area and facility of the said building or said complex.
- e. The Allottees undertake to pay such monthly maintenance charges for

IN WITNESS WHEREOF

That the rights and obligations of the parties under or arising out of the Agreement shall be created, set and enforced in accordance with the laws of India for the time being in force and courts in Thane will have the jurisdiction for this Agreement

As Save as is expressly provided hereinabove, this agreement shall stand be subject to the provisions of the Maharashtra Ownership (Regulation for Promotion of Construction, Sale, Management and Transfer) Act, 1961 and Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or any other enactment and/or amendment thereon

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

THE FIRST SCHEDULE ABOVE REFERRED TO

First Property :

All that piece or parcel of Survey No. 20 Hissa No.1 admeasuring 2395 sq.mtrs out of 2740 sq.mtrs situate lying and being at village Vadavli, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

Second Property:

All that piece or parcel of Survey No. 20 Hissa No.2B admeasuring 4080 sq.mtrs situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

Third Property:

All that piece or parcel of Survey No. 21 Hissa No. 9 admeasuring 3240 sq mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane

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Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016, Rules and Regulations thereunder

IN GOVERNING LAW

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

59 Save as is expressly provided hereinabove, this agreement shall always be subject to the provisions of the Maharashtra Ownership (Regulation for Promotion of Construction, Sale, Management and Transfer) Act 1963 and Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or any other enactment and/or amendment thereof

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

THE FIRST SCHEDULE ABOVE REFERRED TO

First Property :

All that piece or parcel of Survey No. 20 Hissa No.1 admeasuring 2395 sq.mtrs out of 2740 sq.mtrs situate lying and being at village Vadavli, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

Second Property:

All that piece or parcel of Survey No. 20 Hissa No.2B admeasuring 4080 sq.mtrs situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

Third Property:

All that piece or parcel of Survey No. 21 Hissa No. 9 admeasuring 3240 sq mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

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Registration District & Sub-District Thane and within the limits of Thane
Municipal Corporation of the city of Thane.

Fifth Property:

All that piece or parcel of Survey No. 21 Hissa No.11A admeasuring 7840 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

Sixth Property:

A: All that piece or parcel of Survey No. 22 Hissa No.1 admeasuring 1550 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

B : All that piece or parcel of Survey No. 23 Hissa No.2/1 admeasuring 1060 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

C: All that piece or parcel of Survey No. 23 Hissa No.3/1 admeasuring 1320 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

D: All that piece or parcel of Survey No. 23 Hissa No.4 admeasuring 660 sq.mtr situate lying and being at village Vadavali, Taluka and Dist. Thane in the Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation of the city of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Apartment No. 3004 on 30th floor
(consisting of Living Room, Kitchen, 1 Bed Room) admeasuring
40.718 sq. mtr. carpet area, alongwith appurtenant area of
sq.mtr enclosed Balcony, sq.mtr deck/balcony, in the Building
No. 2 known as "Taizo" being constructed on the said property.

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THE THIRD SCHEDULE ABOVE REFERRED TO
INTERNAL SPECIFICATIONS IN THE SAID APARTMENT

- 1) 600*600 mm vitrified tiles flooring in all rooms
- 2) 2' high Dado Above kitchen platform
- 3) Granite kitchen platform with single bowl SS sink (without drain Board)
- 4) Toilet with ceramic tiles for flooring and Dado upto lintel level
- 5) Both Side prelaminate Flush doors for bedroom and Main door with WPC frames
- 6) CP fitting in all toilets
- 7) Sanitary fitting in all toilets
- 8) Concealed wiring with modular electrical switches
- 9) Acrylic emulsion paint on internal walls /ceiling
- 10) Texture paint on external walls.
- 11) Passenger lift (2nos) and Stretcher lift (1 no)

Disclaimer:- The Promoter have sole discretion to choose the Brand/Type/Model/Material, the Allottee will not have any right to insist upon particular equivalent Brand/Type/Model/Material. All the material will be subject to availability in the market. Further if due to change in trend to use any particular material, type, colour etc Promoter at its sole discretion has right to change the same. Natural material like stone, marble, wood will not have same texture and varies and at time it does not bound properly with the wall, the Allottee will not hold Promoter responsible for unbounding or uniformity of the natural material.

THE FOURTH SCHEDULE ABOVE REFERRED TO

EXTERNAL AMENITIES

Tokyo Bay Phase I

1. Entrance Gate
2. Zen Garden
3. Feature Pavillion
4. Multi-Purpose sports court
5. Landscape Garden with Tea House

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क. महसूल / क १/टे १/पनपानी/एमआर १८३/२००४

