

24/12/2020



सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 7865/2020

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

| | |
|--|-------------|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 8980000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6004564.344 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | |
| (10) दस्त नोंदणी केल्याचा दिनांक | |
| (11) अनुक्रमांक, खंड व पृष्ठ | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | |
| (14) शेरा | |

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं-1404, 14 वा मजला, बिल्डिंग नं- 2 बी, ड्यु बिल्डिंग, ए-विंग, हायलॅन्ड हेवन, साकेत रोड, बाळकूम पाडा नं-3, मौजे- बाळकूम, ठाणे पश्चिम सदनिकेचे क्षेत्रफळ - 585 चौ.फूट कारपेट (झोन नं-9 /38 - 3 ई-1) (Survey Number : जुना सर्वे नं- 73/17(पैकी), 75/5, 75/6, 75/6, 75/7, 75/8, 80/1, 81/3, 82, 83/1/2, 83/1/3(पैकी), 83/1/3(पैकी), 83/2, 83/3(पैकी), 83/3(पैकी) नवीन सर्वे नं-150/17/सी, 152/5 ए, 152/6 ए, 152/7, 152/8, 157/1 ए, 158/3 ए, 159, 160/1 बी/2, 160/1 डी/3, 160/2, 160/3 बी, 160/3 सी ;)

1) 585 चौ.फूट

1): नाव:-मेसर्स सिद्धी क्रिश डेव्हलपर्स तर्फे भागीदार श्री. हेमल.जे. गाला यांचे तर्फे कबुलीजबाबाकरिता कु.मु. म्हणून प्रकाश व्ही. सुर्यराव - वय:-37; पत्ता:-प्लॉट नं: सिद्धी ग्रुप, , माळा नं: 4 था मजला, , इमारतीचे नाव: लेक सिटी मॉल, , ब्लॉक नं: कापूरबावडी जंक्शन, , रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AACAS3895G

1): नाव:-प्रिया कांबळे -- वय:-35; पत्ता:-प्लॉट नं: ए-1 /902, माळा नं: 9 वा मजला, , इमारतीचे नाव: वायले नगर, , ब्लॉक नं: खडकपाडा, , रोड नं: कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AVOPK3473E
2): नाव:-राहुर्ल टी. गुरचल -- वय:-38; पत्ता:-प्लॉट नं: ए-1 /902, माळा नं: 9 वा मजला, , इमारतीचे नाव: वायले नगर, , ब्लॉक नं: खडकपाडा, , रोड नं: कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ALCPG1205A

24/12/2020

24/12/2020

7865/2020

269400

30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दुय्यम निबंधक वर्ग-२,
ठाणे - १

8980000

सन - 9
दस्त क्र. 10545 / 2020
8/9/20

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AGREEMENT FOR SALE

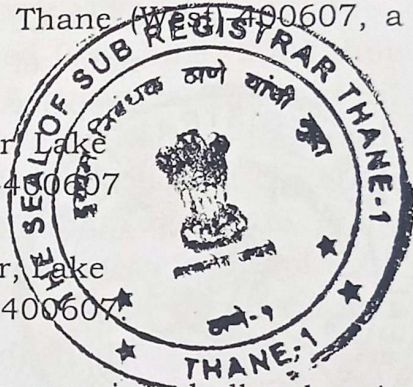
2/11/20

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 24th day of DEC. in the Christian Year **Two Thousand Twenty.**

BETWEEN

M/S SIDDHI KRISH DEVELOPERS (PAN AACAS3895G), having its address at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607, a Joint Venture, with its Constituents:

- A) **M/s Siddhi Developers,**
A Partnership Firm, having its Office at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607
- B) **M/s. Shree Sadguru Enterprises,**
A Partnership Firm, having its Office at: 4th floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607



hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the constituents for the time being constituting the said Firm **M/S. SIDDHI KRISH DEVELOPERS**, and the respective partners of the constituents and the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner and its further nominees and assignees) of **ONE PART.**

AND

(1) **MRS. PRIYA KAMBLE Adult, PAN No. AVOPK3473E** (2) **MR. RAHUL T. GURCHAL Adult, PAN No. ALCPG1205A, Indian Inhabitants, having address at : MOHAN PRIDE, A1-902, WAYALE NAGAR, KHADAKPADA, KALYAN (W) - 421301,** hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

2/11/20

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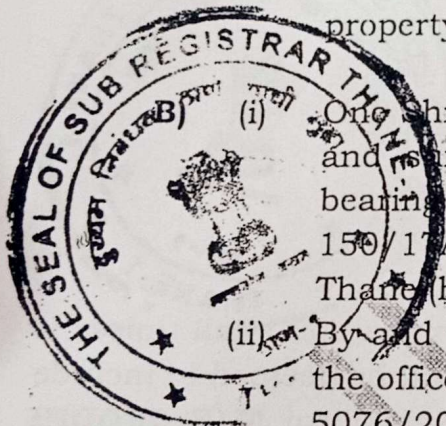
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दस्त क्र. 1284 / 2020

