

74/19301

पावती

Saturday, July 13, 2024
12:33 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: वाळूम
दस्तऐवजाचा अनुक्रमांक: टनन2-19301-2024
दस्तऐवजाचा प्रकार : करारनामा
मादर करणान्याचे नाव: निशि झा

पावती क्र.: 21655 दिनांक: 13/07/2024

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1900.00
पृष्ठांची संख्या: 95

एकूण: रु. 31900.00

आपणान मूळ दस्त , थं वनेल प्रिंट, सूची-२ अंदाजे
12:52 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २
कार्ये क्र. २

वाजार मूल्य: रु. 7232108.8 /-

मोवदला रु. 9715000/-

भरलेले मुद्रांक शुल्क : रु. 680100/-

1) देयकाचा प्रकार: DHC रकम: रु. 1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724123912476 दिनांक: 13/07/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004868803202425E दिनांक: 13/07/2024

विक्रेते नाव व पत्ता:

7/13/2024



13/07/2024

सूची क्र.2

दुय्यम निबंधक : राह दु.नि.ठाणे 2

दस्त क्रमांक : 19301/2024

नोंदणी :

Regn:63m

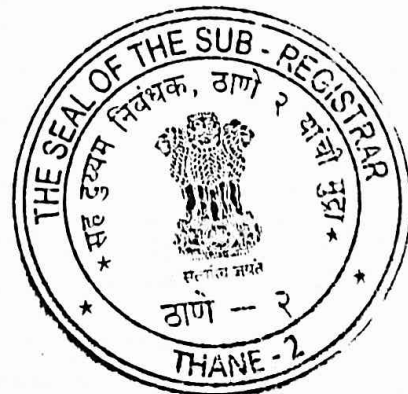
गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9715000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7232108.8
(4) झू-मापन,पोटाहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका क्र. सी1601,16 वा मजला,विंग सी,दोस्ती हेरॉन बिल्डींग,दोस्ती वेस्ट काऊंटी - दोस्ती नेस्ट फेज 4,बाळकुम,ठाणे 400608,क्षेत्रफळ 49.92 चौ. मि. कारपेट म्हणजेच 537 चौ. फुट रेरा कारपेट,उपयुक्तते चे क्षेत्रफळ 6.19 चौ. मि. म्हणजेच 67 चौ. फुट,मौजे बाळकुम,झोन नं 9/38/डी-3ई-1),सर्वे नं.43/2(पार्ट)व इतर.,सोबत एक कव्हर्ड कार पार्किंग स्पेस नं. 129,पी1 लेवल वर.((Survey Number : सर्वे नं.43/2(पार्ट),41/17,41/14,41/13,41/18,41/12,41/9(पार्ट),42/2,42/3,41/8,25/8,25/6,21 (पार्ट),40/22(पार्ट),40/18,40/15(पार्ट),43/1(पार्ट),42/1. ;))
(5) क्षेत्रफळ	1) 61.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स . दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार परीन जे.पोपट तर्फे कु.मु.म्हणून निलेश दशरथ ढमाले वय:-39; पत्ता:-प्लॉट नं: 276, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डॉ.डी.एन.रोड,फोर्ट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAFFD4236J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशि झा वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं 201,बी विंग , माळा नं: -, इमारतीचे नाव: मयूरर्स नेचर ग्लोरी , ब्लॉक नं: फेस 2,पारसिक नगर,कळवा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ANOPC1571H 2): नाव:-धर्मवीर झा वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं 201,बी विंग, माळा नं: -, इमारतीचे नाव: मयूरर्स नेचर ग्लोरी, ब्लॉक नं: फेस 2,पारसिक नगर,कळवा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ANLPJ3682P
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	19301/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	680100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

7 सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defa Date
1	DOSTI ENTERPRISES	eChallan	03008172024070800390	MH004868803202425E	680100.00	SD	0002803866202425	13/
2		DHC		0724123912476	1900	RF	0724123912476D	13/
3	DOSTI ENTERPRISES	eChallan		MH004868803202425E	30000	RF	0002803866202425	13/

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

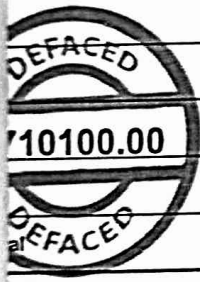
9 / 12



CHALLAN
MTR Form Number-6

CHALLAN No. MH004868803202425E | Barcode | Date 08/07/2024-12:23:09 | Form ID 25.2

Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		AAFFD4236J			
Office Name THN2_THANE 2 JOINT SUB REGISTRAR		Full Name		DOSTI ENTERPRISES			
Location THANE		Flat/Block No.		FLAT NO. C-1601, DOSTI HERON BUILDING			
Year 2024-2025 One Time		Premises/Building		DOSTI WEST COUNTY,BALKUM,THANE			
Account Head Details		Amount In Rs.		Road/Street			
30046401 Stamp Duty		680100.00		Area/Locality			
30063301 Registration Fee		30000.00		THANE			
				Town/City/District			
				PIN			
				4 0 0 6 0 8			
				Remarks (If Any)			
				PAN2=ANOPC1571H~SecondPartyName=NISHI JHA~			
				Amount In			
				Seven Lakh Ten Thousand One Hundred Rupees Only			
				Words			
		7,10,100.00					



Payment Details		FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	03006172024070800390	5166139734
Cheque-DD Details		Bank Date	RBI Date	08/07/2024-12:24:09	09/07/2024
Cheque/DD No.		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Bank		Scroll No. , Date		1 , 09/07/2024	
Name of Branch					

Department ID : Mobile No. : 9930000350
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
ट चलन केवल दृश्य निबंधक कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी व करावयाच्या दस्तासाठी सदर चलन लागू.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.07.13 05:28 IST
Reason: GRAS Secure Document
Location: India



Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-74-19301	0002803866202425	13/07/2024-12:32:29	IGR114	30000.00
2	(IS)-74-19301	0002803866202425	13/07/2024-12:32:29	IGR114	680100.00
Total Defacement Amount					7,10,100.00

Handwritten signatures and names at the bottom of the page.

CHALLAN
MTR Form Number-6



MH004868603202425E	BARCODE	Date	08/07/2024-12:24:09	Form ID	2502
Agent Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)	दस्ता क्रमांक २३०९ / २०२४		
Payment Registration Fee		PAN No.(If Applicable)	AAFFD4236J २ / १५		
Name THN2_THANE 2 JOINT SUB REGISTRAR		Full Name	DOSTI ENTERPRISES		
THANE		Flat/Block No.	FLAT NO. C-1601, DOSTI HERON BUILDING		
2024-2025 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
5401 Stamp Duty		680100.00	Road/Street	DOSTI WEST COUNTY,BALKUM,THANE	
5301 Registration Fee		30000.00	Area/Locality	THANE	
			Town/City/District		
			PIN	4	0
				0	6
				0	8
		Remarks (If Any)			
		PAN2=ANOPC1571H~SecondPartyName=NISHI JHA~			
		Amount In	Seven Lakh Ten Thousand One Hundred Rupees Only		
		Words	7,10,100.00		
Bank Details		FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	03006172024070800390	5166139734
Cheque-DD Details		Bank Date	RBI Date	08/07/2024-12:24:09	Not Verified with RBI
DD No.		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	

Document ID : _____ Mobile No. : 9930000350
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी केलेल्या दस्त्यासाठी सदर चालन लागू.



(ii) Layout approval

ट न न = २	Being desirous application under
दस्त कमि २३०	Regulations for
४ / २५	Thane Municipal Corporation

of developing the Larger Land, the Promoter submitted an application under the provisions of Unified Development Control and Promotion Maharashtra State (hereinafter referred to as "UDCPR") to the Thane Municipal Corporation (hereinafter referred to as "TMC") for the development of the Larger Land as a lay-out, and has obtained sanction for the same as per TMC's layout approval bearing No. V.P.S05/0135/17/TMC/TDD4392/23 dated 08/05/2023;

- (iii) In the circumstances, the Promoter is entitled to develop the Larger Land;
- (iv) The Larger Land is affected by certain Development Plan (DP)/Layout Plan reservations/deductions/sub-division/Government Notifications, as under :-

a. Area Under Sub-Plot

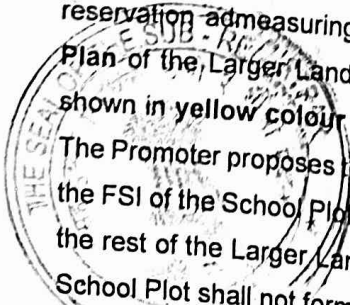
Out of the Larger Land, a part or portion thereof admeasuring 12,560 square metres or thereabouts will be carved out and separated from the layout (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **blue-colour wash**, and hereinafter referred to as "the Sub-Plot") The Sub-Plot area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below);

b. Area under Playground Plot

As per the Development Plan (DP), the Larger Land is affected by a Playground reservation admeasuring 5870 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **green colour wash** and hereinafter referred to as "the Playground Plot"). The Playground Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the Playground Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

c. Area under School Plot

As per the Development Plan (DP), the Larger Land is affected by a primary school reservation admeasuring 380 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **yellow colour wash** and hereinafter referred to as "the School Plot"). The Promoter proposes to construct a school Building/s on the School Plot utilising the FSI of the School Plot/TDR. The School Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the said school Building/s and the School Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);