जिल्हाधिकारी कार्यालय ठाणे
दिनांक 11 MAY 2007

वाचले :-

- १) श्रीमती शंभताबाई मोरेश्वर पाटील व इतर यांचे कु.मू. श्री विठ्ठल सिताराम धाग रा. धवल छाया, रामगणेश गडकरी पथ, ठाणे (प) यांचा दि. १०/११/२००४ रोजीचा अर्ज.
- २) तहमिलदार ठाणे यांचेकडील चौकशी अहवाल क्र./जगिनवाव/२/४२१-१७१/०६ दिनांक २०/३/२००६
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी मंजूर ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/कासारवडवली/ एमआर १०० दिनांक २/११/९८ २) क्र. युएलसी/टीए/३-७) ओवळा/एमआर २३७ दि. २७/७/२०००
- ४) ठाणे महानगरपालिका, यांचे कडील मजुर विकास परवानगी क्र.कीपी नं.२००३/२५-०५ दि. २५/१०/२००४
- ५) दि. ३०/१२/२००४ रोजीच्या दैनिक 'ठाणे वैभव' मधील जाहीरनामा
- ६) अर्जदार यांचे दि. १०/११/२००४ रोजीचे हमीपत्र

आदेश :-

ज्या अर्थी, श्रीमती शंभताबाई मोरेश्वर पाटील व इतर यांचे कु.मू. श्री विठ्ठल सिताराम धाग रा. धवल छाया, रामगणेश गडकरी पथ, ठाणे (प) यांनी ठाणे जिल्हा मालकी तालुक्यातील मौजे- वडवली येथील स.नं. २०/१,२व क्षेत्र ६८२००० चौ.मी. मधील ४६९४-०५ मालकीच्या जमीनीची रहिवास व वाणिज्य या विंगर शर्तीची प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि. ३०/१२/२००४ रोजी अर्जदार यांनी दैनिक 'ठाणे वैभव' मध्ये जाहीरनामा प्रसिध्द करणेत अला होता. त्या अर्जातून या कार्यालयात विहित माहिती व कागदपत्रे/दस्तऐवज या कार्यालयास प्राप्त झालेली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या कलम ४० अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकार्यांचा सक्षम समिती (जिल्हाधिकारी व शंभताबाई मोरेश्वर पाटील, लक्ष्मीबाई रामदास पाटील, मनिष रामदास पाटील, सविता रामदास पाटील, राजीव रामदास पाटील, सुनंदा रामदास पाटील, वाल्मीकी बाळुया पाटील, चंद्रबाई रामदास पाटील, विनोद हरीचंद्र पाटील, सौ. गंगाबाई हरीचंद्र पाटील, वनिता नंदकुमार, योगेश नंदकुमार, सरीता नंदकुमार, योगेश नंदकुमार, कविता नंदकुमार, पद्मिणी गोपाळ, चंद्रभागा रामचंद्र शिंगे, पदीबाई गोपाळ पाटील, इंद्रपाल विठ्ठल पाटील, चंद्रकांत पाटील, वसंत सखाराम पाटील, विनोद कृष्ण पाटील, अरुण कृष्ण पाटील, मनिष कृष्ण पाटील, मंगला कृष्ण पाटील, सुनिल अनता पाटील, मनेष अनंता पाटील, ललिता रविंद्र साधे चंद्ररेखा कृष्ण पाटील, रा.वडवली, ता.जि. ठाणे यांना ठाणे तालुक्यातील मौजे- वडवली येथील स.नं. २०/१,२व क्षेत्र ६८२०-०० चौ.मी. मधील ४६९४-०५ चौ.मी. रहिवास व १४-६१ चौ.मी. वाणिज्य या विंगर शर्तीची प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून, ठाणे महानगरपालिकेकडील मजुर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

- १) डी.पी.रोड ११४०-०० चौ.मी.
- २) इतर आरक्षण(बांधकाम अयोग्य क्षेत्र) ४६-२८ चौ.मी.
- ३) रिझर्वेशनल फ्लॉड ८४५ ०६ चौ.मी.

त्या शर्ती अशा:-

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१. ही परवानगी अधिनियम १९६६ च्या कलम ४० अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकार्यांचा सक्षम समिती (जिल्हाधिकारी व शंभताबाई मोरेश्वर पाटील, लक्ष्मीबाई रामदास पाटील, मनिष रामदास पाटील, सविता रामदास पाटील, राजीव रामदास पाटील, सुनंदा रामदास पाटील, वाल्मीकी बाळुया पाटील, चंद्रबाई रामदास पाटील, विनोद हरीचंद्र पाटील, सौ. गंगाबाई हरीचंद्र पाटील, वनिता नंदकुमार, योगेश नंदकुमार, सरीता नंदकुमार, योगेश नंदकुमार, कविता नंदकुमार, पद्मिणी गोपाळ, चंद्रभागा रामचंद्र शिंगे, पदीबाई गोपाळ पाटील, इंद्रपाल विठ्ठल पाटील, चंद्रकांत पाटील, वसंत सखाराम पाटील, विनोद कृष्ण पाटील, अरुण कृष्ण पाटील, मनिष कृष्ण पाटील, मंगला कृष्ण पाटील, सुनिल अनता पाटील, मनेष अनंता पाटील, ललिता रविंद्र साधे चंद्ररेखा कृष्ण पाटील, रा.वडवली, ता.जि. ठाणे यांना ठाणे तालुक्यातील मौजे- वडवली येथील स.नं. २०/१,२व क्षेत्र ६८२०-०० चौ.मी. मधील ४६९४-०५ चौ.मी. रहिवास व १४-६१ चौ.मी. वाणिज्य या विंगर शर्तीची प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून, ठाणे महानगरपालिकेकडील मजुर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