WHEREAS:-

A) (i) Smt. Suranjeet R. Shah, Shri Paresh L. Shah, Mr. Rohit B. Shah and Smt. Minaxshi Y. Desai were the absolute joint owners and fully seized and possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of the land admeasuring 7710 Sq. Mtrs. equivalent to 9226 Sq. Yds. or thereabouts bearing Old Survey No. 82 and corresponding New Survey No. 159 of Village Balkum, Thane, Taluka & District Thane Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, the same is hereinafter referred to as the **SAID FIRST PROPERTY**;

- (ii) By an Agreement dated 10th May 2007 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. 3590/2007 read with Agreement dated 5th December, 1985 and read with further Agreement dated 6th April 1992 and subsequently by Conveyance Deed dated 9th May 2008 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. TNN1/2820/2008 on 9.05.2008, said Smt. Suranjeet R. Shah and others through their Constituted Attorneys, have sold, transferred and conveyed the said first property unto and in favour of the Promoter herein, upon the terms and conditions more particularly set out therein.
- (iii) The Promoter has also been put into peaceful and physical possession of the Said First Property by said Smt. Suranjeet R. Shah and others;
- (iv) The said First property has been duly mutated and transferred in the name of the Promoter in record of rights in respect of the said First property.

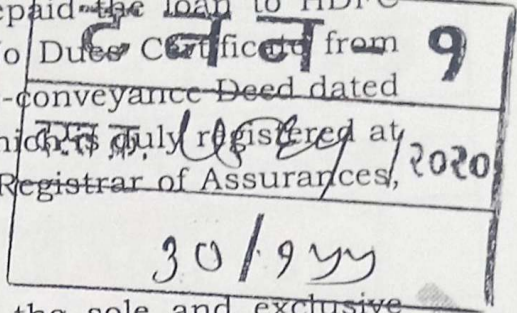


(i) One Shri. Vikas Kamalakar Hajirnis was the owner and otherwise well and sufficiently entitled to the land admeasuring 580 Sq. Mtrs bearing Old Survey No. 73/17 (P) and corresponding New Survey No. 150/17A of Revenue Village Balkum, Thane, Taluka and District Thane (herein after referred to as **SAID SECOND PROPERTY**);

- (ii) By and under an Agreement dated 29th June, 2005 duly Regd. with the office of the Sub- Register of Assurances, Thane at Srl. No. TNN5 5076/2005 executed between Shri. Vikas Kamalakar Hajirnis of the one part, one M/s. Sadhana Construction of the other part, said Shri. Vikas Kamalakar Hajirnis had agreed to grant development right in the said second property to and in favour of said M/s. Sadhana Constructions for the consideration and on the terms and conditions contained therein;
- (iii) Vide an Agreement for Sale with Possession dated 12th May 2006 duly Regd. with the office of the Sub- Register of Assurances, Thane at Sr. No. TNN2/3785/2006 executed between Shri. Vikas Kamalakar Hajirnis of the First Part, therein referred as Vendor, M/s. Sadhana Construction of the Second Part, therein referred as the Confirming Party and the Promoter herein of the Third Part therein referred as the Purchasers, the said Shri. Vikas Kamalakar Hajirnis at the instance and as per directions from the said M/s. Sadhana Constructions had agreed to sale, convey, transfer and assign the said second property to the Promoter for the consideration and on the terms and conditions contained therein;

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Ltd. along with interest thereon and received No Dues Certificate from
HDFC Ltd. Also the HDFC Ltd has executed a Re-conveyance Deed dated
27th February 2020 in favour of the Promoters which is duly registered at
Sr. No. TNN-12-2407/2020 in the office of Sub Registrar of Assurances,
Thane.



- KK) Subject to the above, the Promoter alone has the sole and exclusive rights to the said Properties including but not limited to right to develop the said Properties by constructing building/s thereon and to sell the premises from the such buildings constructed on the said Properties and to enter into Agreements with the Purchaser of the Premises and to receive the sale price or consideration in respect thereof;
- LL) The Purchaser has demanded from the Promoter and the Promoter have given inspection to the Purchaser of the documents of title relating to the said Properties referred to hereinabove and also of the Said Approved Plans and Said Occupation Certificate and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016(hereinafter referred to as "THE RERA") and the rules and regulations made there under (hereinafter collectively referred to as "Said documents, permissions and sanctions").
- MM) The Promoter have shown and disclosed to the Purchaser the Approved plan as well as proposed plan and the Promoter have made the Purchaser aware that, the Promoter may submit further amended plan/s to the local authority, to carry out construction in the complex known as Highland Haven with use of additional FSI/TDR that may become available to them in future, on account of change in rules and regulations such as 1) CRZ 2) MMR Rules 3) Height Restriction and/or any other Laws, rules and regulations. The Promoter have also made the Purchaser aware of the fact that the Purchaser may be required to execute and register any document such as letters, applications, Deed of Modification/Rectification, Supplementary Agreement, and/or any such other documents in respect of the said Premises as and when required by the Promoter without any delay and demur.
- NN) Being satisfied with said documents, permissions and sanctions, the Purchaser has applied to the Promoter for allotment of Residential Flat **adm. 54.44 sq. mtr (i.e. 585 sq. ft)** Carpet area, Bearing Flat No. **1404**, on **14th Floor in Building No. "2B"** of the approved plan which is also known as the **Wing "A" of Building Named "DEW"** of the complex to be known as **"HIGHLAND HAVEN"**, and presently under construction on the said properties hereunder written (hereinafter referred to as **"SAID PREMISES"**), a floor plan whereof is annexed hereto marked **Annexure - E** on ownership basis and the same is more particularly described in **SECOND SHEDULE**.
- OO) The carpet area of said premises is **54.44 sq. mtr (i.e. 585 sq. ft)** means net usable floor area of the said premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or

