

Head Office : "LOKMANGAL",  
 PIN CODE - 411 005



Pin Code (indicating PIN is Mandatory)

Current Residence is

Phone No. with STD code

\* Mobile No.

Email ID (Personal)

\* Date of Birth

\* Gender

\* Marital Status

\* No. of Dependents

\* Pan No.

\* Aadhar No.

Passport No. (If available)

Permanent Address

Flat / Door / Block No.

Self owned	Family	Rented	Co. Lease
400612			

Single	Married	Others	Age
W	F	T	36

Children	Others	Others
5		

(If Current address is different)

Flat / Door / Block No.
FLAT NO. 202

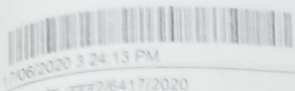
Self owned	Family	Rented	Co. Lease
9930958849			

Single	Married	Others	Age
M	F	T	30

Children	Others	Others
2		

Flat / Door / Block No.
FLAT NO. 202





दस्तावेजों का भाग - 2

दस्तावेज नं. 928/930  
दस्तावेज नं. 64/17/2020

दस्तावेज नं. 2/64/17/2020  
दस्तावेज प्रकार - जनरल पावर ऑफ अटॉर्नी

- पक्षकाराचे नाव व पत्ता  
नाम: रोहिंद गोपाळ काळे -  
पत्ता: प्लॉट नं. ए/1, माळा नं. - इमारतीचे नाव: विवेकेश्वर अपार्टमेंट,  
झोळ नं. - रोड नं. चार्ड, ठाणे, महाराष्ट्र, ठाणे  
पिन नंबर: *400012*
- नाम: सुरेश वसंत धोरणे -  
पत्ता: प्लॉट नं. ए/1, माळा नं. - इमारतीचे नाव: विवेकेश्वर अपार्टमेंट,  
झोळ नं. - रोड नं. चार्ड, ठाणे, महाराष्ट्र, ठाणे  
पिन नंबर:
- नाम: मेमोरी विराची कन्स्ट्रक्शन कंपनी तर्फे भागीदार इन्व्हाईट  
विराची -  
पत्ता: - तळ मजला, विराची प्लाझा, - कौसा, ठाणे, कौसा,  
MAHARASHTRA, THANE, Non-Government,  
पिन नंबर:
- नाम: मेमोरी विराची कन्स्ट्रक्शन कंपनी तर्फे भागीदार केंद्रात इन्व्हाईट  
विराची -  
पत्ता: प्लॉट नं. - माळा नं: तळ मजला, इमारतीचे नाव: विराची  
प्लाझा, झोळ नं. - रोड नं: कौसा, ठाणे, महाराष्ट्र, ठाणे.  
पिन नंबर:

पक्षकाराचा प्रकार  
पावर ऑफ अटॉर्नी  
होल्डर  
वय - 48  
स्वाधरी -

पावर ऑफ अटॉर्नी  
होल्डर  
वय - 43  
स्वाधरी -

कुलमुद्राधार देणारा  
वय - 46  
स्वाधरी -

कुलमुद्राधार देणारा  
वय - 41  
स्वाधरी -



दस्तावेज करून देणारा तथ्यांकापीत जनरल पावर ऑफ अटॉर्नी चा दस्तावेज तयार दिल्याचे कबुल करतात  
शिक्का क्र. 3 ची वेळ: 17/06/2020 03:22:46 PM

शेवटचा-  
द्वितीय इमम असे निवेदीत करतात की ते दस्तावेज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- पक्षकाराचे नाव व पत्ता  
नाम: संदिप झाल्टे -  
वय: 29  
पत्ता: ठाणे.  
पिन कोड: 400601
- नाम: राम पवार -  
वय: 37  
पत्ता: ठाणे.  
पिन कोड: 400601

स्वाधरी  
स्वाधरी



**ट न न - ५**  
दस्त क्र. 928/0/2028  
928/930

शिक्का क्र. 4 ची वेळ: 17/06/2020 03:25:40 PM

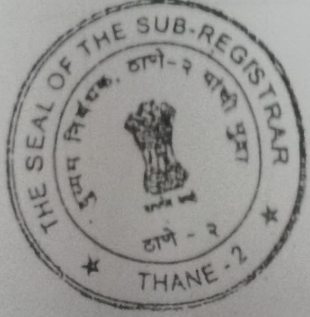
शिक्का क्र. 5 ची वेळ: 17/06/2020 03:24:01 PM

Joint Sub Registrar Thane 2



sr.	Purchaser	Type	Transaction no/Voucher no	GRS/Receipt no	Amount	Used At	Deface Number	Deface Date
1	MESSRS VIRANI CONSTRUCTION COMPANY	eChallan	681033380200	1296	500.00	SD	0000570690202021	17/06/2020
2		By Cash			100	RF		
3		By Cash						

iSarita v1.5.0



प्रमाणित करण्यात येते कि सदर  
दस्त क्र. ९२८/०/२०२८ मध्ये...  
पाने आहेत.  
पहिले नंबराचे बुकात अ. नं. ....  
...९२८/०/२०२८ वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २  
दि. १७/०६/२०२०



ट न न - ५  
 दस्त क्र 92720/2028  
 99E A30

SIGNED AND DELIVERED by the  
 Within named the "FIRST PARTY"  
 M/s. VIRANI CONSTRUCTION COMPANY,  
 Through its Partners



MR. TOBAI ESMAIL VIRANI

2) MR. FAIYAZ ESMAIL VIRANI



in the presence of

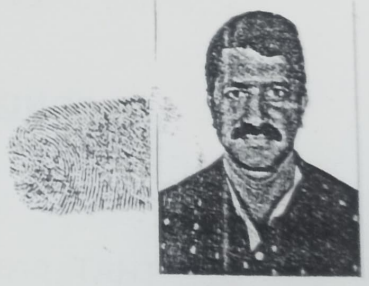
1.

2.

ट न न - २  
 दस्त क्र 10570/2020  
 ६ / १६

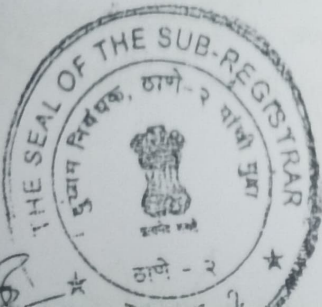
WE ACCEPT THE POWER

1) MR. GOVIND SOPAN KAKADE



2) MR. SURESH VASANT THORVE

POWER OF ATTORNEY HOLDER



1.

2.



behalf of us to admit executory documents executed by any partners among us.

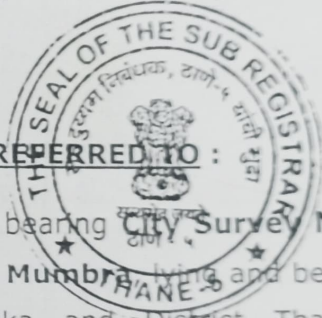
टनन - २  
दस्तावेजों के अंगीकार  
५ / १५

2) For us to present for registration of any documents hereto before Sub - Registrar of Assurances, Thane.

3) To do all acts, deeds and things for us and on our behalf to cause to attendance of our executing parties to any documents before the Sub - Registrar of Assurances, Thane to make any application or submissions in writing for the purpose of effectively registering any documents as our said attorneys may deem fit.

टनन - ५  
दस्तावेजों के अंगीकार  
१२४० / २०२४  
११५ / १३०

AND we ourselves agree to ratify and confirm all and whatsoever our said Attorney shall purpose to do or cause to be done by virtue of these presents.



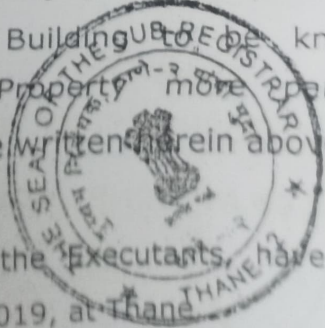
**FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THOSE pieces or parcels of land bearing City Survey No. 286 To 293, 295 To 302 of Village - **Mumbra** lying and being at **Mumbra Station, Thane** Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane and according to revenue records, bearing following descriptions:

**SECOND SCHEDULE ABOVE REFERRED TO :**

**(SAID PREMISES)**

ALL THAT premises being **Flat/s/ Shop/s/Office/s / Parking Space/s** in the Building **UP TO BE** known as "**MARINA**" in the Said Property **more** particularly described in the First Schedule **written** herein above.



IN WITNESS WHEREOF we, the Executants, have put our hands on this **17<sup>th</sup>** Day of June 2019, at Thane

*[Handwritten signatures and marks]*

ANNEXURE 'F'

ट न न - ५

दस्त क्र. १२४०/२०२४

१०८/१३०



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

PS1600018633

Project: **Marina**, Plot Bearing / CTS / Survey / Final Plot No. **CTS 286 TO 293, 295 TO 302 at Thane (M Corp.), Thane, Thane, 400612.**

1. **Virani Construction Company** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400050**.

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 **22/11/2018** and ending with **01/10/2025** 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 12/1/2018 2:23:49 PM

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

Dated: 22/11/2018

Place: Mumbai

Floor 1604  
Floor 16

एनन - ५  
दस्तावेज क्र. 92820/2028  
906/930



16th FLOOR PLAN  
(REFUGE)



*Handwritten signature/initials*

MARINA

CURRENT AREA STATEMENT

FLOOR	FLAT NO.	FLAT TYPE	AREA IN SQ.MT	
			CURRENT AREA (CALCULATED NET WALLS & STRUCTURES)	C.B. AREA
REGISTRE AREA				
1	1 BHK		31.79	0.24
2	1 BHK		31.71	0.48
3	1 BHK		18.82	0.24
4	1 BHK		19.18	0.24
5	1 BHK		19.28	0.24
6	1 BHK		32.22	0.24
7	1 BHK		31.72	0.24
8	1 BHK		32.22	0.24
9	1 BHK		32.22	0.24

Name of Party -  
Abdul Kader Abdul  
Rauf Patel

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON LAND BEARING C.13/NO. 286 TO 292 AT VILLAGE MUMBARA, TAL. & DIST. THANE

DEVELOPER

M/S. VIBHANI CONSTRUCTION CO.