Wishi Jha
Charanveer Jha

d. **Area under 30 metre wide road HCMTR**

As per the Development Plan (DP), from and out of the Larger Land, an area admeasuring 620 square metres and 1950 square metres, aggregating to 2570 square metres or thereabouts is reserved/earmarked for 30 mtrs. wide Road High Capacity Mass Transit Route (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **orange colour hatched lines** and hereinafter referred to as "**the HCMTR Land**"). The HCMTR Land will be formally sub-divided from the rest of the Larger Land in due course and the same will be handed-over to the TMC and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

2028
309
ey

e. **Area under 18 metre wide road**

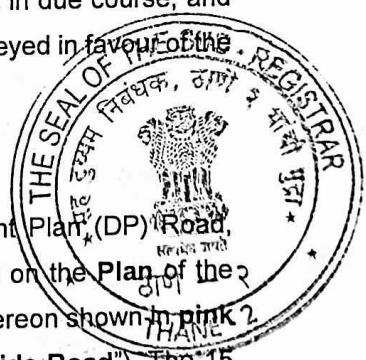
The Larger Land is affected by 18 metre wide Development Plan (DP) Road, admeasuring 2810 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **dark brown colour wash** and hereinafter referred to as "**the 18 metre wide Road**"). The 18 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but the same has been/shall be conveyed to TMC;

f. **Area under 45 metre wide road**

The Larger Land is affected by 45 metre wide Development Plan (DP) Road, admeasuring 10 square metres and 50 square metres, aggregating to 60 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **purple colour wash** and hereinafter referred to as "**the 45 metre wide Road**"). The 45 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but shall be conveyed to TMC;

g. **Area under 15 metre wide road**

The Larger Land is affected by 15 metre wide Development Plan (DP) Road, admeasuring 600 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **pink colour wash** and hereinafter referred to as "**the 15 metre wide Road**"). The 15 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but the same has been/shall be conveyed to TMC;



(iv) **The Layout Land**

The balance portions of the Larger Land (i.e. after deducting the area under the Sub-Plot, Playground Plot, School Plot, 30 metre wide road HCMTR, 18 metre wide road, 45 metre wide road and 15 metre wide road) admeasures 24,500



nishi Jhe
Dhanmura Jhe

square metres or thereabouts, in the aggregate (and is more particularly described in the Second Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-2 and thereon shown surrounded by thick red-colour boundary line and hereinafter referred to as "the Layout Land");

ट न न
दस्त क्रमी १३५९ / २०३४
६ / १५

Development under EWS Scheme

The Promoter is desirous of developing the Layout Land by exploiting the optimum development potential of the said Layout Land, as may be permissible under the applicable provisions of law, as amended from time to time. The Promoter has proposed to develop the said Layout Land under the new scheme of low cost housing implemented by Maharashtra Housing and Area Development Authority (MHADA) for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories, by utilizing maximum Building potential in such scheme in the form of tenements under the EWS, LIG, and MIG categories, as defined by the Government in Housing Department from time to time. The Promoter has proposed to develop the said Land by utilizing, inherent/base FSI, Primum FSI, Ancillary FSI, Green Building FSI, all kinds of incentive FSI, FSI available on account of change in Rules, Regulations, Policies, laws of the Government, etc. on the said Layout Land according to the provisions of Unified Development Control And Promotion Regulations For Maharashtra State (UDCPR). Accordingly, and pursuant to the application submitted by the Promoter to the Thane Municipal Corporation (hereinafter referred to as "TMC") in that regard, the TMC has granted its development permission/sanction/approval for the construction on the Layout Land, on terms and conditions mentioned therein;

(vi) The Project

The Promoter proposes to develop the said Layout Land in phase wise manner by constructing thereon a Project called "Dosti West County – Dosti Nest" in 4 or more phases, comprising of 3 or more new Buildings consisting of ground floor, 4 level podium, stilt (on 4th level podium) and a Clubhouse to be constructed on 4th level common podium, to be constructed on the said Layout Land (hereinafter referred to as "the said Project").

(vii) The Promoter has prepared and submitted plans of said Project comprising of ground floor, common 4 (four) level podium, Clubhouse and 3 new Buildings, for approval to the TMC.

(viii) Phase-wise Development of the said Project
First Phase

The Promoter proposes to develop the First Phase of the said Project, called "Dosti West County – Dosti Nest Phase 1", on land admeasuring 8,690 square metres or thereabouts, forming part of the said Layout Land. In the First Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct:

a. "Dosti Merlin Building" comprising of Wing A, Wing B and Wing C (Building No.3, Wing A, Wing B and Wing C as per present sanctioned plan) consisting

nishi jhe

ट न न - २

of ground floor, 4 level podium, stilt (at 4th podium level) and 32 upper floors for Wing A, Wing B and Wing C (and shown in pink-colour wash on the Plan of the Layout Land annexed hereto as Annexure-2 and hereinafter referred to as "the said Dosti Merlin Building"); and

- b. "Clubhouse" (i.e. "Club House" as per present sanctioned plan) consisting of ground floor and one upper floor (at 4th podium level) with Swimming Pool and Fitness Center (and shown on the Plan of the said Layout Land annexed hereto as Annexure-2 and the Clubhouse, Swimming Pools and Fitness Center are hereinafter referred to as "the Clubhouse").