2/11/20

[Signature]

[Signature]

Rules made there under including the said Approved Plans and the said Occupation Certificates and the revised / amended plans provided to be submitted by the Promoter as stated above and all other approvals, permissions with regard to development of the said properties and has also verified all the information given and representations made by the Promoter as stated in the Recital Clauses written hereinbefore and he/she/they is/are fully satisfied about the same and he/she/they has/have no doubts, disputes, claims, requisitions, whatsoever in that behalf. The Purchaser does hereby state and confirm that he/she/they has/have no objection and he/she/they does/do hereby give his/her/their free and willing consent for development of the said properties in the manner proposed by the Promoter and as stated in the in this agreement.

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सं. 0264/2020
दि. 21/11/20

4. **AGREEMENT FOR SALE OF PREMISES:**

- a) The parties do hereby agree, record and confirm that the Recital Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall constitute, be construed and be deemed to be the part and parcel of the terms and conditions of these presents.
- b) Subject to the rights and privileges of the Promoter and subject to the disclosure made by the Promoter as stated hereinabove and elsewhere in this agreement and subject to the terms and conditions to be observed and complied by the Purchaser, the promoter hereby agrees to sell and the Purchaser by irrevocably and unconditionally accepting the rights and privileges of the Promoter and disclosure made by the Promoter as stated hereinabove and elsewhere in this Agreement, agrees to purchase and acquire from the Promoter and the Promoter do hereby agree to sell and allot to the Purchaser the said Premises being Residential Flat adm. 54.44 sq. mtr (i.e. 585 sq. ft) Carpet area Bearing Flat No. 1404, on 14th Floor in Building No. "2B" of the approved plan also known as the Wing "A" of Building Named "DEW" of the complex to be known as "HIGHLAND HAVEN" and presently under construction on the said properties and the Floor plan thereof annexed hereto and marked as ANNEXURE "E", and which is more particularly described in the SECOND SCHEDULE hereunder written on ownership basis and the price consideration of Rs. 89,80,000/- (Rupees Eighty Nine Lakhs Eighty Thousand Only) including Rs. Nil being the proportionate price of the common areas and facilities appurtenant to the premises and the nature, extent and description of common areas and facilities are more particularly described in the THIRD SCHEDULE hereunder written.
- c) The Purchaser has paid on or before execution of this agreement a sum of Rs. 28,56,175/- (Rupees Twenty Eight Lakhs Fifty Six Thousand One Hundred Seventy Five Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 61,23,825/- (Rupees Sixty One Lakhs Twenty Three Thousand Eight Hundred Twenty Five Only)
- d) The amount due and payable as on today as per the progress of work, after deducting the amount paid by the Purchaser, is Rs. 61,23,825/- which should be paid within 15 days from date of



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prior letters of intent, allotments letters, agreements, covenants, arrangements, communications, representations or warranties, whether oral or written, by any officer, employee, or representative of either Party relating thereto.

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दस्तावेज क्र. 152/24/2020

30. Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser whether expressly or impliedly shall be deemed to be covenant running with the said flat and shall be binding upon the Purchaser and his legal will at all times thereafter.

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
(SAID PROJECT LAND)**

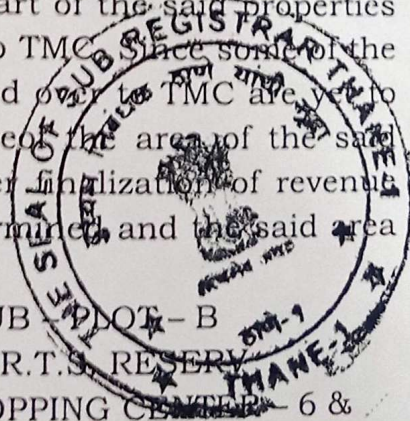
All those pieces and parcels of land totally admeasuring 23761.13 sq.mtrs or thereabout as per the schedule below, situated at **Village Balkum**, Thane, Taluka and District - Thane, Registration District and Sub-District - Thane and within the limits of Thane Municipal Corporation :