ARCHITECTS

ARCHITECTS.  
scapes

SCAPES EXHIBIT  
CAPING CONTRACT UNDER PROJECT NUMBER  
161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ANNEXURE - I

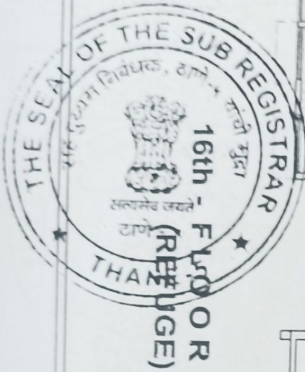


FLAT-1604  
FLOOR-16th

रज न - ५

दस्तावेज क्र. 92820/2028

906/930



16th FLOOR PLAN  
(REF JUDGE)



*Handwritten signature or initials.*

MARINA

CARPET AREA STATEMENT

FLOOR	FLAT NO.	FLAT TYPE	CARPET AREA INCL. OPENING AND WALLS	ENCLOSURE STRUCTURE AREA	G.R. AREA
16TH FLOOR	1	1 BHK	31.29	-	0.14
	2	1 BHK	31.27	-	-
	3	1 BHK	18.82	8.48	-
	4	1 BHK	19.19	8.14	-
	5	1 BHK	19.26	8.14	-
	6	1 BHK	22.22	0.96	-
	7	1 BHK	31.72	0.14	-
	8	1 BHK	31.72	0.14	-
	9	1 BHK	22.02	-	1.43

None of party -  
Abdul Kader Abdul  
Rauf Patel

ANNEXURE - 1

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON LAND BEARING C.T.S. NO. 286 TO 302  
AT VILLAGE MUMBARA, TAL. & DIST. THANE.

DEVELOPER

M/S. VIRAJI CONSTRUCTION CO.

ARCHITECTS

ARCHITECTS-  
scapes

SEABAR EASTERN  
QUARTER CENTRAL CAMP THANE  
MUMBAI (VILLAGE THANE)  
TEL. NO. 2200888  
WWW.SCAPESARCHITECTS.COM

scapes architects









STAMP OF APPROVAL



PROPOSED FLOOR AREA CALCULATION

Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	10000.00
2	Area of Road	1000.00
3	Area of Open Space	500.00
4	Area of Building	8500.00
5	Area of Terrace	100.00
6	Area of Verandah	100.00
7	Area of Staircase	100.00
8	Area of Lift	100.00
9	Area of Other	100.00
10	Total	10800.00

PLANNED FLOOR AREA CALCULATION

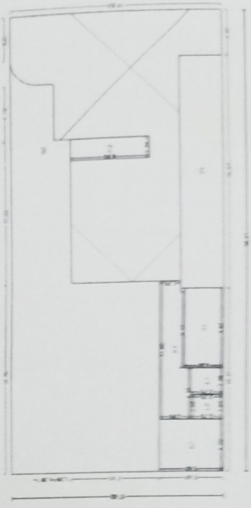
Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	10000.00
2	Area of Road	1000.00
3	Area of Open Space	500.00
4	Area of Building	8500.00
5	Area of Terrace	100.00
6	Area of Verandah	100.00
7	Area of Staircase	100.00
8	Area of Lift	100.00
9	Area of Other	100.00
10	Total	10800.00



AREA CALCULATION GROUND

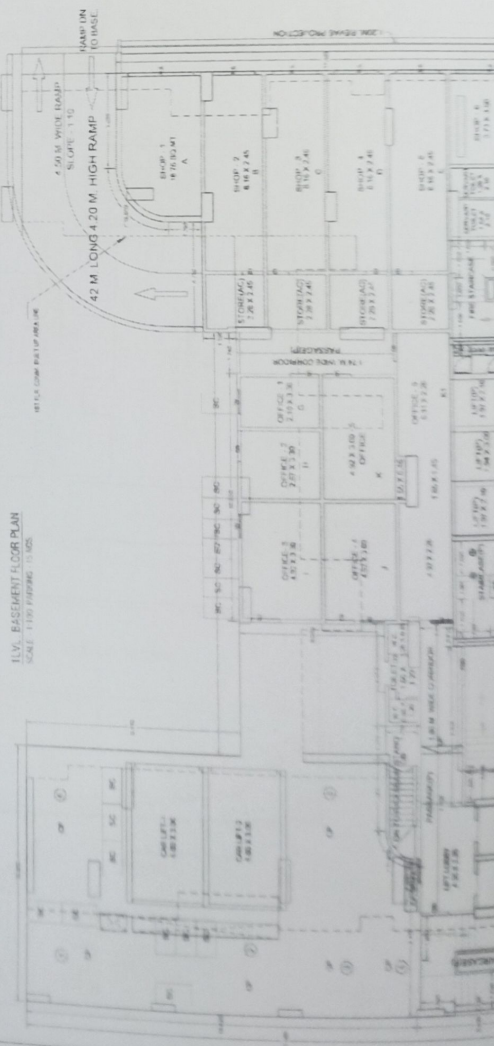
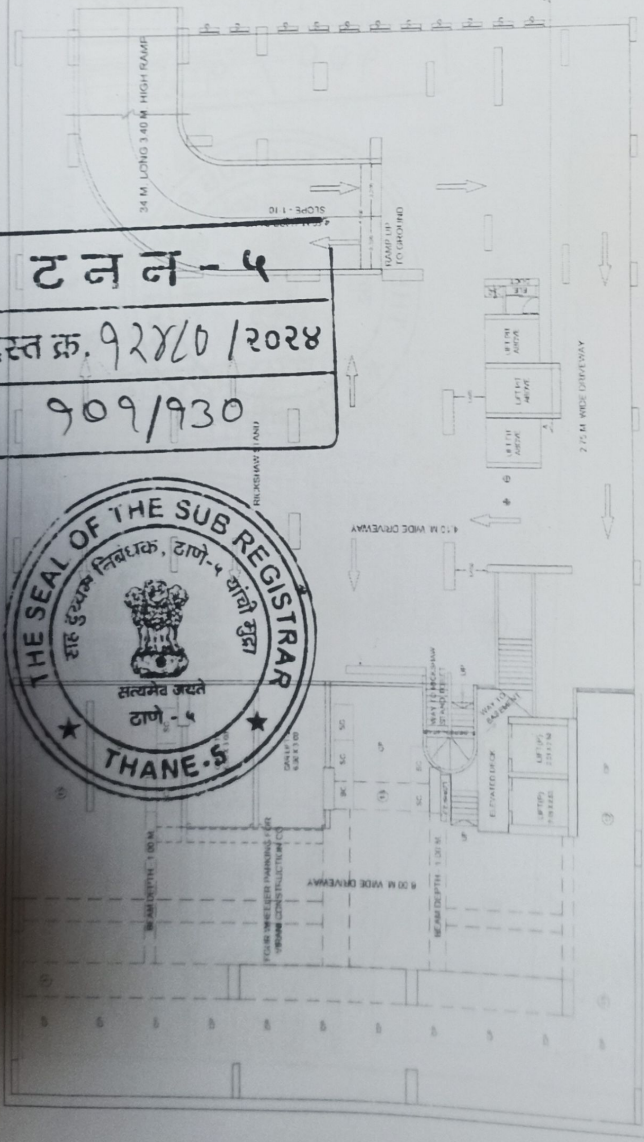
Particulars	Area
Total	10800.00
Area of Road	1000.00
Area of Open Space	500.00
Area of Building	8500.00
Area of Terrace	100.00
Area of Verandah	100.00
Area of Staircase	100.00
Area of Lift	100.00
Area of Other	100.00
Total	10800.00

AREA CALCULATION GROUND



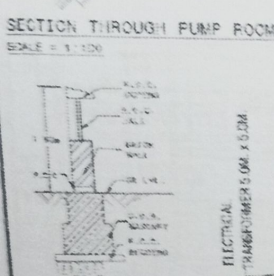
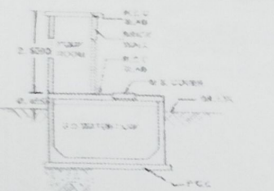
BUA AREA DIAGRAM GROUND FLOOR