Second Phase

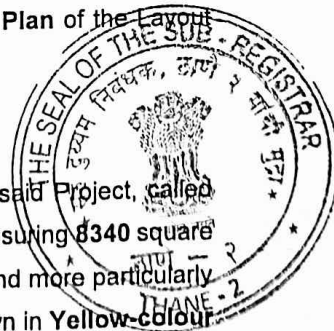
- (ix) The Promoter proposes to develop the Second Phase of the said Project, called "Dosti West County – Dosti Nest – Phase 2", on land admeasuring 2,460 square metres or thereabouts, forming part of the said Layout Land. In the Second Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct, "Wing A" of Dosti Dove Building (Building No.1 (part 1) as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4th podium level) and 32 upper floors (and shown on the Plan of the Layout Land annexed hereto as Annexure-2).

Third Phase

- (x) The Promoter proposes to develop the Third Phase of the said Project, called "Dosti West County – Dosti Nest – Phase 3", on land admeasuring 5010 square metres or thereabouts, forming part of the said Layout Land. In the Third Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct, "Wing B" and "Wing C" of Dosti Dove Building (Building No.1 (part 2) & (part 3) as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4th podium level) and 32 upper floors (and shown on the Plan of the Layout Land annexed hereto as Annexure-2).

Fourth Phase

- (xi) The Promoter proposes to develop the Fourth Phase of the said Project, called "Dosti West County – Dosti Nest – Phase 4", on land admeasuring 8340 square metres or thereabouts, forming part of the said Layout Land and more particularly described in the Third Schedule hereunder written (and shown in Yellow-colour wash on the Plan of the Layout Land annexed hereto as Annexure-2) and hereinafter referred to as "the Land"). In the Fourth Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct, Dosti Heron Building comprising of Wing A, Wing B and Wing C (i.e. Building No.2 Wing A, B and C respectively, as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4th podium level) and 33 upper floors, to be constructed on the Land by utilizing FSI of 50211.92 square metres or thereabouts (and shown in Green-colour wash on the Plan of the Layout Land annexed hereto as Annexure-2) and hereinafter referred to as "the said Building".



Nishi Jha
Dhanu Jha

प्लान नं. १२३०९ / २०२४
 क्षेत्र नं. १

2.3 The expression "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Premises. The carpet area of the Premises is measured on a bare shell basis. Room dimensions and carpet area indicated is prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc. The area dimensions of toilets, bathrooms and other wet areas shall be measured above the ledge wall of toilets, bathrooms and other wet areas prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc.

2.4 The Promoter shall confirm the final carpet area of the Premises after the construction of the said Building is complete and the occupation certificate in respect thereof is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser within 45 (forty-five) days with interest as provided under RERA, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Purchaser shall pay the additional amount to the Promoter as per the next milestone of the payment schedule as mentioned in **Part-2** of the **Fourth Schedule**, and in any event before taking possession of the Premises. All these monetary adjustments shall be reckoned/pro-rated with reference to the price and carpet area as mentioned in the **Fourth Schedule**.

2.5 The Consideration has been arrived at/calculated on the basis of the Purchaser having agreed to pay the Consideration in the manner set out in **Part-2** of the **Fourth Schedule** hereunder written and having agreed to comply with the terms and conditions mentioned herein.



3. CONSIDERATION

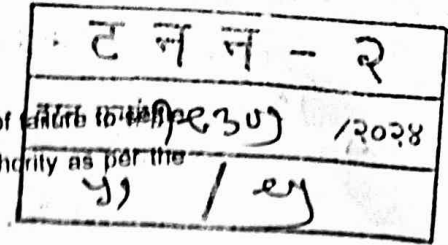
3.1 The Purchaser shall pay to the Promoter the consideration mentioned in **Part-2** of the **Fourth Schedule** hereunder written (hereinafter referred to as "the Consideration") in the manner set out in **Part-2** of the **Fourth Schedule** hereunder written. In addition to the Consideration and all other amounts as mentioned herein, the Purchaser shall also pay to the Promoter, the Other Charges (as defined below).

↓

Nishi Jha
Charman Jha

9. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the appropriate authority as per the provisions of RERA.



10. **GOVERNING LAW**

- a. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Thane Courts shall have jurisdiction for this Agreement.
- b. The Permanent Account Number details of the parties is more particularly mentioned in the Eighth Schedule hereunder written.