| Sr. No. | Old S. No./Hissa No. | New S. No. | Area in Sqr Mtrs |
|---------|----------------------|--------------|------------------|
| 1 | 73/17 (P) | 150/17/C | 290 |
| 2 | 75/5 | 152/5A | 3100 |
| 3 | 75/6 | 152/6A | 1840 |
| 4 | 75/7 | 152/7 | 1900 |
| 5 | 75/8 | 152/8 | 2600 |
| 6 | 80/1 | 157/1A | 900 |
| 7 | 81/3 | 158/3A | 290 |
| 8 | 82 | 159 | 7371.75 |
| 9 | 83/1/2 | 160/1B/2 | 1270 |
| 10 | 83/1/3(p) | 160/1C/1 | 1560 |
| 11 | 83/1/3(p) | 160/1D/3 | 1950 |
| 12 | 83/2 | 160/2 | 100.34 |
| 13 | 83/3(p) | 160/3B | 535.62 |
| 14 | 83/3(p) | 160/3C | 53.42 |
| | | Total | 23761.13 |

NOTE:

It is made clear that some of the properties forming part of the said properties are under reservation and consequently handed over to TMC. Since some of the 7/12 extracts allocating exact areas of the land handed over to TMC are yet to be prepared and finalized, and in consequence thereof the area of the said properties are also proportionately likely to vary. After finalization of revenue records, the exact area of the project land will be determined, and the said area will be the subject matter of the conveyance.

On or towards North : 20 MT. WD. D.P. RD & SUB - PLOT - B
 On or towards South : 15 MT. WD. D.P. RD & M.R.T.S. RESERVATION
 On or towards East : 15 MT. WD. D.P. RD, SHOPPING CENTER - 6 & GARDEN - 14
 ON or towards West : 20 MT. WD. D.P. RD & SUB - PLOT - C



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५३/१५५

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO:
(SAID PREMISES)**

Residential Flat adm. 54.44 sq. mtr (i.e. 585 sq. ft) Carpet area Bearing Fla No. 1404, on 14th Floor in Building No. "2B" of the approved plan which also known as the Wing "A" of Building Named "DEW" of the complex to be known as "HIGHLAND HAVEN", and presently under construction on the said properties.

**THIRD SCHEDULE ABOVE REFERRED TO :
(Description nature & extent of the Common Areas & Facilities)**

1. Common terraces on the top of the building.
 2. Common staircase, landings, common passages.
 3. The electrical installations, common lightings.
 4. Pump Room, Suction Pumps, Water Lines, Overhead and Underground Water Tanks.
 5. Drainage lines, Sewage Lines, Plumbing
 6. Compound Wall, Common Gates.
 7. Solar Water Heating System as per TMC Norms
 8. Sewage Treatment Plant as per TMC Norms
 9. Under Ground (UG) & Over Head (OH) Tank
 10. High Speed Elevators with DG Backup
 11. Club House
- Landscape Podium Area



Shri. Kamble
Shri. Kamble

HIGHLAND HAVEN



टनन-९

दस्त क्र. 42/144 /2020

42/144

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र.१ टाईप ए व इमारत क्र.२ टाईप बी तळ (पार्ट) + स्टिल्ट (पार्ट) + पोंडीयम २३ मजले
इमारत क्र.३ टाईप सी व इमारत क्र.४ टाईप डी स्टिल्ट (पार्ट) + पोंडीयम २३ मजले
क्लब हाऊस- तळ + १ मजला

V. P. No. S05/0040/11 TMC/TDD/2699/18 Date: 13/06/2018
To, Shri / Smt. मे. जितेश पी. पवार अॅण्ड असो. (Architect)

Shri मे. सिध्दी क्रिश् डेव्हलपर्सचे भागीदार श्री. हेमल जयेंद्र गाला व
(Owners)
श्री. राजदक्ष शर्मा (मालक व कुलमुखत्यारधारक)

With reference to your application No. 1552 dated 09/05/2018 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. वरीलप्रमाणे in village बाळकूम Sector No. 5 Situated at Road / Street _____ S. No. / C. S. T. No. / F. P. No. खालीलप्रमाणे नमूद

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.
- १) ठामपा/शिविवि/२०७४/१७ दि.०१/०३/२०१७ रोजीच्या परवानगी सी. सी. प्रमाणपत्रामधील सर्व अटी विकासकांवर बंधनकारक राहतील.
- २) १५.० मी. रुंदडी. पी. रस्ता, २०.० मी. रुंदडी. पी. रस्ता व एच. सी. एम. टी. आर. खालील अधिकार क्षेत्रातलेख इमारत क्र. ५ च्या जोता प्रमाणपत्रापूर्वी ठाणे महानगरपालिकेच्या नावे कामे बंधनकारक राहिल.
- ३) प्रस्तावातील प्रथम वापर परवान्यापूर्वी साकेत बाळकुम रस्त्यापासून प्रस्तावाधीन क्षेत्रापर्यंतच्या अक्सेस रोडचे काम पूर्ण करणे बंधनकारक 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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Verified with Original Yours faithfully,

ANUSHIKA PARKAR

No. P10384

Municipal Corporation of
the city of, Thane.

PTO.