टन न - ५  
 दस्त क्र. १२४७०/२०२४  
 १०१/१३०



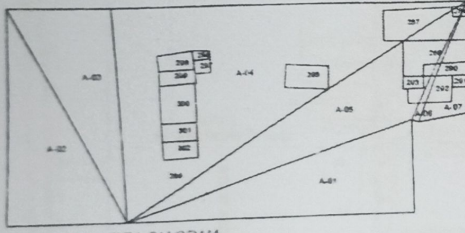
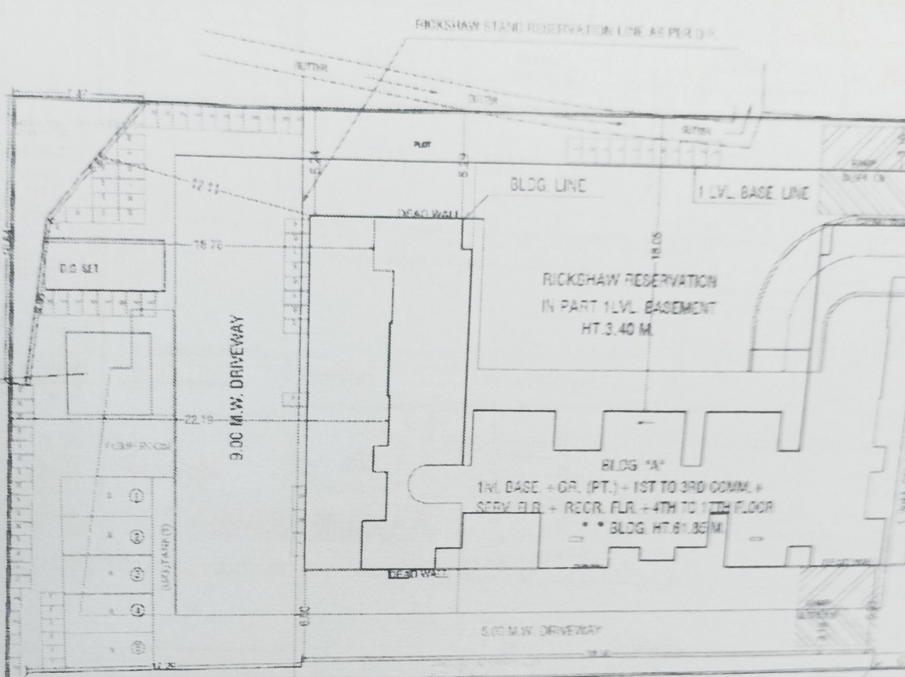
OWNER'S NAME: DEVELOPER NAME: PUNJOLIVE  
 MS. PUNJOLIVE CONSTRUCTION COMPANY  
 OWNER ADDRESS: 100, PUNJOLIVE, THANE  
 PROJECT: PUNJOLIVE APARTMENT BUILDING  
 PLOT No. /  
 P. No. /  
 P. No. /  
 ARCHITECT:

NO.	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION	DATE OF ACQUISITION
1	...	...	...	...	...	...	...	...	...	...



**PLOT AREA CALCULATION**

Triangle	Area
A-01	364.53
A-02	325.38
A-03	275.46
A-04	999.54
A-05	389.00
A-06	13.26
A-07	75.58
<b>Total (PLOT)</b>	<b>2442.94</b>



**BLOCK PLAN**  
SCALE = 1:200

**PARKING CALCULATION**

TYPE	CARPET AREA (FSI (M <sup>2</sup> ))	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP. BY RULE	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	BLU: 0 - 35	1	123	0	0	0	0	0	0
Residential	BLU: 35 - 50	2	2	1	1	1	2	1	1
Residential	BLU: 50 - 75	1	0	1	0	1	0	1	1
Residential	BLU: > 75	1	0	2	0	1	0	1	1
Commercial	FSI: 0 - 400	25	400	1	16	1	20	1	1
Commercial	FSI: > 400	50	1342.64	1	27	1	67	1	1
Total	Required	-	-	-	44	-	89	-	89
Total	Proposed	-	-	-	26	-	26	-	26

**WATER REQUIREMENT**

TANK	OCCUPANT LOAD (NOS)	CONSUMPTION PER DAY (LIT)		PROPOSED CAPACITY (LIT)	
		THMTS AREA FACTOR	REQD.	BY RULE	REQD.
LIGHT	Resi-Comm	125.00	5.00	625.00	135.00
	Resi-Comm	1742.64	15.00	175.00	45.00
GWPT	FIRE REQUIREMENT	-	-	-	100000.00
	TOTAL	-	-	-	182250.00
GWPT	FIRE REQUIREMENT	50%	-	-	96125.00
	TOTAL	-	-	-	200000.00
TOTAL		-	-	-	118125.00

**BUILDING WISE FSI STATEMENT**

BUILDING	FSI AREA				BALCONY		PASSAGE	STAIR FREE OF FSI	LIFT	TERRACE	LIFT INC ROOM	TENEMENTS	TOTAL FSI AREA
	COMM	RESI	IND	SPEC	PERM	PROCP							
A-1 (1)	1742.64	3752.30	0.00	0.00	371.30	380.95	11.80	000.00	009.98	004.79	0.00	129	1461.91
Total	1742.64	3752.30	0.00	0.00	371.30	380.95	11.80	000.00	009.98	004.79	0.00	129	1461.91



**BUILT UP AREA STATEMENT**

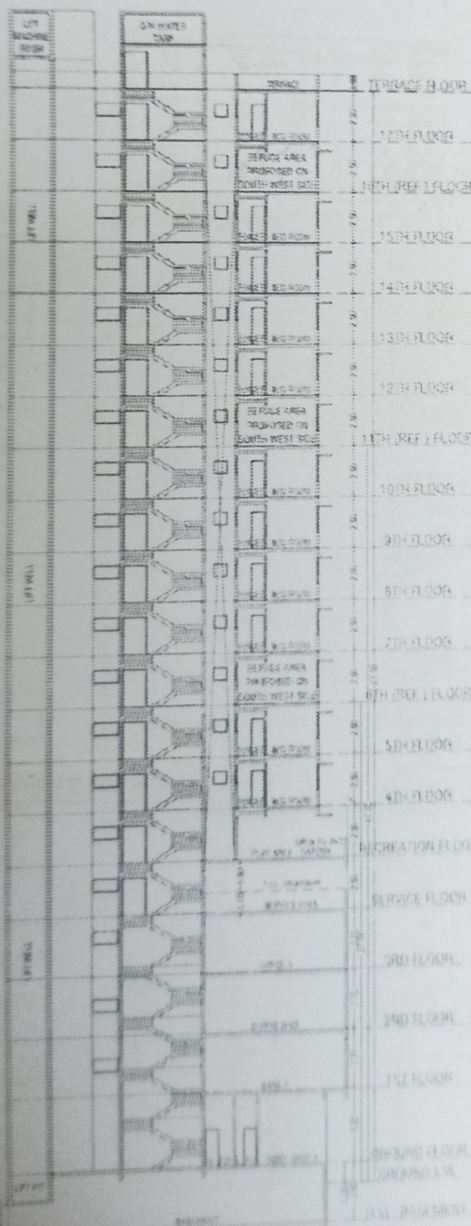
FLOOR	SI. AREA	STAIR AREA	TENEMENTS
COMM. BLDG.			
1 <sup>ST</sup> BASEMENT	0.00	0.00	0.00
DR FLOOR	216.40	113.72	16.00
1 <sup>ST</sup> FL.	902.36	105.42	10.00
2 <sup>ND</sup> FL.	504.76	105.42	10.00
3 <sup>RD</sup> FL.	463.54	124.03	10.00
TOTAL	1742.74	448.60	81.11
RESID. BLDG.			
SERVICE FL.	0.00	15.84	-
RESERVATION FL.	37.30	47.25	-
3 <sup>TH</sup> FL.	700.78	80.80	-
5 <sup>TH</sup> FL.	473.89	52.77	-
6 <sup>TH</sup> FL.	382.79	52.77	-
7 <sup>TH</sup> FL.	271.76	52.77	-
8 <sup>TH</sup> FL.	271.76	52.77	-
9 <sup>TH</sup> FL.	271.76	52.77	-
10 <sup>TH</sup> FL.	271.76	52.77	-
11 <sup>TH</sup> FL.	271.76	52.77	-
12 <sup>TH</sup> FL.	271.76	52.77	-
13 <sup>TH</sup> FL.	271.76	52.77	-
14 <sup>TH</sup> FL.	271.76	52.77	-
15 <sup>TH</sup> FL.	271.76	52.77	-
16 <sup>TH</sup> FL.	271.76	52.77	-
17 <sup>TH</sup> FL.	271.76	52.77	-
TOTAL RES.	2714.56	1391.44	248.37