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

THE FIRST SCHEDULE REFERRED TO ABOVE
(Description of the Larger Land)

All that pieces or parcels of Non-Agricultural lands bearing New/Revised Survey/Hissa Nos.- 21(PT.), 22(PT.), 25/5(PT.), 25/6, 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 25/10B, 25/11, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8, 41/9(PT.), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 44/1(PT.), 44/2A, 44/2B(PT.), 43/2(PT.), 45/1(PT.), and admeasuring 49,350 square metres or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, and bounded as follows: -

- On or towards the East: By 45.00 Metre wide HCMTR Road
- On or towards the West: By 18.00 Metre wide Road
- On or towards the North: By MMRDA Plot
- On or towards the South: By Dosti Tulip Building



THE SECOND SCHEDULE REFERRED TO ABOVE
(Description of the Layout Land)

All that pieces or parcels of Non-Agricultural lands bearing New/Revised Survey/Hissa Nos. 21(PT.), 22(PT.), 25/5(PT.), 25/6PT, 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8PT, 41/9(PT.), 41/12, 41/13PT, 41/14, 41/17, 41/18PT, 42/1, 42/2, 42/3, 43/1PT, 44/1, 44/2A, 44/2B(PT.), 43/2(PT.), 45/1(PT.), and admeasuring 24,500 square metres or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the

Wishi Jha
Jhanvika Jha

ट न न - २	
दस्ता क्र. ३०५	Registration and Sub-Registration District of Thane, and bounded as follows: -
५२ / ३५	On or towards the East. By Land bearing Survey No.43/1
	On or towards the West. By Land bearing Survey No.25/9
	On or towards the North. By Land bearing Survey No.25/7
	On or towards the South. By Land bearing Survey No.44/1

THE THIRD SCHEDULE REFERRED TO ABOVE

(Description of the Land)

All that pieces or parcels of Non-Agricultural lands admeasuring 8340 square metres or thereabouts, bearing New/Revised Survey and Hissa Nos. 43/2(pt), 41/17, 41/14, 41/13, 41/18, 41/12, 41/9(pt), 42/2, 42/3, 41/8, 25/8, 25/6, 21(pt), 40/22(pt), 40/18, 40/15(pt), 43/1(pt), 42/1, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, being a part or portion of the Layout Land mentioned in the Second Schedule hereinabove.

THE FOURTH SCHEDULE REFERRED TO ABOVE

PART - 1

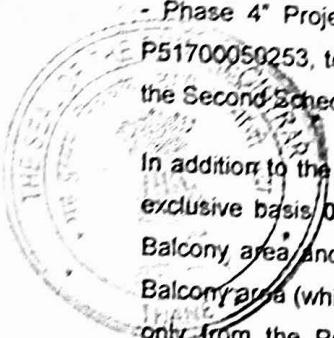
(Description of the said Building)

Dosti Heron Building in which the said Premises (as defined below) is situated and is being constructed on the Land as more particularly described in Third Schedule hereinabove.

(Description of the Premises)

Flat No. C1601 on the 16 floor, admeasuring 49.92 square metres (equivalent to 537 square feet) of carpet area in the **Wing C (the Wing)** of the said Dosti Heron Building, lying being and situate on the Land as more particularly described in Third Schedule hereinabove written, duly registered as "Dosti West County - Dosti Nest - Phase 4" Project with Maha RERA authority under Certificate bearing no. P51700050253, to be constructed on the Land as more particularly described in the Second Schedule herein above written.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis 0.00 square metres (equivalent to 0 square feet) as Enclosed Balcony area and 6.19 square metres (equivalent to 67 square feet) as Open Balcony area (which is appurtenant and attached to the Premises and accessible only from the Premises) and approved in the presently approved plans as Enclosed Balcony Area and Open Balcony.



Nishi Jha
Pranvika Jha

(Description of Car Parking Space)

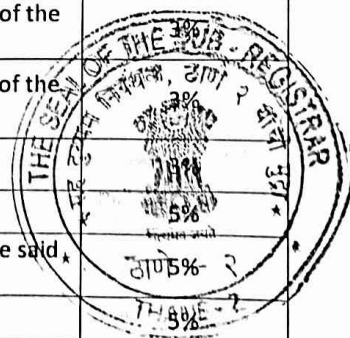
All that One number of Covered Car Parking space for parking of One car on the P1 level bearing Parking No.129 in the said Dosti Heron Building to be constructed on the said Land as more particularly described in Third Schedule hereinabove, for a price which is included in the Consideration of the Premises, as mentioned herein below;

ट म न - २
दस्ता नं. १०३० / २०२४
५५

PART - 2
(Consideration)