ट न न - १

स.क. १५०/१७अ,ब,क,ड, १५२/५,६,७,८, १५७/१, जुना स.क्र.८२ नविन स.क्र.१५१, जुना
दस्त क्र. स.क्र.८१/३, ८३/१/३, ०२०/१/२, ८३/१/३ (पैकी) ८३/२, ८३/३ (पैकी) व नविन स.क्र.१५८/३

१६०/१अ,ब,क,ड, १६०/२, १६०/३ब, ३क.

५२/१५५

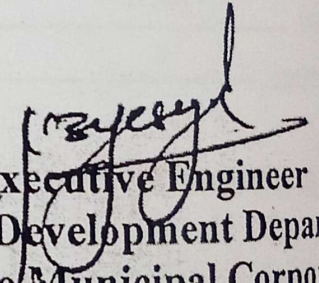
- ४) प्रथम वापर परवाना प्रमाणपत्राची मागणी करणेपूर्वी मंजूर नकाशानुसार प्रस्तावाधीन भूखंडासाठी पक्का स्वरूपाचे कुंपणभित बांधणे बंधनकारक राहिल.
- ५) वापर परवान्यापूर्वी Enclosed Balcony साठी सज्जा अधिमूल्य भरणे आवश्यक राहिल.
- ६) वापर परवान्यापूर्वी Organic Waste Composting System राबविणे बंधनकारक राहिल.
- ७) वापर परवान्यापूर्वी अग्निशमन दलाचा अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

सावधान

"मंजूर नकाशानुसार बांधकाम व करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलाम ५२ अन्वये दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."



Yours faithfully,


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

Office No. _____

Office Stamp _____

Date _____

Issued _____



ANNEXURE - "A"



Certificate No.:- 1415

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

इमारत क्र. १ टाईप ऐ व इमारत क्र.२ टाईप बी - तळ (पार्ट)+ स्टिल्ट (पार्ट) + पोडीयम +२३ मजले
इमारत क्र. ३ टाईप सी व इमारत क्र.४ टाईप डी - स्टिल्ट +पोडीयम + २३ मजले

V.P. No. एस०५/००४०/११ TMC/TDD/०००/०६००/१४ Date ०६/०९/२०१४

To, मे. जितेश पवार आणि असो. (वास्तुविशारद)
१०१, पहिला मजला स्वामी समर्थ अपार्ट., खारेगांव, ठाणे
मे.सिध्दी क्रिश डेव्हलपर्सचे भागीदार श्री.हेमल जयेंद्र गाला व
श्री.राजदक्ष शर्मा (मालक व कुलमुखत्यारधारक)

Sub - इमारत क्र. १ टाईप ऐ व इमारत क्र.२ टाईप बी - तळ (पार्ट)+ स्टिल्ट (पार्ट) + पोडीयम +२३ मजले
इमारत क्र. ३ टाईप सी व इमारत क्र.४ टाईप डी - स्टिल्ट + पोडीयम + २३ मजले

Ref. V. P. No. एस०५/००४०/११

Your Letter No.: ६६२१ दि. २४/८/२०१८

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at ठाणे Road / Street -- Ward No. -- Sector
No. ५ S. No. / C.T.S. No. / F. P. No. मागील पानावर Village बाळकुम under the

supervision of श्री. जितेश पवार Licensed Survey or / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. CA/2005/36017 may be occupied on the following conditions

- अग्निशमन विभागाकडील अंतिम ना हरकत दाखल्यामधील अटी विकासक / भोवत्यारदार यांचेवर बंधनकारक राहतील.
- वृक्ष पाणी व ड्रेनेज या विभागाकडील नाहरकत दाखल्यातील अटी विकासक / भागावटदार यांचेवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

PTO.

Municipal Corporation of
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC



| |
|----------------------|
| ट न न - १ |
| दस्त क्र. ८८५५ /२०२० |
| ६३/१५५ |

स.क्र. १५०/१७अ,ब,क,ड, १५२/५,६,७,८, १५७/१, जुना स.क्र.८२ नविन स.क्र.१५९, जुना स.क्र.८१/३, ८३/१/१, ८३/१/२, ८३/१/३ (पैकी) ८३/२, ८३/३ (पैकी) व नविन स.क्र.१५८/३, १६०/१अ,ब,क,ड, १६०/२, १६०/३ब, ३क.

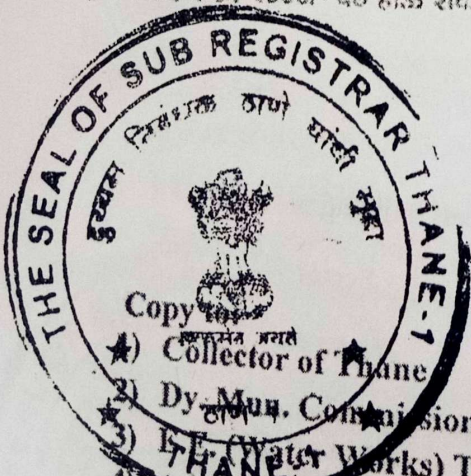
- ३) रेन वॉटर हार्वैस्टिंग, सौर उर्जेवर पाणी गरम करण्याची यंत्रणा, सी.सी.टी.व्ही.यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी विकासक /भोगवटादार यांचेवर बंधनकारक राहतील.
 ४) दि.३१.८.२०१८ रोजीचे विकासक यांचे हमीपत्र त्यांचेवर बंधनकारक राहिल.