LOCATION PLAN  
SCALE = 1:500



1. AREA OF THE PLOT	2151.80
2. DEDUCTIONS FOR	
3. AREA UNDER 20% IN ROAD	304.20
4. AREA UNDER 10% IN ROAD	104.20
5. AREA UNDER 5% IN ROAD	52.10
6. AREA UNDER 2% IN ROAD	26.05
7. AREA UNDER 1% IN ROAD	13.02
8. AREA UNDER 0.5% IN ROAD	6.51
9. AREA UNDER 0.2% IN ROAD	3.25
10. AREA UNDER 0.1% IN ROAD	1.63
11. AREA UNDER 0.05% IN ROAD	0.81
12. AREA UNDER 0.02% IN ROAD	0.41
13. AREA UNDER 0.01% IN ROAD	0.20
14. AREA UNDER 0.005% IN ROAD	0.10
15. AREA UNDER 0.002% IN ROAD	0.05
16. AREA UNDER 0.001% IN ROAD	0.02
17. AREA UNDER 0.0005% IN ROAD	0.01
18. AREA UNDER 0.0002% IN ROAD	0.00
19. AREA UNDER 0.0001% IN ROAD	0.00
20. AREA UNDER 0.00005% IN ROAD	0.00
21. AREA UNDER 0.00002% IN ROAD	0.00
22. AREA UNDER 0.00001% IN ROAD	0.00
23. AREA UNDER 0.000005% IN ROAD	0.00
24. AREA UNDER 0.000002% IN ROAD	0.00
25. AREA UNDER 0.000001% IN ROAD	0.00
26. AREA UNDER 0.0000005% IN ROAD	0.00
27. AREA UNDER 0.0000002% IN ROAD	0.00
28. AREA UNDER 0.0000001% IN ROAD	0.00
29. AREA UNDER 0.00000005% IN ROAD	0.00
30. AREA UNDER 0.00000002% IN ROAD	0.00
31. AREA UNDER 0.00000001% IN ROAD	0.00
32. AREA UNDER 0.000000005% IN ROAD	0.00
33. AREA UNDER 0.000000002% IN ROAD	0.00
34. AREA UNDER 0.000000001% IN ROAD	0.00
35. AREA UNDER 0.0000000005% IN ROAD	0.00
36. AREA UNDER 0.0000000002% IN ROAD	0.00
37. AREA UNDER 0.0000000001% IN ROAD	0.00
38. AREA UNDER 0.00000000005% IN ROAD	0.00
39. AREA UNDER 0.00000000002% IN ROAD	0.00
40. AREA UNDER 0.00000000001% IN ROAD	0.00
41. AREA UNDER 0.000000000005% IN ROAD	0.00
42. AREA UNDER 0.000000000002% IN ROAD	0.00
43. AREA UNDER 0.000000000001% IN ROAD	0.00
44. AREA UNDER 0.0000000000005% IN ROAD	0.00
45. AREA UNDER 0.0000000000002% IN ROAD	0.00
46. AREA UNDER 0.0000000000001% IN ROAD	0.00
47. AREA UNDER 0.00000000000005% IN ROAD	0.00
48. AREA UNDER 0.00000000000002% IN ROAD	0.00
49. AREA UNDER 0.00000000000001% IN ROAD	0.00
50. AREA UNDER 0.000000000000005% IN ROAD	0.00
51. AREA UNDER 0.000000000000002% IN ROAD	0.00
52. AREA UNDER 0.000000000000001% IN ROAD	0.00
53. AREA UNDER 0.0000000000000005% IN ROAD	0.00
54. AREA UNDER 0.0000000000000002% IN ROAD	0.00
55. AREA UNDER 0.0000000000000001% IN ROAD	0.00
56. AREA UNDER 0.00000000000000005% IN ROAD	0.00
57. AREA UNDER 0.00000000000000002% IN ROAD	0.00
58. AREA UNDER 0.00000000000000001% IN ROAD	0.00
59. AREA UNDER 0.000000000000000005% IN ROAD	0.00
60. AREA UNDER 0.000000000000000002% IN ROAD	0.00
61. AREA UNDER 0.000000000000000001% IN ROAD	0.00
62. AREA UNDER 0.0000000000000000005% IN ROAD	0.00
63. AREA UNDER 0.0000000000000000002% IN ROAD	0.00
64. AREA UNDER 0.0000000000000000001% IN ROAD	0.00
65. AREA UNDER 0.00000000000000000005% IN ROAD	0.00
66. AREA UNDER 0.00000000000000000002% IN ROAD	0.00
67. AREA UNDER 0.00000000000000000001% IN ROAD	0.00
68. AREA UNDER 0.000000000000000000005% IN ROAD	0.00
69. AREA UNDER 0.000000000000000000002% IN ROAD	0.00
70. AREA UNDER 0.000000000000000000001% IN ROAD	0.00
71. AREA UNDER 0.0000000000000000000005% IN ROAD	0.00
72. AREA UNDER 0.0000000000000000000002% IN ROAD	0.00
73. AREA UNDER 0.0000000000000000000001% IN ROAD	0.00
74. AREA UNDER 0.00000000000000000000005% IN ROAD	0.00
75. AREA UNDER 0.00000000000000000000002% IN ROAD	0.00
76. AREA UNDER 0.00000000000000000000001% IN ROAD	0.00
77. AREA UNDER 0.000000000000000000000005% IN ROAD	0.00
78. AREA UNDER 0.000000000000000000000002% IN ROAD	0.00
79. AREA UNDER 0.000000000000000000000001% IN ROAD	0.00
80. AREA UNDER 0.0000000000000000000000005% IN ROAD	0.00
81. AREA UNDER 0.0000000000000000000000002% IN ROAD	0.00
82. AREA UNDER 0.0000000000000000000000001% IN ROAD	0.00
83. AREA UNDER 0.00000000000000000000000005% IN ROAD	0.00
84. AREA UNDER 0.00000000000000000000000002% IN ROAD	0.00
85. AREA UNDER 0.00000000000000000000000001% IN ROAD	0.00
86. AREA UNDER 0.000000000000000000000000005% IN ROAD	0.00
87. AREA UNDER 0.000000000000000000000000002% IN ROAD	0.00
88. AREA UNDER 0.000000000000000000000000001% IN ROAD	0.00
89. AREA UNDER 0.0000000000000000000000000005% IN ROAD	0.00
90. AREA UNDER 0.0000000000000000000000000002% IN ROAD	0.00
91. AREA UNDER 0.0000000000000000000000000001% IN ROAD	0.00
92. AREA UNDER 0.00000000000000000000000000005% IN ROAD	0.00
93. AREA UNDER 0.00000000000000000000000000002% IN ROAD	0.00
94. AREA UNDER 0.00000000000000000000000000001% IN ROAD	0.00
95. AREA UNDER 0.000000000000000000000000000005% IN ROAD	0.00
96. AREA UNDER 0.000000000000000000000000000002% IN ROAD	0.00
97. AREA UNDER 0.000000000000000000000000000001% IN ROAD	0.00
98. AREA UNDER 0.0000000000000000000000000000005% IN ROAD	0.00
99. AREA UNDER 0.0000000000000000000000000000002% IN ROAD	0.00
100. AREA UNDER 0.0000000000000000000000000000001% IN ROAD	0.00



A) AREA STATEMENT				
1. AREA OF PLOT	2151.80			
2. DEDUCTIONS FOR				
(a) ROAD SET-BACK (RAW)	180.00			
(b) PROPOSED ROAD (DR)	0.00			
(c) AMENITY SPACE	0.00			
(d) ENCROACHMENT AREA	113.11			
(e) INDZ AREA	900.00			
TOTAL (a+b+c+d+e)	2042.36			
3. BALANCE AREA OF PLOT (1-2)	109.44			
4. DEDUCTIONS FOR				
(a) AMENITY SPACE (IF DEDUCTIBLE)	0.00			
(b) RECREATIONAL GROUND (IF DEDUCTIBLE)	0.00			
PHYSICAL RG PROVIDED = 000.00				
5. NET BALANCE PLOT AREA OF PLOT (3-4)	109.44			
6. ADDITION FOR F.S.I.				
(a) ROAD SET-BACK (RAW)	900.00			
(b) PROPOSED ROAD (DR)	0.00			
(c) AMENITY SPACE	0.00			
(d) OTHER (CRZ & Area, Parkers Area ETC.)	0.00			
TOTAL (a+b+c+d)	900.00			
7. NET PLOT AREA (5+6)	2042.36			
8. FLOOR SPACE INDEX PERMISSIBLE PERM. FLOOR AREA (7 x 3.5)	7148.26			
9. TOR AREA	571.70			
10. SPECIAL CASES FSI	2287.38			
11. TOTAL PERM BUILT UP AREA (9+10)	5513.83			
12. PROPOSED AREAS				
(a) PROPOSED RESIDENTIAL AREA	3751.82			
(b) PROPOSED COMMERCIAL AREA	1742.64			
(c) PROPOSED INDUSTRIAL AREA	0.00			
(d) PROPOSED SPECIAL USE AREA	0.00			
TOTAL PROPOSED AREA (a+b+c+d)	5494.47			
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	1742.64			
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00			
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	11.86			
16. EXISTING BUILT UP AREA	0.00			
17. SURRENDERED AREA	900.00			
18. TOTAL PROPOSED BIUP AREA	5506.13			
19. CONSUMED FSI	2.61			
B) BALCONY STATEMENT				
(i) PERMISSIBLE BALCONY AREA	371.30			
(ii) PROPOSED BALCONY AREA	380.05			
(iii) EXCESS BALCONY AREA (TOTAL)	11.86			
C) TENEMENT STATEMENT				
(i) PROPOSED AREA (12)	5494.47			
(ii) LESS NON-RESIDENTIAL AREA	1742.64			
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	3751.82			
(iv) TENEMENTS PERMISSIBLE (300.00/ha)	114.9000			
(v) TENEMENTS PROPOSED	12			
(vi) TENEMENTS EXISTING	0			
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	12			
D) PARKING STATEMENT				
(i) PARKING PROVIDED BY RULE	44	2	89	0
(ii) PARKING PROVIDED	38	1	0	0.30
(iii) TOTAL PARKING PROVIDED	357.50	158.38	00	00
(a) TRANSPORT VEHICLES PARKING PROVIDED				0
(b) LOADING / UNLOADING PARKING PROVIDED				0
(c) AMBULANCE PARKING PROVIDED				0

ANNEXURE 'E'

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE BORDS, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

SIGN OF ARCHITECT

LEGEND

OWNER'S NAME / DEVELOPER NAME / POA HOLDER  
M/S. VIKRAM CONSTRUCTION COMPANY

OWNER ADDRESS  
MULBARKI MANE, GROUND FLOOR (BEHIND) VIKRAM PE TINDIA, PUMP KANUGA, MUMBAI 400012, INDIA

PROJECT

Plot No. / F. Plot No. / Survey No. / CTN No. / TKN No. / GN No. / VGN No.