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अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व मंत्रिमंडळ नगरपालिका प्राधिकरणात राखण करणारे अशा शेतकरी अशा जमीन रस्ते, गटारे वगैरे बांधून आणि (ब) भूमिगत विधाने करून अशा भूखंडाची माजणी व त्याचे मर्यादक करून ती जमीन या आदेशाच्या नगद पासून व वर्षाच्या आत मजूर आराखड्या प्रमाणेच काढकारपणे विकसित केली पाहिजे आणि अशा नगद नवी जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विक्रीवाट लागू नाही असेल.

अनुज्ञाप्राप्ती व्यक्तीने असा भूखंड विक्रीबाबत असेल किंवा त्याची इतर प्रकारे विक्रीवाट लागू नये असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद झालेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विक्रीवाट लागू आणि त्याचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

वरील

या सांबंधत जाडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जात क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यात आलेली आहे असे भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सांडले पाहिजे.

३) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
 ४) प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाप्राप्ती व्यक्तीने (ग्रंटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
 ५) अनुज्ञाप्राप्ती व्यक्तीने सादत जाडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळ क्षेत्र (आयन मार्जिनल डिस्टन्स) सांडले पाहिजे.

६) या आदेशाच्या दिनाका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनाचा विंगर शर्त प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने उपरोक्त प्रमाण न वरल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

७) अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विंगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनाका पासून सुरुवात केली असेल किंवा ज्या दिनाकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर ता दिनाक त्याने एक महिन्याच्या आत तलाठ्या मार्फत ठाणे तहसिलदारास कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जर्मनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राप्ती पात्र ठरेल.

८) सदर आदेशाच्या दिनाकापासून सदर अनुज्ञाप्राप्तीने त्या जमिनीच्या संबंधात दर चौ मी जागे ०-७९० रुपये दराने विंगर शेतकी आकारणी दिली पाहिजे. परवानगीच्या तारखेच्या पूर्विल्ली प्रभादाने अथवा त्यानंतर अनलात येणारे विंगरशेतकी दराने विंगरशेतकी आकार देणे बंधनकारक राहिल अशा जमिनीच्या वापराने कोणत्याही प्रकारचा बदल करण्यात आला तर असा विंगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची असेल असेल अशा बाबत येणार नाही. ५-

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 १००/१९००



... अशा परवानगी देणा या प्रक्रियेचा याकडून अशा भूखंडाची किंमत मजग ते इतर...

अशा परवानगी देणा या प्रक्रियेचा याकडून अशा भूखंडाची किंमत मजग ते इतर...

अनुज्ञाग्राही व्यक्तीने (अ) त्रिकोणिकारी व मंजूरित नागरात्मिका प्रक्रियेत...

अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विकत...



या सोदत जाडलेल्या स्यळ आराखडयात आणि किंवा इमारतीच्या नकाशात...

अनुज्ञाग्राही व्यक्तीने (अ) ठाणे महानगरपालिका यांची असे बांधकामकाम...

अनुज्ञाग्राही व्यक्तीने सोदत जाडलेल्या नकाशात दर्शविल्या प्रमाणे सीमातिक...

या आदेशाच्या दिनाका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने...

अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास...

मदरद्द आदेशाच्या दिनाकापासून मदर अनुज्ञाग्राहीने त्या जमिनीच्या सवधात दर...

नन - ९

2028



अशा जमिनीच्या वापरान कोणत्याही प्रकारचा बदल करण्यात आला तर...

१२. सदर जागेची अती तातडीची माजणी फी रक्कम रु १३५००/- (अक्षरी तय करणारा जागेचा पात्र) घालन क्र १९९/२००७ दिनांक ९/५/२००७ अन्यत्रे शासन तया केल्या आहे.

१३. भूमापन विभागाकडून जमीनीची माजणी करण्यांत आल्या नंतर अशा जमीनीची माजणी क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केल्या नसलेल्या विंगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्रीन अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदर आदेश रद्द समजण्यात येईल. व अनुज्ञाप्रीन यांना अकृषिक परवानगीसाठी नव्याने अर्ज मारून करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्रीन कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. या अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांचे परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गांठ वेगळी.

१६. अनुज्ञाप्रीन व्यक्तीने आजुवाजुच्या परिसरांत अस्वच्छता व बाण निर्माण होणार नसा अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा नि. करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्रीन व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची प्राच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती सनाधिष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्रीन व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्रीन ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-याने तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाग्याच्या मळ्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीधिकृत जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशा इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून देण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्रीन व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून वसूल करून देण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवडिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाप्रीन यांनी विंगरशेतकी आकारणीच्या पात्रात रक्कम रु २२५०००/- (द्वयशे कोटी रुपये) कर (कन्व्हेशन) २०२४ यांचे कडील पावती क्र. १७००४३४ दि. ८/५/२००७ अन्यत्रे शासन तया केल्या आहे.