सावधान

"मंजूर नकाशा Office No. १००००० न करणे तसेच विकसक नियंत्रण निवडणुकीनुसार आवश्यक त्या परवानग्या न घेत Office Stamp करणे, महाराष्ट्र प्रादेशिक व मजदूर रचना अधिनियमाचे कालम ५२ अनुसार दखलपत्र दाखवा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे काल व रु. ५०००/- दंड होऊ शकतो."



Yours faithfully



- Copy to
 1) Collector of Thane
 2) Dy. Mun. Commissioner
 3) (Water Works) TMC
 4) Assessor Tax Dept., TMC
 5) Vigilance Dept. T.D.D., TMC

[Signature]
 Executive Engineer
 Town Development Department
 Municipal Corporation of
 the city Of Thane.

टनन - १

दस्त क्र. ७८६५ /२०२०

१४०/१५५



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 :
P51700005689

Project: **Highland Haven Building 2b Dew-A Phase 2** Plot Bearing / CTS / Survey / Final Plot No.: **S. N. 83/1/3 PART, 83/1/3 at Thane (M Corp.), Thane, Thane, 400608;**

1. **Siddhi Krish Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400607.*

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

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

OR

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

- The Registration shall be valid for a period commencing from **11/08/2017** and ending with **31/03/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with

6.

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

at 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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/11/2017 11:35:02 PM

Dated: 11/08/2017

Place: Mumbai

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

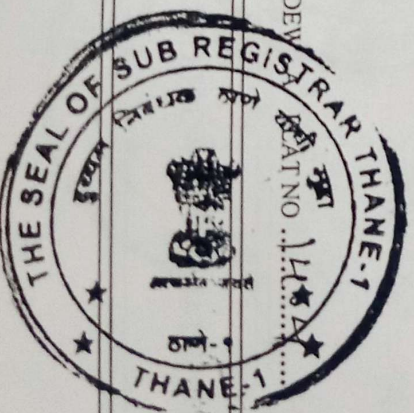
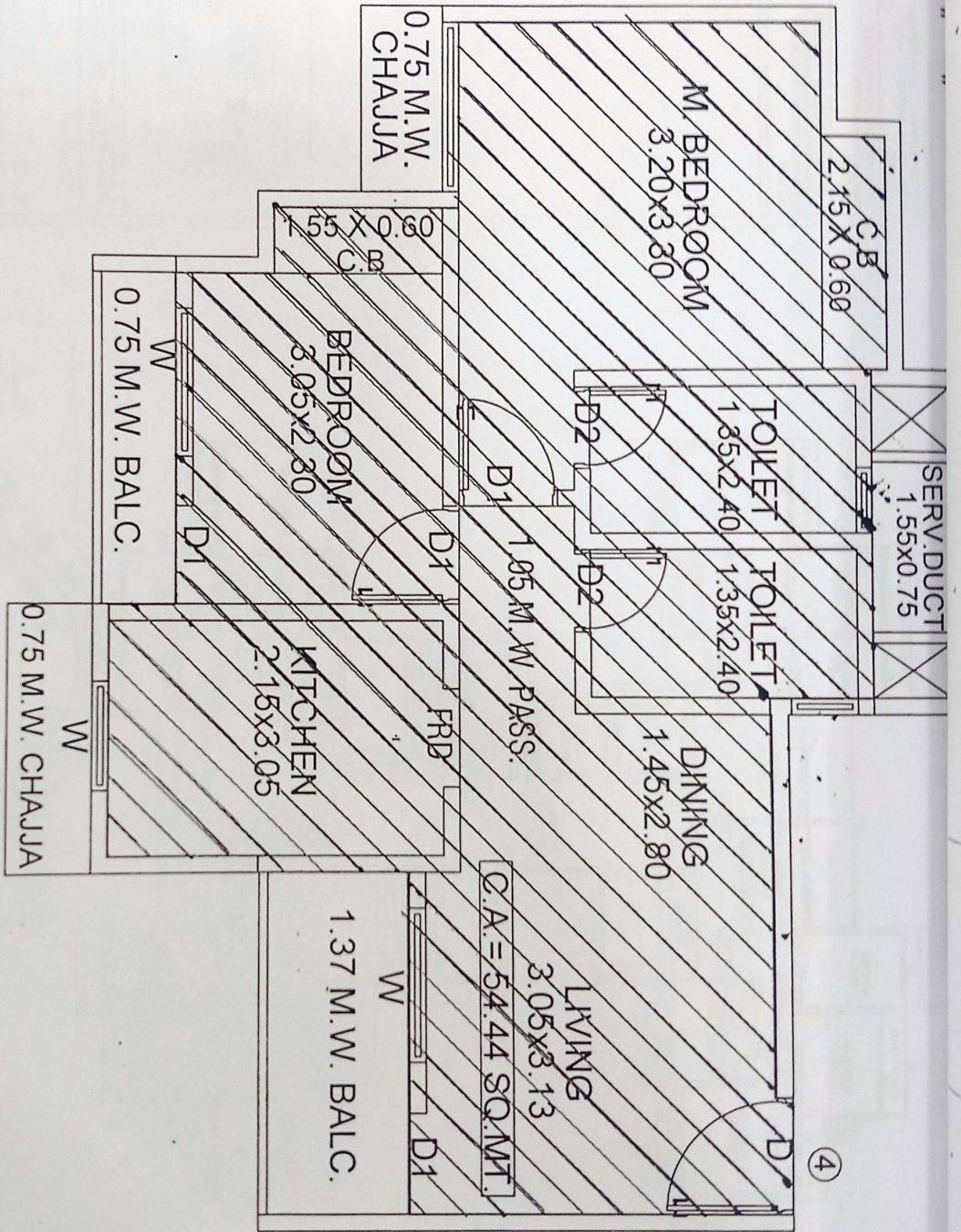
टनन - 9