ARCHITECT

ARCHITECT NAME: SURESH CHANDR DUDHIA  
ARCHITECT ADDRESS: Suite 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

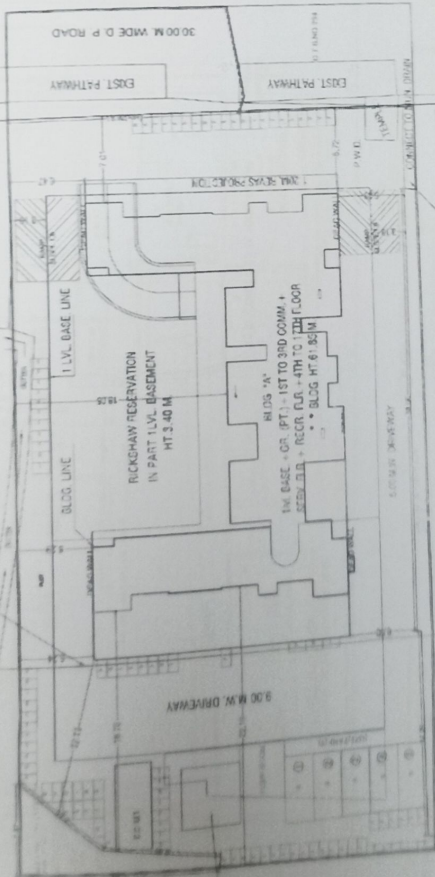
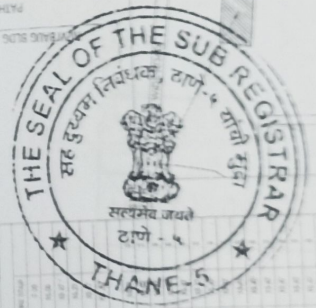
SECTION AT A-A  
SCALE 1:100



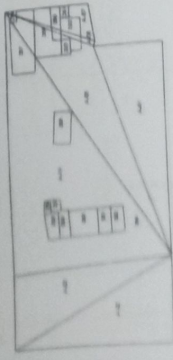
# ANNEXURE 'E'

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**टन न - ५**  
**दस्त क्र. १२४७०/२०२४**  
**१०० / १३०**



BLOCK PLAN  
SCALE = 1:200



RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.	RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.
1	15.12.2023	10.00	1.00	1	15.12.2023	10.00	1.00
2	15.12.2023	10.00	1.00	2	15.12.2023	10.00	1.00
3	15.12.2023	10.00	1.00	3	15.12.2023	10.00	1.00
4	15.12.2023	10.00	1.00	4	15.12.2023	10.00	1.00
5	15.12.2023	10.00	1.00	5	15.12.2023	10.00	1.00
6	15.12.2023	10.00	1.00	6	15.12.2023	10.00	1.00
7	15.12.2023	10.00	1.00	7	15.12.2023	10.00	1.00
8	15.12.2023	10.00	1.00	8	15.12.2023	10.00	1.00
9	15.12.2023	10.00	1.00	9	15.12.2023	10.00	1.00
10	15.12.2023	10.00	1.00	10	15.12.2023	10.00	1.00

RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.	RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.
1	15.12.2023	10.00	1.00	1	15.12.2023	10.00	1.00
2	15.12.2023	10.00	1.00	2	15.12.2023	10.00	1.00
3	15.12.2023	10.00	1.00	3	15.12.2023	10.00	1.00
4	15.12.2023	10.00	1.00	4	15.12.2023	10.00	1.00
5	15.12.2023	10.00	1.00	5	15.12.2023	10.00	1.00
6	15.12.2023	10.00	1.00	6	15.12.2023	10.00	1.00
7	15.12.2023	10.00	1.00	7	15.12.2023	10.00	1.00
8	15.12.2023	10.00	1.00	8	15.12.2023	10.00	1.00
9	15.12.2023	10.00	1.00	9	15.12.2023	10.00	1.00
10	15.12.2023	10.00	1.00	10	15.12.2023	10.00	1.00

LOCAL PLAN  
SCALE = 1:100

RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.	RECORD NO.	RECORD DATE	RECORD AREA	RECORD VOL.
1	15.12.2023	10.00	1.00	1	15.12.2023	10.00	1.00
2	15.12.2023	10.00	1.00	2	15.12.2023	10.00	1.00
3	15.12.2023	10.00	1.00	3	15.12.2023	10.00	1.00
4	15.12.2023	10.00	1.00	4	15.12.2023	10.00	1.00
5	15.12.2023	10.00	1.00	5	15.12.2023	10.00	1.00
6	15.12.2023	10.00	1.00	6	15.12.2023	10.00	1.00
7	15.12.2023	10.00	1.00	7	15.12.2023	10.00	1.00
8	15.12.2023	10.00	1.00	8	15.12.2023	10.00	1.00
9	15.12.2023	10.00	1.00	9	15.12.2023	10.00	1.00
10	15.12.2023	10.00	1.00	10	15.12.2023	10.00	1.00

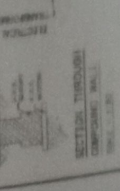
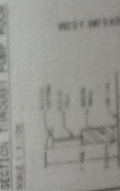


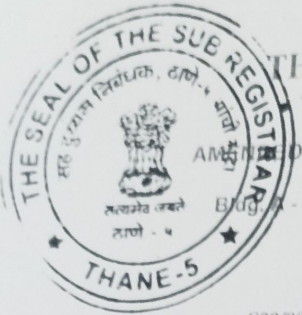
PLATE AREA CALCULATION

NO.	DESCRIPTION	AREA
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

ANNEXURE 'B-2'

Certificate No. 380/2018

टनन - ५
दस्त क. १२४७० / २०२४
५७ / १३०



# THANE MUNICIPAL CORPORATION, THANE

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

1 Level Basement + Gr. to 15th (Pl.) floor  
(Part Basement floor for TMC Rikshaw Stand)  
(By utilizing DRC no. 301 (Road) & 0.3 Premium F.S.I.)

V. P. No. S09/0035/12 TMC / TDD 2636 / 18 Date: 22/12/2018  
 To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)  
Gupte cottage, Panchpakhadi, Thane (w)  
 Shri Esmail Karim Virani & other (Owner/Developer)

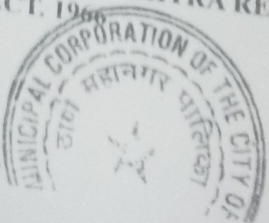
With reference to your application No. 12135 dated 12/01/18 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 30, D.P. Road in village Mumbra Sector No. IX Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. T.S. no. 293, 295 to 302

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) परवानगी/सी.सी. प्रमाणपत्र क्र.टीएमसी/टीडीडी/२४००/१७ दि. १७/११/२०१७ मधील सर्व अटी आपणावर बंधनकारक राहतो.
- 6) वापरपरवान्यापूर्वी Organic waste disposal system राबविणे बंधनकारक.

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

सावधान  
 "मंजूर न Office नोंद घ्यावे व न कायदे तसेच  
 विक्रय निबंधन नियमावलीचा आचरण करा  
 Office Stamp



Yours faithfully,





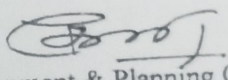
- १०) जोत्यापूर्वी रस्त्याखालील क्षेत्राचे चौ.आर. कार्ड ठाणे महानगरपालिकेकडून जर्जिंग करणे आवश्यक आहे.
- ११) जोत्या पूर्वी Storm Water विभागाचा ना इरकत दाखला सादर करणे आवश्यक आहे.
- १२) जोत्यापूर्वी व वापरपरवान्यापूर्वी आर.सी.सी. तंत्र यांचे कडील स्टॅबिलिटी प्रमाणपत्र घ्यावे आवश्यक आहे.
- १३) जोत्यापूर्वी प्रस्तावित भूखंडाची मा. नगर भूमापन, ठाणे या विभागामार्फत पोट विहसा मोजणी नकाशा दाखल करणे आवश्यक राहिल.
- १४) जोत्यापूर्वी प्रस्तावित भूखंडाची मा. नगर भूमापन, ठाणे या विभागामार्फत पोट विहसा मोजणी करून मोजणी नकाशा दाखल करणे आवश्यक राहिल.
- १५) वापरपरवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत प्रमाणपत्र दाखल करणे आवश्यक आहे.
- १६) वापरपरवान्यापूर्वी सौर उर्जेवर पाणी गरम करण्याची यंत्रणा बसविणे आवश्यक आहे.
- १७) वापरपरवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतूद करणे आवश्यक आहे.
- १८) वापरपरवान्यापूर्वी इमारतीचे उद्गाहनाचा अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक .
- १९) ठाणे महानगरपालिका बांधकामास पाणी पुरवठा करणार नाही. उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- २०) वेळोवेळी नियमानुसारचे शुल्कांचा भरणा करणे आवश्यक आहे.
- २१) प्रस्तावाधिन भूखंडाच्या मालकीबाबत कोणताही वाद निर्माण शाल्यास त्याचे निवारण करण्याची जबाबदारी विकासक यांची राहिल. त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.

### सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमानुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, मंत्रालय प्रादेशिक व नगर स्तरा अतिविनियमाचे फलम '१२ अनुसार कार्यालय ठाणे आहे. त्वरंसाठी जास्तीत जास्त २ वन किंवा २.५०००- पेट होत असतील"

Yours faithfully,



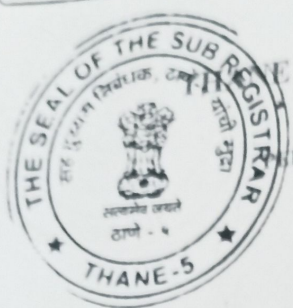
  
Town Development & Planning Officer  
Municipal Corporation of  
the city, of Thane



टनन - ५  
दस्तक. १२४६० / २०२४  
५५ / १३०

ANNEXURE 'B-1'

Certificate No. 3498



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

Bldg. A - (Part Basement + Gr. to 6th part floor)  
Part Basement floor for TMC Rikshaw Stand

V. P. No. SO9/0035/12 TMC/TDD/2400/17 Date: 17/11/24  
To, Shri / Smt. Ms. Scapex (S. Gupte) (Architect)  
Gupte cottage, Panchpakhadi, Thane (w)  
Shri Esmail Karim Virani & other (Owners) / Developer

With reference to your application No. 7483 dated 19/09/17 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Mumbra Sector No. IX Situated at Road / Street 30.0M. D.P. Road S. No. / C.S.T. No. / F. P. No. C.T.S. no. 286 to 293, 295 to 300

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सी.एन. पूर्वी विकास नियंत्रण नियमावलीनुसार नियोजित बांधकामाची माहिती दर्शविणारा नोंद फलक लावणे आवश्यक आहे.
- 6) सी.एन. पूर्वी मोकळ्या जागेचा कर भरणा केल्याची कर विभागाकडील पावती सादर करणे आवश्यक आहे.
- 7) सी.एन. पूर्वी पाणी व कर विभागाची थकबाकी नसल्याबाबतचा दाखला सादर करणे आवश्यक आहे.
- 8) सी.एन पूर्वी अस्तित्वातील बांधकाम तोडणे आवश्यक आहे.
- 9) सी.एन. पूर्वी बांधकामा भोवती संरक्षण कवच उभारणे आवश्यक आहे.