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क्र. महामूल /क-१/टे १/एनएपी/एसआर १८३/२००४



अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशावरहकूमच बांधकाम केले पाहिजे. तसेच, ठाणे महानगरपालिकेकडील बांधकाम परवानगीची मुदतवाढ घेतलेशिवाय जागेवर बांधकाम करण्यात येऊ नये.

- २२ अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहातील व असे जादा बांधकाम दूर करण्यास पात्र राहतील.
- २३ मदन जमिनीच्या मालकी हक्काबाबत काही वाद निर्माण झाल्यास सदरची परवानगी आपोआप रद्द समजणेत येईल.
- २४ नो ज.क.व्हा. कायदा १९७६ चे तरतुदीप्रमाणे पारित झालेल्या आदेशाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल. व दिलेली विनशेती ररवागनी आपोआप रद्द होईल. व त्यांची सर्वस्वी जबाबदारी अनुज्ञाग्राहीवर राहिल.
- २५ जमिन भुसंपादनात येत आहे किंवा कसे, थोडेथोडे भुसंपादन शाखेस वारंवार कळवूनही अभिप्राय दिलेला नाही. भविष्यात सदर संपादन नदील जमिन संपादन केल्यास दिलेली विनशेती परवानगी आपोआप रद्द होईल. व त्यांची सर्वस्वी जबाबदारी अर्जदार यांचेवर राहिल. तसेच, या मुद्देबाबत अर्जदार यांना कोणत्याही न्यायालयात अपील/वादा दाखल करून घेणार नाही.

सही/-

(एस.एस.इंडे)

जिल्हाधिकारी ठाणे

अमली शंभतावाई मंत्रेश्वर पाटील व इतर
कामगवडवली, ता. जि. ठाणे



निर्गमित केले

[Signature]
जिल्हाधिकारी ठाणे करिता

Seen original document on the basis of the said document | Attested.

TRUE COPY
Attested by *[Signature]*

P H PATIL B.A.L.L.B
Advocate & Notary
Thane

14 MAY 2007

टनन-९
दस्त क्र. ELYC /2028
902920



तहसीलदार ठाणे

तहसिलदार कार्यालय ठाणे, ठाणे स्टेशन रोड, ठाणे (पश्चिम) तालुका ठाणे जि ठाणे
पिन कोड - ४००६०१ दुरध्वनी क्र. ०२२२५३३११६४

महसूल/क-१/टे २ /जमिनबाब/कावि-६८५८/एसआर-तह-५५/२०१६

दि २७/०४/२०१६

प्रति,
सहाय्यक संचालक
नगर रचना, ठाणे महानगरपालिका,
ठाणे

विषय :- महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२अ (१)(अ)
प्रमाणे वर्ग, भोगवट व भार विनिश्चितीबाबत..
मौजे चडवली ता.जि.ठाणे, स.नं. २१/११अ, २२/१, २३/२/१, २३/३/१, २३/४
क्षेत्र १७,८००.०० चौ.मी.

संदर्भ : १.) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन निर्णय क्र.
एनएपी-२०१६/प्र.क्र.७/टी-१, दिनांक : २२ जानेवारी २०१६.
२.) आपलेकडील पत्र जा.क्र.ठामपा/शविचि/८८
दि.०५/०४/२०१६



महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ(१)(अ) मधील
नॉदीनुये जमिनीचा भोगवटा, वर्ग व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

सहाय्यक संचालक, नगर रचना, ठाणे महानगरपालिका, ठाणे यांचेकडून मौजे चडवली, ता.जि.ठाणे
येथील स.नं.२१/११अ, २२/१, २३/२/१, २३/३/१, २३/४ एकूण क्षेत्र १७८००.०० चौ.मी. या जमिनीच्या सदर
कलम ४२-अ(१)(अ) अन्वये विनिश्चितीसाठी प्राप्त झालेल्या संदर्भाच्या अनुषंगाने उपलब्ध अद्ययावत भूगण
अभिलेखांच्या आधारे सदर जमिनीसंबंधातील जमिनीचा वर्ग, जमिनीचा भोगवटा व त्यावरील भाराबाबत
खालीलप्रमाणे विनिश्चिती करण्यात येत आहे.

१. मंडळ अधिकारी बाळकुम यांचे अहवालानुसार तसेच आपण प्रस्तावासोबत सादर केलेले जमिनीचा
आज रोजीचे ७/१२ उतारे पाहता मौजे चडवली, ता.जि.ठाणे येथील खालील वर्णन केलेल्या जमिनीबाबत
जमिनीचा वर्ग, गाव नमुना नंबर ७/१२ नुसार असणारे भोगवटाद्वाराचे नाव (जमिनीचा भोगवटा). तसेच
इतर हक्कातील नोंदीनुसार असणारा जमिनीवरील भार खालील प्रमाणे दिसून येत आहे.