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises and the Car Parking Space shall be **Rs.9715000/- (Rupees Ninety Seven Lakh Fifteen Thousand Only)** The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

PAYMENT SCHEDULE	% OF TOTAL CONSIDERATION
On or before the execution of this Agreement	9%
After execution and registration of Agreement	21%
On completion of plinth	5%
On or before Commencement of 3rd slab of Parking level	5%
On or before Commencement of 1st habitable slab of Superstructure of the building	5%
On or before Commencement of 5th habitable slab of Superstructure of the building	5%
On or before Commencement of 10th habitable slab of Superstructure of the building	4%
On commencement of 15th habitable slab of Superstructure of the building	4%
On or before Commencement of 20th habitable slab of Superstructure of the building	3%
On commencement of 25th habitable slab of Superstructure of the building	
On commencement of 30th habitable slab of Superstructure of the building	
On completion of terrace Slab	
On Completion of Elevator Room (LMR)	
On Completion of walls, internal plaster/Gypsum Plaster of the said Premises	
On Completion of floorings of the said Premises	
On Completion of concealed sanitary fittings, elevation, terraces with waterproofing of the Wing/Tower .	5%
On Completion of the staircases, lift wells, lifts, water pumps, electrical fittings, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement of Sale	5%
At the time of possession of the said premises	5%
TOTAL:	100%



with the
Chamruer the

ट न न - २
दस्त क्रमिक (६३०) २०२४
५४ / ९

At the time of execution of this Agreement, out of the said Consideration/Purchase Price an amount of Rs.3886000/- (Rupees Thirty Eight Lakh Eighty Six Thousand Only) has already become due and payable, out of which the Purchaser has already paid a sum of Rs.874350/- (Rupees Eight Lakh Seventy Four Thousand Three Hundred Fifty Only) on or before execution of this Agreement and agrees to pay the balance sum of Rs.3011650/- (Rupees Thirty Lakh Eleven Thousand Six Hundred Fifty Only) to the Promoter in the following manner:-

- | | |
|-------------------|--------------------|
| i) Rs. 971500/- | On or before |
| ii) Rs. 2040150/- | On or before..... |
| iii) Rs..... | On or before |
| iv) Rs..... | On or before |
| v) Rs..... | On or before |

THE FIFTH SCHEDULE REFERRED TO ABOVE

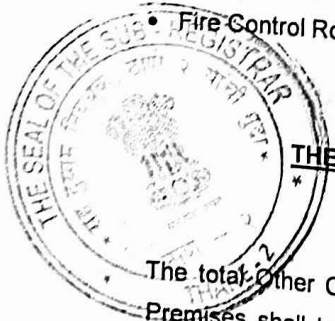
(Description of Common Areas and Facilities)

- Recreational Ground
- Entrance Lobby Hall
- Lift and Lift Lobby
- Landing on the Floor
- Common Staircase with mid-landing

THE SIXTH SCHEDULE REFERRED TO ABOVE

(Description of Restricted Common Areas and Facilities)

- Parking Space
- Overhead Water Tank/s
- Lift Machine Room
- Meter Room
- Fire Control Room



THE SEVENTH SCHEDULE REFERRED TO ABOVE

(Details of the Other Charges)

The total Other Charges payable by Purchaser to Promoter, in respect of the Premises shall be Rs.187304/- (Rupees One Lakh Eighty Seven Thousand Three Hundred Four Only), as mentioned below. The said Other Charges shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:

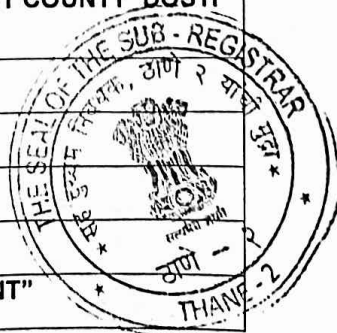
Wishi Jha
Dharmveer Jha

Sr.No.	Description	Category	Amount (Rs)	- 2
1.	Building Corpus Fund for Infrastructure & common facilities	Non-Refundable	20000	2028
2	Layout Corpus Fund for Common Areas maintenance charges for 60 months (Rs.1 per Sq.Ft.)*	Non-Refundable	38240	ey
3	Share money (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600	
4	Advance outgoings for 12 months (Rs.7 per month per Sq.Ft.) *	Deposit	50736	
5.	Club Outgoings for 24 months (Rs.2 per Sq.Ft.)	Deposit	28992	
6.	Share of Security Deposit 12 months (Rs.7 per month per Sq.Ft.)*	Deposit	50736	
	Total		187304	

- In addition to above mentioned Other Charges, the Purchaser shall also be liable to pay following Statutory Dues, as may be applicable, viz;
 - i. Flat Purchaser has to pay refundable Deposit of Rs.75000/- Towards Furniture Fit-out at the Time of Possession.
 - ii. Stamp Duty. (Save and except on this Agreement)
 - iii. Registration Charges. (Save and except on this Agreement)
 - iv. Goods and Service Tax (GST) on Purchase Price.
 - v. Goods and Service Tax (GST) on Other Charges.
 - vi. Property Tax and Water Tax as per actuals.