दस्त क्र. 1084/200

923/944

NAME - Mrs. Priya Kamble
NAME - Mr. Rahul T. Gujarчал

ANNEXURE



1. ALL SCALE DIMENSIONS ARE IN METERS.
 2. THE DRAWING IS NOT TO BE SCALED.
 3. ANY DIMENSIONS NOT SHOWN SHALL BE AS PER THE ARCHITECT'S INTENTION.
 4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN IN THE DRAWING.



PROJECT: HIGHLAND HAVEN

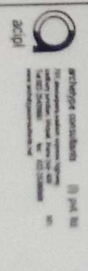
UNIT PLAN

DATE: 14/04/2008

SCALE: 1:50

DESIGNER: [Signature]

ARCHITECT: [Signature]



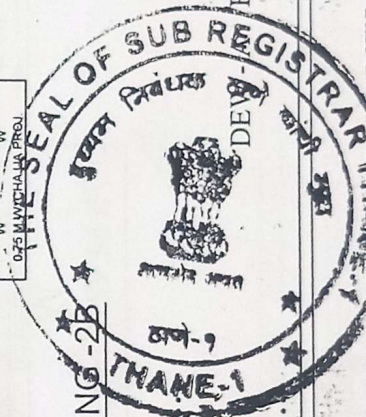
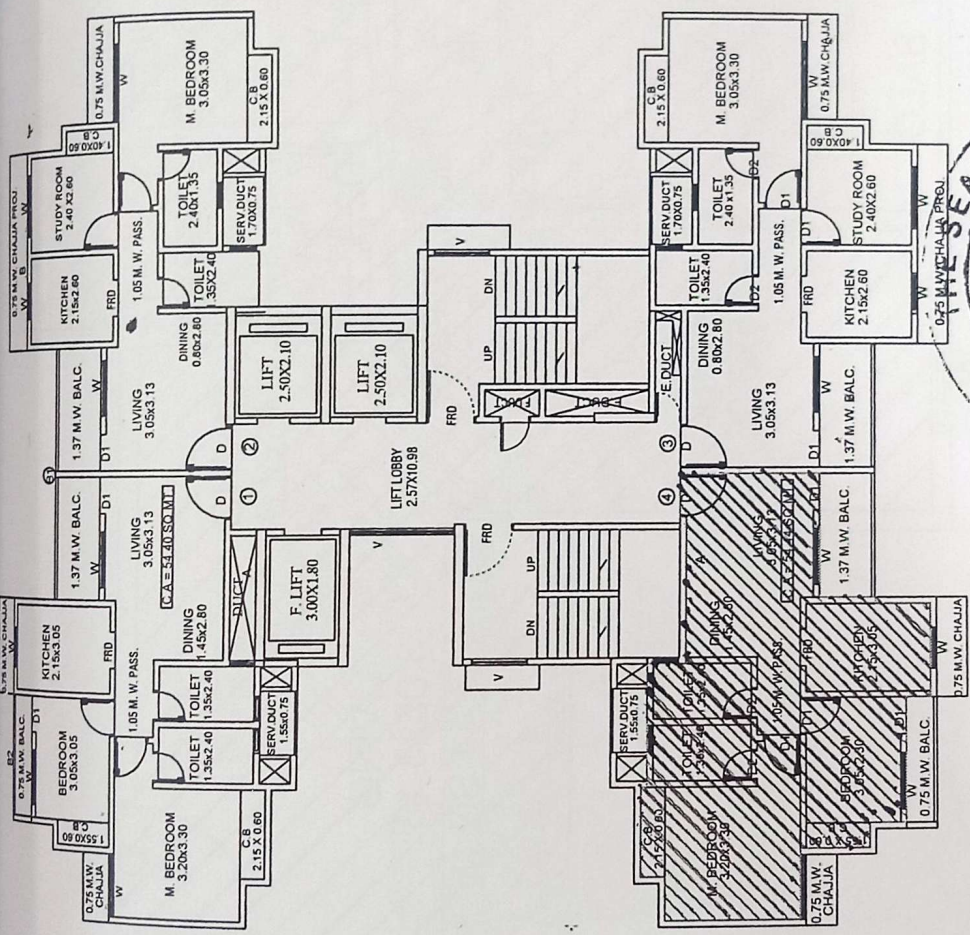
ट न न - 9
 दस्त क्र. 1484 / 2020
 922 / 1944