अ.क्र	नविन स.नं./ हि.नं.	क्षेत्र (चौ.मी.)	जमिनीचा वर्ग	महसूल असणारे नाव	अभिलेखानुसार भोगवटद्वाराचे नाम	इतर जमिनीवरील भार	हक्कातील भार
1.	२२/५	२१३०	वर्ग-१	श्री.रतन क	श्री.रतन क	-	-
2.	२१/९	३२४०	वर्ग-१	श्री.रतन क	श्री.रतन क	-	-
3.	२१/११अ	७८४०	वर्ग-१	अजय रामचंद्र गुप्ता	अजय रामचंद्र गुप्ता	-	-



CONTENT OF SHEET

LAYOUT PLAN PLOT ARE DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT
PARKING STATEMENT SECTION OF COMPOUND WALL & U.G. TANK etc.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Form No. V.P. 506/0230/16
TMC/TD-DP/TPS/ 1725/16 Dated 17.13.2016

[Signature]
Deputy Engineer
(TDD)

[Signature] 14.2.16
Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane



सावधान

प्लान मधील नकाशासुद्धा संशोधन व करणे वरचे
विषयक नियंत्रण नियमावलीनुसार आवश्यक त्या
पत्रावली व वेळ बांधकाम विभागातून, महाराष्ट्र
प्रादेशिक व राज्य उधोगांसाठी कलम 42
नुसार घडवण्यात येऊन आहे. त्यासाठी काहीच
... १०००/- खर्च देणे आवश्यक आहे.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON ... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT
STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS
OWNERSHIP

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING S.NO.- S.NO. - 21/11A, S.NO. - 22/5, S.NO. - 21/9, S.NO. - 23/2/1
S.NO. - 23/3/1, S.NO. - 23/4, S.NO. - 22/1 AT VILLAGE - WADAVALI, DIST. - THANE (W).

NAME OF OWNER

FOR.

[Signature]
SAI PUSHP ENTERPRISES **टनन-९**
हदक. ६८५८ / २०२४

ARCHITECTS NAME AND ADDRESS

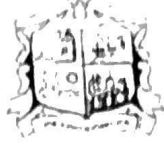
[Signature]
AR. AMEETA S. AMBEKAR

CA/96/20685

PURANIK'S ONE, KANCHAN PUSHP, KAVESAR,

GHODBUNDER ROAD, THANE WEST (400 615)





THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE**

AMEDED

इमारत विंग अ : तळ/ लोअर स्टिल्ट + स्टिल्ट - १ + अप्पर स्टिल्ट मजला + १ ते १५ मजले ,
इमारत विंग बी : लोअर स्टिल्ट + स्टिल्ट - १ + अप्पर स्टिल्ट मजला + १ ते ५ मजले

V. P. No. २००३/१८८ TMC / TDD 1-15 Date 15/11/2028
To. Shri / Smt. आर्कीटाईप कन्सल्टंट्स (इं) प्रा.लि. (Architect)

Shri शेवंतीबाई मोरेश्वर पाटील व इतर (मालक) (Owners)
में. साईपुष्प एंटरप्राइजेस भागीदार श्री. जगदीश कन्हैयालाल खेतवानी व इतर (कुलमुखत्यारपत्रधारक)

With reference to your application No. ८३०९ dated १९/११/२०१४ 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. वरील प्रमाण in village कासारवडवली Sector No. ६ Situated at Road / Street खालील प्रमाण S. No. / C.S.T. No. / F.P. No.

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) स.नं. २०/१, २०/२अ, २०/२ब
सुधारीत परवानगी/सी.सी. क्र. ठामपा/शिविवि/१४९ दि. १२/०६/२००९ मधील सर्व संबधित आपणांवर बंधनकारक राहतील.
- ६) सी.एन. पुर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक राहिल.
- ७) सी.एन.पुर्वी ४०.०० मी. रुंद डी.पी. रस्त्याखालील क्षेत्र ठा.म.पा.स देत असल्याबाबतचे नोंदणीचे घोषणापत्र व ताबा पावती सादर करणे आवश्यक तसेच जोत्यापुर्वी सदर ४०.०० मी. रुंद रस्त्याखालील जागेचे ठा.म.पा. च्या नावाने स्वतंत्र ७/१२ उतारे सादर करणे आवश्यक.

**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 _____

टनन - ९	
दस्त क्र.	६८८ / २०२८
११६ / १९२०	



विशेषतः नदी किनारे बांधकाम...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

बांधकाम करणे आवश्यक...

करणे आवश्यक राहिले...