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

P.T.O.

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully,

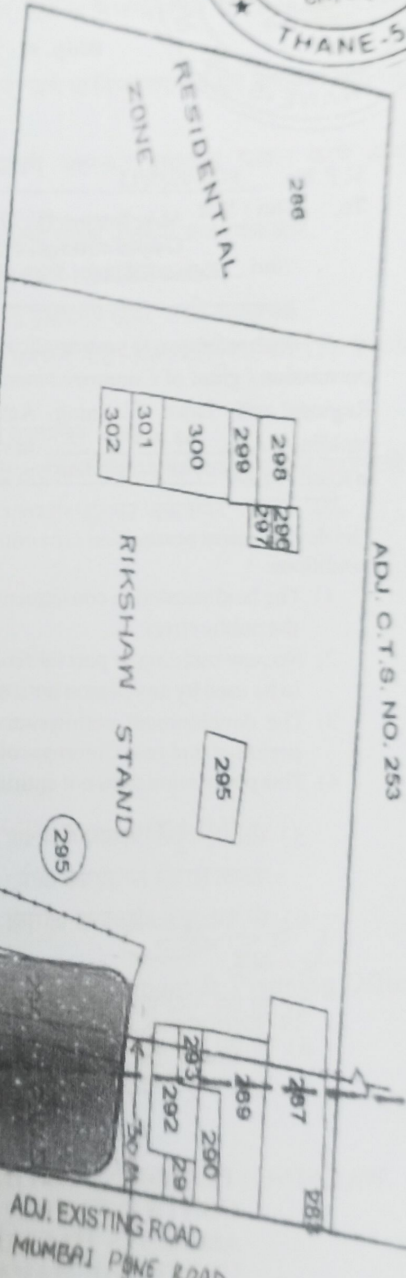
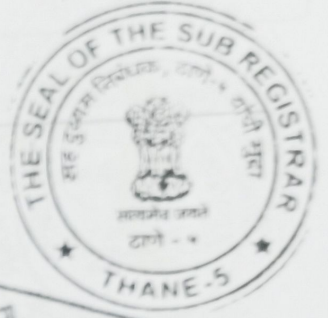
Municipal Corporation of  
the city of, Thane.

टनन - ५

दस्त क्र. १२४८० / २०२४

५४ / १३०

ANNEXURE 'A'



ADJ. C.T.S. NO. 253

ADJ. C.T.S. NO. 667

- ग्रामभाणे भंजूर सुधारित विकास योजना नुसार वरनुदी दर्शविल्या आहेत.
- ग्रामभाणे C.R.Z नकारानुसार वरनुदी दर्शविल्या आहेत.

NOTE'S:-

C.T.S. NO. BOUNDARY SHOWN THUS

PLAN  
SCALE - 1:1600



*(Handwritten signature)*  
 सहायक नगरपालिका अधिकारी  
 वरनुदी दर्शविल्या आहेत



DESCRIPTION OF PROPOSAL & PROPERTY

LAYOUT PLAN FOR D.P. REPAIR PURPOSE OF PLOT BEARING C.T.S. NO. 253 TO 302 OF VILLAGE MUMBA, TAL. & DIST. THANE (M)

ARCHITECTS -

SCAPES GARTIN  
SCAPES CONSULTING AND DESIGN  
102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

ADJ. EXISTING ROAD MUMBAI PONE ROAD TO THANE  
CH III ->



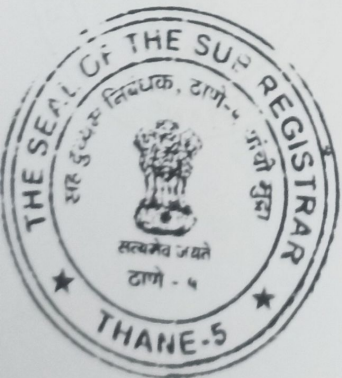
ANNEXURE "J"  
(Description of standard fitting and fixtures)  
(Other than Servants rooms / Servants Toilets)

Sr. No.	Particulars
1.	R.C.C. Frame Structure.
2.	Vitrified flooring in all rooms
3.	Designer flooring in all toilets
4.	Premium Sanitary Wares with Premium Quality C.P. fittings.
5.	One door bell.
6.	Reputed Elevators
7.	Granite Kitchen Platform with Service Platform
8.	Provision for Exhaust Fan, Refrigerator & washing Machine Electrical Point
9.	Decorative Laminated doors with wooden frame
10.	Building exterior and interior with quality paints.
11.	Concealed Copper Wiring of Premium Make, ISI Modular Switches

टनन - ५

दस्त क्र. १२४८०/२०२४

५३/१३०



ANNEXURE "H"  
(List of Common Areas)

Sr. No.	Item
1.	All Floor Lobby
2.	Staircase
3.	Main Entrance Lobby
4.	Power Backup in common areas
5.	Terrace
6.	Recreational Area
7.	Society Office Space
8.	Car Parking's

टनन - ५

दस्त क्र. १२४/०/२०२४

५२/१३०



PROMOTERS

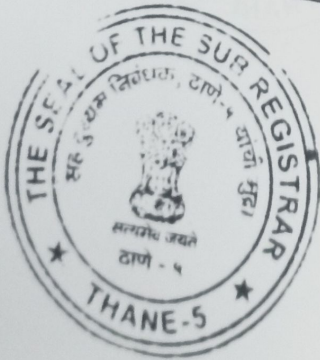
PURCHASER'S



ANNEXURE "G"  
(List of common facilities)

Sr. No.	Particulars
1.	Decorative entrance lobby
2.	Separate society office
3.	Earthquake resistance design
4.	High quality high speed lifts with power backups
5.	Vitrified flooring in flats
6.	Concealed telephone wiring and cable point in living and bedroom
7.	Concealed wiring
8.	POP finish wall
9.	High quality painting on internal wall
10.	Good quality aluminum sliding window
11.	Granite kitchen platform with steel sink
12.	Tiles in toilets up to 6 feet Heights
13.	Concealed plumbing
14.	CCTV camera for building open space

टनन - ५  
दस्त क्र. १२४० / २०२४  
५१ / १३०



List of Annexures

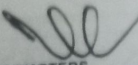
Annexure A	Plan of the said Property
Annexure B-1, B-2 & B-3	Commencement Certificate dated 17 November 2017 and 22 May 2018 & 09 January 2020
Annexure C-1 and C-2	Title Certificate dated 27 April 2018 & Supplementary Title Certificate dated 29 June 2019 issued by Basant Tilokani & Co
Annexure D	Property Register Cards
Annexure E	Sanctioned Plan of the Project
Annexure F	RERA Registration Certificate of the Project
Annexure G	List and details of Common Facilities
Annexure H	List and details of Common Areas
Annexure I	Floor Plan
Annexure J	Description of standard fitting and fixtures

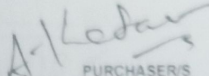
टनन - ५

दस्त क्र. १२४/०/२०२४

५०/१३०



  
PROMOTERS

  
PURCHASER/S



टनन - ५  
दस्त क. १२४०/२०२४  
०२/१३०

THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Description of the said Premises)



Unit bearing No. 1604 admeasuring 294.93 sq. ft. (carpet area as per RERA) equivalent to 27.60 sq. mtrs. on 16<sup>th</sup> Floor of the New Building known as "Marina" constructed on the said Property more particularly described in the First Schedule hereinabove written.

Signed and Delivered by the  
Within-named "PROMOTERS"  
M/S. VIRANI CONSTRUCTION COMPANY )  
through the hands of its Partner )  
MR. IQBAL ESMAIL VIRANI )  
in the presence of... )  
1. 27. 2024 )  
2. J K Patel )



Signed and Delivered by the  
Within-named "PURCHASER/S"  
Abdul Kader Abdul Rauf Patel )  
\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_)  
in the presence of... )  
1. 27. 2024 )  
2. J K Patel )



ट न न - ५

दस्त क्र. १२४०/२०२४

२५/१३०

Parties shall endeavor to resolve the same by mutual discussions and agreement.

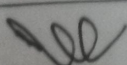
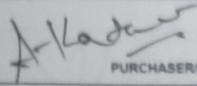
- (b) If the dispute or difference cannot be resolved within a period of 30 days, from the notice by the aggrieved Party under clause 75(a) above, the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language. The Arbitration shall be referred to a sole Arbitrator to be appointed jointly by the parties.
- (c) The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The award may include costs, including reasonable attorney fees and disbursements.
- (d) This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the award in any arbitration proceeding hereunder.
- (e) This Agreement shall always be subject to the provisions of RERA and the same shall be read together with Maharashtra Ownership of Flats Act, 1963, Maharashtra Apartment Ownership Act, 1970 and the respective rules made thereunder.
- (f) This Agreement shall be governed and interpreted by and construed in accordance with the laws of India.

76. The Purchaser/s and the Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Parties hereby undertake to attend such office of the sub-registrar and admit the execution thereof.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
(Description of the said Property)**

All that pieces and parcels of non-agricultural land bearing C.T.S. Nos. 286 to 293 and 295 to 302 admeasuring in the aggregate 2336.6 sq. mtrs. situated at Village Mumbra, Taluka and District Thane, within the limits of Thane Municipal Corporation and registration and sub-registration district of Thane.