All payments to be made by the Purchaser under this Agreement towards purchase consideration/price including taxes, GST shall be by cheque/demand draft/pay order/any other instrument drawn in favour of:

Account Name	"DOSTI ENTERPRISES DOSTI WEST COUNTY DOSTI NEST PHASE 4 Collection A/c".
Account Number	9047231897
Bank	KOTAK MAHINDRA BANK
Branch	FORT, Mumbai
IFSC Code	KKBK0000957
A/c. Type	"ESCROW / COLLECTION ACCOUNT"



Dhamveer Jha
Dhamveer Jha

ट न न - २
दस्ता क्रमांक १८३०९ / २०२४
५६ / ६५

THE EIGHTH SCHEDULE REFERRED TO ABOVE

PAN of the parties hereto;

Name as on Pan Card

M/s. Dosti Enterprises

(Promoter)

NISHI JHA

(Purchaser)

DHARMVEER JHA

(Purchaser)

PAN NO.

AFFFD4236J

ANOPC1571H

ANLPJ3682P

SIGNED AND DELIVERED by the

Within named "Promoter"

M/S. DOSTI ENTERPRISES

through its authorised signatory

PARIN J. POPAT

in the presence of

- (1) Sandesh Tambre
- (2) PRADEEP AMBekar

SIGNED AND DELIVERED by the

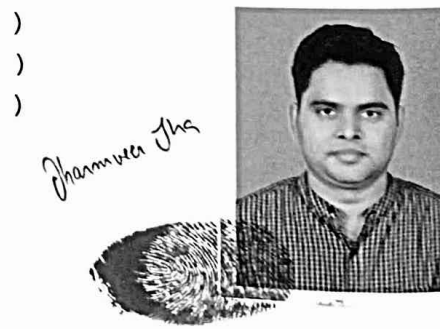
Within named "Purchaser"