नदी कितीही स्थितीत प्रमाणित सादर करणे आवश्यक...
अव्यक्त नसत बनावट बंधनकारक राहिले...
इन्जेर विभागाचे नाहरकत दाखले सादर करणे आवश्यक...
हवेस्टिंग व सॉलर वॉटर हीटिंग यंत्रणा कार्यरत करणे आवश्यक...
दरिद्रता टाई. आय. एल. आर. कडील मोजणी नकाशा सादर करणे...
शेडी सी सी रेखात ठेवण्यात येत आहे.
वायू प्रदूषण/हवेप्रदूषण काही वाद निर्माण झाल्यास त्यास विकासकर्ता...
स्थान क्षेत्रे महानगरपालिका जाबाबदार राहणार नाही.
कोणतेही दुर्घटना करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार सुविधा...
बांधकाम प्रकल्प अंमलबजावणी रस्ता भविष्यात बंद करता येणार नाही.
बांधकाम प्रकल्प वेळोवेळी भरणे आवश्यक.



Your's faithfully

[Signature] 30/4/15

कार्यकारी अभियंता,
शहर विकास विभाग,
ठाणे महानगर पालिका ठाणे.
Municipal Corporation of
The City of Thane



9
/2028



Certificate No. 2771

THANE MUNICIPAL CORPORATION, THANERegulation
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****PERMISSION / COMMENCEMENT CERTIFICATE**

- इमारत क्र.१ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + २ मजले.
 इमारत क्र.२ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ ते २६ मजले.
 इमारत क्र.३ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ ते २६ मजले.
 इमारत क्र.४ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + स्टिल्ट + १ मजला.

V. P. No. S06/0230/16 (2001/05) TMC / TDD 1725/16 Date: 17/3/2016
 To, Shri / Smt. अमिता आंबेकर (वा.वि.) (Architect)

Shri श्री. रतन काशिनाथ कवरे व इतर (मालक) (Owners)
से सार्वभूष एन्टरप्रायझेसचे भागीदार श्री मनोज सुदामा खेतवानी व इतर (कुलमुखत्यारधारक)

With reference to your application No. १५४५२ dated ०३/०२/२०१६ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village कासारवडवली Sector No. VI Situated at Road/Street _____ S. No. / ~~CS No.~~ / P. P. No. वरील 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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

स.क्र. २१/९ व २२/५, स.क्र. २१/११अ, २२/१, २३/२/१, २३/३/१ व २३/४.

- ५) सी.सी. पुर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक.
- ६) सी.सी. विषयांकीत भुखंडाचे सुधारीत अद्यावत ७/१२ उतारे सादर करणे आवश्यक.
- ७) सी.सी. अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ८) सी. सी. पुर्वी वृक्ष विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ९) सी.सी.पुर्वी सदर विकास प्रस्तावा करीता अग्रिम L.B.T. चा भरणा केलेल्या पावत्या तसेच L.B.T विभागाकडील नाहरकत प्रमाणपत्रव सादर करणे आवश्यक.

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 _____

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१. जी.सी. पूर्वी विभागातील भुखंडाक विना विक्रय विना त्या विक्रयव्यतीतिल तातूद क...
 २. जी.सी. पोलीस ठाण्या विक्रयव्यतीत करणे आवश्यक.
 ३. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ४. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ५. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ६. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ७. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ८. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 ९. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.
 १०. जी.सी. पूर्वी व.प. व.प. व.प. हे वेळ कमीत वेळेत निष्कारणाने तयार करणे आवश्यक राहिले.

कार्यालयीन परीपत्रकनुसार दर तीन महिन्यांनी Status Of Work बाबत विक्रयक व कमी मने Declaration सादर करणे आवश्यक.

जोन्यापूर्वी टी.आय.एल.आर. कडील हद्द कायम मोजणी नकाशांनुसार भुखंड हद्दीवर कुणालाचि नसावे आवश्यक.

जोन्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.

जोन्यापूर्वी अकृषिक आदेश सादर करणे आवश्यक.

वापर परवान्यापूर्वी अग्निशमन विभागाकडील अंतिम नाहरकत दाखला सादर करणे आवश्यक.

वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत दाखले सादर करणे आवश्यक.

वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलार सिस्टीम कार्यान्वित करणे आवश्यक.

वापर परवान्यापूर्वी उद्वाहन बाबत संबंधित विभागाकडील अनुज्ञापत्री प्रमाणपत्र सादर करणे आवश्यक.

भुखंडाचे मालकी हक्काबाबत/हद्दीबाबत काही वाद निर्माण झाल्यास त्यास विकास कर्ते पुर्णपणे जबाबदार राहतील. ठामपा त्यास जबाबदार राहणार नाही.

बांधकामास ठामपा पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.

नियमानुसार आवश्यक ती शुल्के वेळेवेळी भरणे आवश्यक.

पोडियमचे सि.सि पूर्वी पोडियमचे शुद्धता अरणा करणे आवश्यक आहे. राहिले.



Your's faithfully,

Signature
14.8.16

कार्यकारी अभियंता,
शहर विकास विभाग,
ठाणे महानगरपालिका ठाणे,

Municipal Corporation of
The City of Thane.





Certificate No. 284

THANE MUNICIPAL CORPORATION, THANERegulation
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

इमारत विंग अ : तळ + लोअर ग्राऊंड - १ + लोअर ग्राऊंड २ + अप्पर स्ट्रिक्ट + १ ते १४ पजले.

इमारत विंग बी : तळ + लोअर ग्राऊंड-१ + लोअर ग्राऊंड-२ + अप्पर स्ट्रिक्ट + १ ते ४ पजले.