 PROMOTERS	 PURCHASER/S
--	--



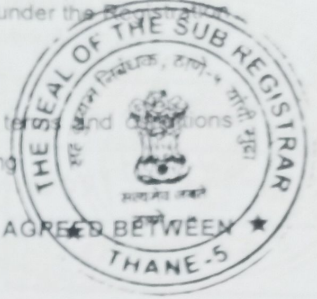
ट न न - ५

दस्तक. 92860 / 2024

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P. Under section 13 of the said Act, the Promoters are required to execute a written Agreement for Sale of the said Premises with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

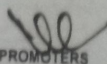
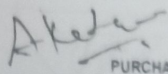
Q. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing



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

1 The Promoters shall construct the New Building proposed to be comprised of 1 (one) basement, ground floor and 17 upper floors or such additional floors as may be sanctioned in accordance with the plans, designs and specifications approved by the concerned authorities, provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Premises (defined hereinafter), except when such alteration or addition is required by any Government authorities or due to change in law or as may be permitted by law. The Promoters shall be deemed to have completed its development on the said Property only when the New Building is fully completed and after the Promoters' entitlement to all the development potential including all the FSI, FAR, TDR, development rights etc. permitted to be utilized on the said Property has been fully utilized by the Promoters and not before that.

2 a) The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s on ownership basis premises being [Residential] Flat/Unit No. 1604 admeasuring 296.93 sq. ft. (carpet area as defined under RERA) equivalent to 27.60 sq. mtrs. on 16<sup>th</sup> Floor of the New Building ("the said Premises"), on the terms and conditions more particularly recorded herein for the consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) including Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) being the proportionate price of the common facilities and areas appurtenant to the said Premises contained in **Annexure "G"** and **Annexure "H"** annexed hereto respectively subject to terms and conditions mentioned herein. The said Premises is more particularly described in the **Second Schedule** hereunder written and is shown on the floor plan hereto annexed and marked as Annexure "I".

 PROMOTERS	 PURCHASER/S
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The Promoters have got approved from TMC, the plans, specifications, elevations and details of the building to be known as "Marina" to be constructed on the said Property (hereinafter referred to as "the New Building") and are in the process of obtaining other requisite permissions and approvals from the relevant governmental authorities. The copies of plans approved by TMC in respect of the New Building (hereinafter referred to as "Sanctioned Plans") are hereto collectively annexed as Annexure "E".

Notwithstanding to the execution hereof, the Purchaser/s has demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA" or "the Act") and the Rules and Regulations made thereunder. The Purchaser/s hereby records and confirm/s that he/she/they has/have satisfied himself/herself/themselves with and accepted the title of the Promoters in respect of the said Property and the Promoters have answered all the requisitions of the Purchaser/s to the satisfaction of the Purchaser/s. The Purchaser/s has/have also visited and inspected the site of construction on the said Property. The Purchaser/s has/have agreed not to make any requisition/s and/or to call for any further documents pertaining to the said property and the authority of the Promoters herein to develop the said Property.

- M. The Promoters have registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority under Registration No. P51800018633 an Authenticated Copy of the Registration Certificate of the Project is annexed hereto and marked as **Annexure "F"**.
- N. The Promoters have informed the Purchaser/s that the Promoters have entered into/will be entering into separate agreement/s with other purchasers for the sale/allotment of flats/units in the New Building being constructed on the said Property.
- O. The Purchaser/s has/have applied to the Promoters for allotment of a [Residential] Flat No. 1604 admeasuring 294.93 sq. ft. (carpet area as defined under RERA) equivalent to 27.40 sq. mtrs. on 16<sup>th</sup> Floor of the New Building being constructed on the said Property and the Promoters, relying on the representations, covenants and assurances given by the Purchaser/s, have agreed to allot and sell on ownership basis the aforesaid Flat on certain terms and conditions agreed between them.

PROMOTERS

P. Kedar



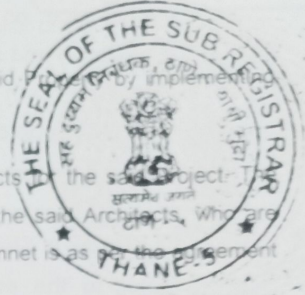
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
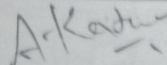
दस्त क्र. १२४८०/२०२४

५/१३०

be constructed on the said Property and as per the terms and conditions agreed between them. In pursuance thereof, the tenants / occupants have vacated the respective premises occupied by them and have temporarily shifted to alternate accommodation.

- F. As such, the Promoters are entitled to redevelop the said Property by implementing the said Project thereon.
- G. The Promoters have appointed M/s. Scapes as Architects of the said Project. The Promoters have entered into standard Agreement with the said Architects, who are registered with the Council of Architects and such Agreement is as per the judgement prescribed by the Council of Architects.
- H. The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the New Building.
- I. The Promoters through their Architect M/s. Scapes, submitted the layout plans in respect of the said Property to the Thane Municipal Corporation ("TMC") on 19 September 2017 for sanction thereof and TMC has approved the layout for constructing the New Building (as defined hereinafter) vide its Commencement Certificate ("CC") bearing No. SO9/ 0035/ 12/ TMC/ TDD/ 2400/ 17 dated 17 November 2017 in respect of Building A (part basement + ground to 6th part floor) and part basement floor for TMC Rickshaw Stand. A copy of the Commencement Certificate dated 17 November 2017 is hereto annexed and marked as **Annexure "B-1"**. Thereafter, a further CC is also issued by TMC bearing No. S09/0035/12/TMC/TDD/2636/18 dated 22 May 2018 in respect of Building A (1 Level Basement + Ground to 15<sup>th</sup> floors) and part basement floor for TMC Rickshaw Stand. A copy of the further Commencement Certificate dated 22 May 2018 is hereto annexed and marked as **Annexure "B-2"**. Thereafter, a further CC is also issued by TMC bearing No. S09/0035/12/TMC/TDD/3327/20 dated 09 January 2020 in respect of Building A (1 Level Basement +Ground to Third Floor + Service Floor + Recreation Floor + Fourth Floor to Seventeenth Floor and part basement floor for TMC Rickshaw Stand. A copy of the further Commencement Certificate dated 09 January 2020 is hereto annexed and marked as **Annexure "B-3"**
- J. The Promoters' title to the said Property is clear, marketable and free from all encumbrances save and except (i) to the extent of the rights of tenant/occupant in their respective tenanted / occupancy premises and (iii) the aforesaid reservations, Title Certificate dated 27 April 2018 & Supplementary Title Certificate dated 29 June 2019 has been issued by M/s. Basant Tilokani & Co., Advocates of the Promoters. A copies of the said Title Certificates and copies of the Property Register Cards in respect of the said Property are hereto annexed and marked as **Annexure "C1", "C2" and "D"** respectively.



 PROMOTERS	 PURCHASER/S
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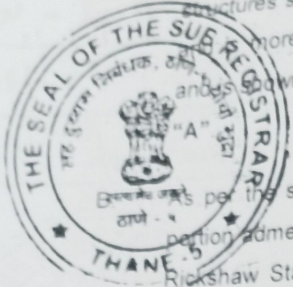
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दस्ता क्र. १२२०/२०२४

Taluka and District Thane, within the limits of Thane Municipal Corporation

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and registration and sub-registration district of Thane (hereinafter referred to as "the said Property") together with the building, chawl, shops and other structures standing thereon (hereinafter referred to as "the said Structures") more particularly described in the First Schedule hereunder written and shown delineated in the plan annexed hereto and marked as **Annexure**


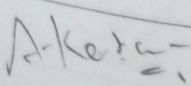


sanctioned development plan of Thane Municipal Corporation, a portion admeasuring 1533.80 sq. mtrs. out of the said Property is affected by Rickshaw Stand Reservation No. 1 and a portion admeasuring 180.19 sq. mtrs. out of the said Property is affected by 30.00 mtrs. wide D. P. Road widening.

C. The said structures standing on the said Property were occupied by various tenants/occupants. The said Structures on the said Property were old and in a dilapidated condition and capable of being redeveloped as per the Regulations on Transferable Development Rights and Accommodation Principle as revised vide the notification dated 02/05/2016 issued by the Department of Urban Development of the Government of Maharashtra.

D. In the circumstances, the Promoters proposed a scheme of redevelopment of the said Property under which the Promoters proposed to (i) demolish the said Structures, (ii) construct a new building comprising of residential / commercial premises having 1 (one) basement, ground floor and 17 upper floors ("**New Building**") on the said Property by utilizing the full development potential of the said Property, including the entire available Floor Space Index ("**FSI**"), Transferable Development Rights ("**TDR**"), etc. as may be permitted as per the applicable law, (iii) rehabilitate the tenants / occupants in respect of the said Structures in the premises out of the New Building earmarked by the Promoters for such rehabilitation ("**Rehab Component**") and (iv) market and sell, transfer, demise, etc. the entire balance area out of the New Building to any person as the Promoters may deem fit ("**Free sale Component**") in such manner on such terms as the Promoters shall deem fit. Such scheme of redevelopment of the said Property is hereinafter referred to as "**the said Project**".