2. THE DRAWING IS NOT TO BE SCALED
 ONLY WRITTEN DIMENSIONS TO BE
 FOLLOWED.
 3. ANY DISCREPANCIES ARE TO BE BROUGHT
 TO THE ATTENTION OF THE ARCHITECT AND
 RESOLVED BEFORE COMMENCEMENT OF
 THE WORK



PROJECT: HIGHLAND HAVEN
 KEY PLAN
 DRAWING: TYPICAL FLOOR PLAN
 DRAWING NO. 01

archetype consultants (P) Pvt. Ltd.
 11, Shivajinagar, Shivajinagar, Pune - 411 004
 Tel: 020-26122000, Fax: 020-26122001
 www.archetypeconsultants.com
 acpi



BUILDING - 2B
 FLAT NO. 1404
 NAME - Mrs. Priya Kambale
 NAME - Mr. Rahul T. Gurchod

PROPOSED RESIDENTIAL BUILDING HIGHLAND HAVEN AT THANE

(Handwritten signatures)
 Kambale
 P. Kambale
 2020

(Handwritten signature)
 Gurchod

Date : 01/03/2021

To
MRS. PRIYA KAMBLE &
MR. RAHUL T. GURCHAL,
MOHAN PRIDE, A1-902, WAYALE
NAGAR, KHADAKPADA, KALYAN (W) – 421301.

Sub: - Possession Letter

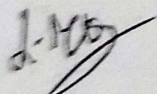
Dear Sir /Madam,

I/We hereby handover to you vacant and peaceful possession of the Flat No. 1404, on 14th Floor in Building No. "2B" of the approved plan also known as the Wing "A" of Building Named "DEW" of the complex to be known as "HIGHLAND HAVEN" as per Sanction Plan . situated at Survey No. 150/17A, 150/17B, 150/17C, 150/17D, 152/5, 152/6, 152/7, 152/8, 157/1 Old S No. 82, New S.No. 159 Old S.No 81/3, 83/1/1, 83/1/2, 83/1/3(pt), 83/1/3(pt), 83/2, 83/3(pt), 83/3(pt), New S.No. 158/3, 160/1A, 160/1B, 160/1C, 160/1D, 160/2, 160/3B, 160/3C, of Village Balkum, Tal & Dist. Thane, situated in "Highland Haven" Balkum Pada No. 3, Saket Road, Thane (W) - 400608 as per the Agreement for Sale dated 24/12/2020 registered under Serial No. TNN1-7865-2020 dated 24/12/2020.

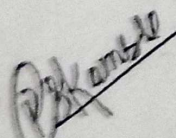
Thanking You,

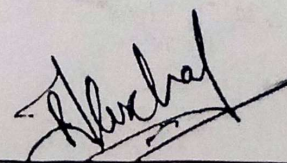
Yours Faithfully,

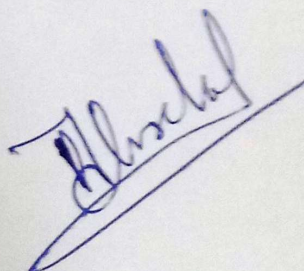
For M/S SIDDHI KRISH DEVELOPERS


(Partner)

I/We confirm having received vacant and peaceful possession of above premises.


(MRS. PRIYA KAMBLE)


(MR. RAHUL T. GURCHAL)



DETAILS (NON-STAFF)

nt Guarantor
ner: Yes No

CIF No/Account No.

First Name Middle Name Last
RAHUL TULSHIRAM GURCHAL

15111985 PAN:
9867214063

ouse: PRIYA SURESH KAMBLE
ther: TUSHIRAM RAJARAM GURCHAL

Male Female Third Gender
atus: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

UID No. 347436997639
No.

t No.:

No.

RESIDENT INDIAN (RI) NON-RESIDENT INDIAN (NRI) PERSON OF INDIAN ORIGIN (PIO)

ential Address:

anent Address:

ss 1: FLAT 1404 DEW BLDG NO 2 HIGH

Scan Done
9-1-20 RUMS - 501240709028690

- ① CIF - 77030262801
- ② CIF - 77153294573

File No.

SBI BHANDUPGAON (31734)

STAFF HOUSING LOAN
(TOP UP) - 15.00 Lacs.

| | |
|-----------------------------------|----|
| Name : PRIYA SURESH KAMBLE | |
| Subject : RAHUL TULSHIRAM GUACHAL | |
| Year : | To |

SWASTIK

Spring File

Extra Strong

COD
09/10/20
5:30pm