V.P. No. २००३/१८८ (S०६/०२३५/१६) TMC/TDD 1802/16 Date: 16/5/18
 To: Shri / Smt. आकीटाईष कन्सल्टंटस् (इं) प्रा. लि. (Architect)
 Shri शेवंतीबाई मोरेस्वर फाटील व इतर (मालक) (Owners)
 चे. साईपुष्प एन्टरप्रायझेस चे भागीदार श्री. जगदीश कन्हैयालाल खेतवानी व इतर (कुलमुख्यत्यासपत्रात)

With reference to your application No. ७१४ dated १८/०४/२०१६ 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. वरील प्रमाणे in village कासारिवडवला Sector No. ६ Situated at Road / Street S. No. / CST No. / 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.

- ५) ठामपा/शत्रिवि/१५ दि. ३०/०६/२०१५ रोजीच्या सुधारीत परवानगी/सी.सी. मधोल सवे नवीन अटी आपणावर बंधनकारक राहतील.
- ६) वापर परवाना प्रमाणपत्रापूर्वी टि.आय.एल.आर. कडील मोजणी नकाशानुसार भूखडान्या करणे कुण्णभित्त बांधणे आवश्यक.
- ७) इमारतीचे १० व्या मजल्याचे काम सुरु करण्यापूर्वी रस्त्याखालील क्षेत्र ठा.म.पा.चे नावे ७/१२ सदरी करणे आवश्यक राहिल.

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 _____

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दस्त क्र. ८८५८ / २०१८
१२० / १२०





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

P51700000520

Project **Tokyo Bay Phase - 2A Plot Bearing / CTS / Survey / Final Plot No..21/9-Pt 22/1-Pt 22/5-Pt 21/11A Pt23/4 Pt**
at **Thane (M Corp.), Thane, Thane, 400615:**

1. **Puranik Tokyo Bay Private Limited** having its registered office / principal place of business at **Tehsil: Thane,**
District: Thane, Pin: 400615.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **18/07/2017** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 10-01-2024 17:59:07

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

Dated: 10/01/2024

Place: Mumbai

Add: 604, A Wing,
Mahavir Exotica,
Mogharpada, Ghodbunder Road,
Thane (W) 400615

Sachin J. Katkar
(Advocate)

**TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT under the instructions of Developer M/s. SAI PUSHP ENTERPRISES, having its office at : Puranik's One, Kanchan Pushpa, Opp. Suraj Water Park, G.B. Road, Thane (W). I have perused all the Deeds and Documents pertaining to the right, title and interest of the Developers in respect of following properties:

ALL THAT PIECE & PARCEL OF Land lying being and situated at Village Vadavali, Taluka & District Thane, bearing The Developer is developing piece and parcel of land bearing Survey No.20, Hissa No.1 (herein after referred as First Property). Survey No.20, Hissa No. 2B (herein after referred as Second Property), The said First and Second Property herein after collectively referred as Said Property.

Following documents are perused :

- Current 7/12 extracts.
- 7/12 extracts for last 50 years
- Relevant Mutation entries.
- Search Report
- Permission
- Title Deeds

BRIEF HISTORY OF FIRST PROPERTY :- Survey No. 20, Hissa No.1 admeasuring area 2740 sq. meters out of admeasuring area 2395 sq. meters

A. In respect of Current 7/12 extracts

It appears from the 7/12 extract dated 30/10/2015 that, the said property was owned by Shevantibai Moreshwar Patil & Others.

B. In respect of 50 years of 7/12 extracts

It appears from the 7/12 extract of 50 years that, the said property originally owned by Kalya Pandu.

C. In respect of 6 D Mutation Entries

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९३० / १९००



Addr: 604, A Wing,
Mahavir Exotica,
Mogharpada, Ghodbunder Road,
Thane (W) 400615

Sachin J. Katkar
(Advocate)

Jijabal Harishchandra Patil (Daughter) his legal heirs : i) Vinod Harishchandra Patil (Son) ii) Gangabal Harishchandra Patil (Daughter).

10. It appears from the mutation entry no. 658 dated 26/7/2006 that, the Nandkumar Kalya Patil died on 12/3/1996 leaving behind him following legal heirs : 1) Vanita Nandkumar Patil (Wife) 2) Yogita Nandkumar Patil (Daughter) 3) Sarita Nandkumar Patil (Daughter) 4) Yogesh Nandkumar Patil (Son) 5) Kavita Nandkumar Patil (Daughter).
11. It appears from the mutation entry no. 824 dated 3/7/2008 that, the Manish Ramdas Patil died on 13/4/2008 leaving behind his following legal heirs : 1) Vaishali Manish Patil (Wife) 2) Yukta Manish Patil (Daughter).
12. It appears from the mutation entry no. 1269 dated 5/11/2011 that, said property converted into Non Agricultural as per Order of Collector Mahsul/K-1/T-1/NP/SR-183/2004 dated 11/5/2007.
13. It appears from the mutation entry no. 1296 dated 16/3/2012 that, the Laxmibai Ramdas Patil & others through Power of Attorney Holder Veerdhaval Sitaram Ghag executed Conveyance Deed in favour of Veerdhaval Sitaram Ghag & Sangita Veerdhaval Ghag which is duly executed & registered on 24/6/2011 vide sr. no. 6072/2011.
14. It appears from the mutation entry no. 1320 dated 6/8/2012 that, said property converted into Non Agricultural as per Order of Collector Mahasul/K-1/T-1/NP/SR-183/2004 dated 11/5/2007.
15. It appears from the mutation entry no. 1476 dated 19/11/2013 that, As per the order in RTS Appeal No. 104/2013 the SDO cancelled the order no. Mahasul/K-1/T-3/Hakkanond-1/Takrar SR 59/20012 dated 29/11/2012 of Tahsildar and cancelled the mutation entry no. 1296.