E. The Promoters have obtained prior written consent of more than 50% of the tenants / occupants for the implementation of the said Project on certain terms and conditions agreed between them. The Promoters have also made a provision for rehabilitation of these tenants / occupants in the new building to

 PROMOTERS	 PURCHASER
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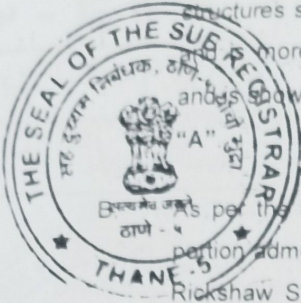


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दस्त क्र. १२२० / २०२४

Taluka and District Thane, within the limits of Thane Municipal Corporation and registration and sub-registration district of Thane (hereinafter referred to as "the said Property") together with the building, chawl, shops and other structures standing thereon (hereinafter referred to as "the said Structures")

more particularly described in the First Schedule hereunder written and shown delineated in the plan annexed hereto and marked as **Annexure**



as per the sanctioned development plan of Thane Municipal Corporation, a portion admeasuring 1533.80 sq. mtrs. out of the said Property is affected by Rickshaw Stand Reservation No. 1 and a portion admeasuring 180.19 sq. mtrs. out of the said Property is affected by 30.00 mtrs. wide D. P. Road widening.

- C. The said structures standing on the said Property were occupied by various tenants/occupants. The said Structures on the said Property were old and in a dilapidated condition and capable of being redeveloped as per the Regulations on Transferable Development Rights and Accommodation Principle as revised vide the notification dated 02/05/2016 issued by the Department of Urban Development of the Government of Maharashtra.
- D. In the circumstances, the Promoters proposed a scheme of redevelopment of the said Property under which the Promoters proposed to (i) demolish the said Structures, (ii) construct a new building comprising of residential / commercial premises having 1 (one) basement, ground floor and 17 upper floors ("**New Building**") on the said Property by utilizing the full development potential of the said Property, including the entire available Floor Space Index ("**FSI**"), Transferable Development Rights ("**TDR**"), etc. as may be permitted as per the applicable law, (iii) rehabilitate the tenants / occupants in respect of the said Structures in the premises out of the New Building earmarked by the Promoters for such rehabilitation ("**Rehab Component**") and (iv) market and sell, transfer, demise, etc. the entire balance area out of the New Building to any person as the Promoters may deem fit ("**Free sale Component**") in such manner on such terms as the Promoters shall deem fit. Such scheme of redevelopment of the said Property is hereinafter referred to as "**the said Project**".
- E. The Promoters have obtained prior written consent of more than 50% of the tenants / occupants for the implementation of the said Project on certain terms and conditions agreed between them. The Promoters have also made a provision for rehabilitation of these tenants / occupants in the new building to

PROMOTERS

PURCHASER/S

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") made and entered into at Mumbai  
this 06<sup>th</sup> day of July 2024

BETWEEN

M/S. VIRANI CONSTRUCTION COMPANY, a duly registered partnership firm having  
address at D-71, Elco Commercial Arcade, 46 Hill Road, Bandra West Mumbai,  
Maharashtra 400050, hereinafter referred to as "the Promoters" (which expression  
shall unless it be repugnant to the context or meaning thereof be deemed to include  
its partners from time to time and survivors or survivors of them and their respective  
heirs, executors, administrators and successors in title and assigns) of the  
PART;

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६/१३०



AND

1. Abdul Kader Abdul Rauf Patel.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

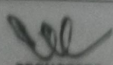
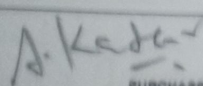
adults, Indian  
Inhabitant / a Partnership Firm / a Company registered under the Companies Act,  
1956, resident of / carrying on the business at/having its registered office,  
Flat No. 202, Bldg No. 3, Regal Chs, Near Bombay Colony,  
Santosh Nagar, Mumbra, Thane - 400612  
Mobile - 9821907793

hereinafter referred to as the "PURCHASER/S," (which expression shall unless  
repugnant to the context or meaning thereof be deemed to include in the case of an  
individual his/her heirs, executors, administrators, and permitted assigns, in the case  
of partnership firm, the partner or partners for the time being of the said firm, the  
survivor or survivors of them and the heirs, executors and administrators of the last  
surviving partner and permitted assigns and in the case of a company, its successors-  
in-title and permitted assigns) of the OTHER PART.

The Promoters and the Purchaser are hereinafter individually referred to as "Party"  
and collectively as "Parties".

**WHEREAS:**

A. The Promoters herein are the owners of and are in possession of and are  
otherwise well and sufficiently entitled to the property being all pieces and  
parcels of non-agricultural land bearing C.T.S. Nos. 286 to 293 and 295 to 302  
admeasuring in the aggregate 2336.6 sq. mtrs. situated at Village Mumbra,

 PROMOTERS	 PURCHASER/S
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CHALLAN  
MTR Form Number-6



SRN	MH004405131202425M	BARCODE		Date	28/06/2024-18:51:01	Form ID	25.2
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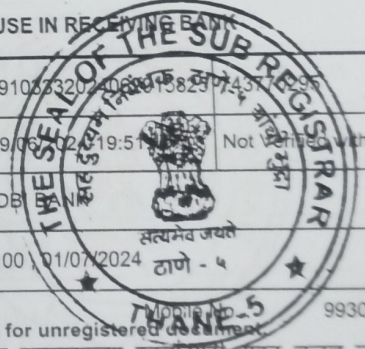
Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		THN5_THANE NO 5 JOINT SUB REGISTRAR		Full Name		ABDUL KADER ABDUL RAUF PATEL	
Location		THANE		Flat/Block No.		FLAT NO 1604 16th FLOOR MARINA	
Year		2024-2025 One Time		Premises/Building		BUILDING MUMBRA THANE	
Account Head Details		Amount In Rs.		Road/Street		THANE	
030046401 Stamp Duty		158500.00		Area/Locality		THANE	
030063301 Registration Fee		22500.00		Town/City/District		THANE	
				PIN		4 0 0 6 1 2	

Remarks (If Any)		SecondPartyName=MESSRS VIRANI CONSTRUCTION COMPANY--					
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दस्त क्र. १२२०/२०२४  
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Total		1,81,000.00		Amount In Words		One Lakh Eighty One Thousand Rupees Only	
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Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		6910333202088018823074371696	
Cheque/DD No.		Bank Date		RBI Date		29/06/2024 19:51:00 Not Consistent with RBI	
Name of Bank		Bank-Branch		IDBI		THE SEAL OF THE SUB REGISTRAR	
Name of Branch		Scroll No. , Date		100101/07/2024		सत्यमेव जयते ठाणे - ५	



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
हेर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू ही.



मूल्यांकनाचे वर्ष 2024  
 जिल्हा ठाणे  
 मूल्य विभाग तालुका ठाणे  
 उप मूल्य विभाग 17/67/A-1330 मुंबई-पुणे द्रुतगती महामार्गाच्या टॉन्ही बाजूस टॉन्ही भाग असलेल्या मिळकती टिका नंबर (1,2,2अ,3,3अ,3ब,4,5)  
 क्षेत्राचे नाव Thane Municipal Corporation सर्व्हे नंबर व अ क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सौज्यापत्ताचे एकक चौ मीटर
10000	38200	43800	56000	43800		

**बांधीव क्षेत्राची माहिती**  
 बांधकाम क्षेत्र (Built Up)- 30.14 चौ मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.24620/-  
 उद्वहन सुविधा आहे मजला - 11th to 20th Floor

Sale Type -  
 First Sale  
 Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट वाढ = 107.5 / 100 Apply to Rate= Rs 41065/-  
 घसा-यानुसार मिळकतीचा पति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
 = (( 41065-10000 ) \* (100 / 100 ) ) + 10000 )  
 = Rs 41065/-  
 A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 41065 \* 30.14  
 = Rs.1237699.1/-

Applicable Rules = 3, 9, 18, 19

**एकत्रित अंतिम मूल्य**  
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नोनाईट मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 1237699.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.1237699/-  
 =  बारा लाख सदतीस हजार सहा शे नव्याणव /-

Home Print

सह दुय्यम निबंधक, ठाणे क्र. ५

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 दस्त क्र. १२४८० / २०२४  
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सूची क्र.2

दुय्यम निबंधक : मह दु नि ठाणे 5

04/07/2024

दम्न क्रमांक : 12480/2024

नोंदणी :

Regn-63m

गावाचे नाव : मुंब्रा

(1)विनेखाचा प्रकार	करारनामा
(2)मोवदना	2250000-
(3) वाजाराभाव(भाडेपत्राच्या बायनिनपट्टाकार आकारणी देतो की पट्टेला न नमुद करावे)	1237699.1
(4) भू-मापन, पोट्टिस्मा व पत्रमांक(असल्यास)	1) पालिकेचे नाव ठाणे म न पा, इतर वर्णन : , इतर माहिती: मदतिका क्रमांक 1604,16 वा मजला,मरीना विल्डींग,मुंब्रा,ठाणे मोजे मुंब्रा सिटींगम नं 286,287,289,290,291,292,293,295,296,297,298,299,300,301,302 झोन न 17/67/म) (( Survey Number : - : ) )
(5) क्षेत्रफळ	1) 30.14 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नोवज करन देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पना.	1): नाव:-मेमर्स,विगाणी कंस्ट्रक्शन कंपनी तर्फे भागीदार इकराल विगानी तर्फे कु मु स्ट्रक्चर मोविट काकडे - वय:-51; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी71,एन्को कमर्शियल अकडे, ब्लॉक नं: -, रोड नं: वाद्रा,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400050 त नं:-AAGFV8863J
(8) दम्नोवज करन घणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पना	1): नाव:-अब्दुल कादर अब्दुल रउफ पटेल - - वय:-36; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202,गीगल सोमायटी, ब्लॉक नं: -, रोड नं: मुंब्रा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400612 त नं:-AQCPP7573K
(9) दम्नोवज करन दिल्याचा दिनांक	04/07/2024
(10)दम्न नोंदणी केल्याचा दिनांक	04/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12480/2024
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	158500
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	22500
(14)शंग	

सह दुय्यम निबंधक, ठाणे क.५

मुख्यांकनामाठी विवागत घनलेखा नपशील:-

मुद्रांक शुल्क आकारनामा निवडलेखा अनुच्छेद

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