D. In respect of Search Report with the Sub Registrar of Assurances.

Search Report issued by Searcher Mr. Ramesh Dhalpe for the period of year 1950 to 2012 and Mr. Akshay Kinjale for the period 2012 to 2016 (5/2/2016) placed before me.

1. Sathekarar executed in favour of Veerdhaval Sitaram Ghag. The said Sathe karkar registered on 24/8/1993 in the S.R.O. Thane 1 at No. 2723/1993.

2. Veerdhaval Sitaram Ghag & Sangeeta Veerdhaval Ghag Development Agreement in favour of M/s Unnar/2038

रनन-९
दस्तावेज क्र. ९३२/२०३८
९३२/२०३८



Annexure I

Particulars	%	Amount	GST Amount	Total amount incl. GST
Agreement Cost		2,457,600	196,608.00	2,654,208.00
On Booking	10%	245,760.00	19,660.80	265,420.80
On Agreement	20%	491,520.00	39,321.60	530,841.60
On Initiation of Foundation	10%	245,760.00	19,660.80	265,420.80
On Initiation of Plinth	5%	122,880.00	9,830.40	132,710.40
On Initiation of 2nd Slab	2%	49,152.00	3,932.16	53,084.16
On Initiation of 8th Slab	2%	49,152.00	3,932.16	53,084.16
On Initiation of 14th Slab	2%	49,152.00	3,932.16	53,084.16
On Initiation of 26th Slab	3%	73,728.00	5,898.24	79,626.24
On Initiation of 28th Slab	4%	98,304.00	7,864.32	106,168.32
On Initiation of 30th Slab	4%	98,304.00	7,864.32	106,168.32
On Initiation of 32th Slab	4%	98,304.00	7,864.32	106,168.32
On Initiation of 34th Slab	4%	98,304.00	7,864.32	106,168.32
On Initiation of Blockwork	4%	98,304.00	7,864.32	106,168.32
On Initiation of Concealed Plumbing	3%	73,728.00	5,898.24	79,626.24
On Initiation of Kitchen Platform	4%	98,304.00	7,864.32	106,168.32
On Initiation of Aluminium Windows	4%	98,304.00	7,864.32	106,168.32
On Initiation of Waterproofing Work	3%	73,728.00	5,898.24	79,626.24
On Initiation of Lift	4%	98,304.00	7,864.32	106,168.32
On Initiation of External Painting	4%	98,304.00	7,864.32	106,168.32
On Receipt of Occupancy Certificate	4%	98,304.00	7,864.32	106,168.32

Note: The amount of GST payable with the respective installments is calculated on the basis of GST applicable under Finance Act, 2017. The amount of GST shall be subject to revision as per the applicable rate of GST for the relevant installments. The Purchaser shall also be responsible to pay, GST or other taxes as shall be levied and required to be paid by the Government as per the rules and regulations for the time being in force.



भारत सरकार

Government of India



Issue Date: 04/07/2013



प्रकाश विनायक पवार

Prakash Vinayak Pawar

जन्म तारीख/DOB: 01/06/1963

पुरुष/ MALE

2118 8059 8539

VID : 9187 2164 7363 4584

माझे आधार, माझी ओळख

P. 20/11/20

Please Tick

Saving A/C No : _____ Branch FILE No. : _____

CIF NO. _____ PAL/Take Over/NEW/Resale/Top up _____

RLMS / LOS Reference No. _____ Tie Up No. (if applicable) _____

Applicant Name : PRAKASH VINAYAK PAWAR

Co-Applicant Name : _____

Contact (Resi.) : _____ Mobile : 8208438542

Loan Amount : 42,00,000/- Tenure : 25 years

Interest Rate : _____ EMI : _____

Loan Type : TERM LOAN SBI LIFE : YES

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : THANE

Property Cost : _____

Name of Developer / Vendor : _____

RBO - ZONE - _____ Branch : CBD BELAPUR (Code No) 13551

Contact Person : PRAVIN AHIRE Mobile No: 8082556862

Name of RACPC Co-ordinator along with Mob No. _____

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	RCSL 19/11/20
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No. _____



HL TO BE PARKED AT CBD BELAPUR BRANCH