NISHI JHA

DHARMVEER JHA

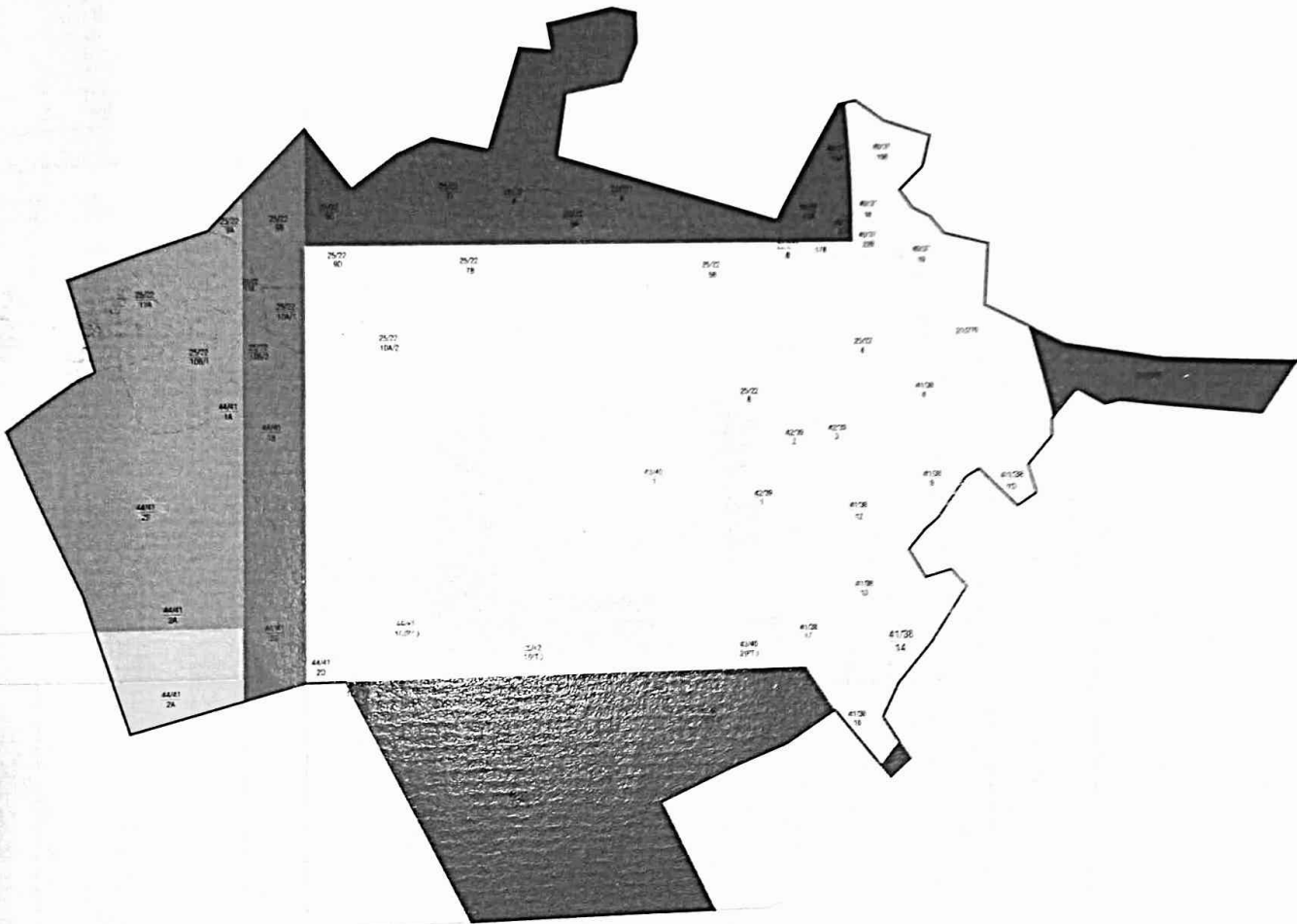
in the presence of

- (1) LALITA DEVI
- (2) MARITVUNJAY PATEL



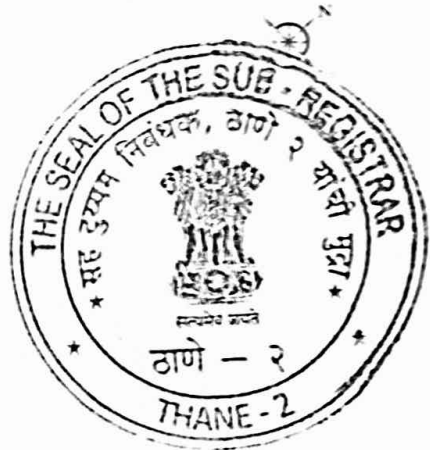
40 / 2y

LARGER LAND



LEGEND

LARGER LAND	49,350 SQ.MT
SUB PLOT	12,560 SQ.MT
PLAYGROUND PLOT	5,870 SQ.MT
SCHOOL PLOT	380 SQ.MT
15MT. ROAD	600 SQ.MT
18MT ROAD	2,810 SQ.MT
45MT ROAD	60 SQ.MT
HCMTR	2,570 SQ.MT



Handwritten signature: Mishi Jhe
Charmra Jhe

Date: 20th February, 2023

No. 11/A-1 Phases 4
To
MADHARA
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub- This clearance certificate with respect to Plot comprising lands bearing New Survey/Hissa Nos' i.e. 21, 25/6, 25/8, 40/15 (corresponding revised S. No. 40/15/A & 40/15/B), 40/18, 40/22 (corresponding revised S. No. 40/22/A & 40/22/B), 41/8, 41/9, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1 and 43/2, aggregating to 18,860.00 sq. meters, situated at Village Bolkum, Taluka and District Thane and more particularly described below (hereinafter referred to as "said Plot").

I have investigated the title of said Plot on the request of M/s Dosti Enterprises, a Partnership Firm, having its registered office at Lawrence A Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, and following documents i.e. :-

1) Description of the Property:

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos' i.e. 21, 25/6, 25/8, 40/15 (corresponding revised S. No. 40/15/A & 40/15/B), 40/18, 40/22 (corresponding revised S. No. 40/22/A & 40/22/B), 41/8, 41/9, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1 and 43/2, aggregating to 18,860.00 sq. meters, the said Plot, lying, being and situate at Village Bolkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the (Registration and Sub-Registration District of Thane, having description as more particularly describe in Annexure "A".

2) The Documents of allotment of said Plot:

The owners have acquired said plot by and under various registered documents as more particularly mentioned and describe in Annexure "A".

- The 7/12 extracts for the year 2023 Issued by Talathi Sata Bolkum, Taluka and District Thane in respect of the said Plot and respective mutation entries in respect thereof.
- Search Report for last 30 years from 1990 till 2022 in respect of the said Plot taken from the Sub-Registrar Office.
- On perusal of above mentioned documents and all other relevant documents relating to the title of said Plot, I am of the opinion that, the title of Owner/s

Mobile safety, 5th section, ambernath, Thane, 421501 (m.c.), advocate_kiran2008@yahoo.com, 9822824181

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID PLOT :

Description of said plot as per revenue record as under:

Sr. No.	Old Survey No.	New Survey No.	Corresponding Revised Survey/Hissa No as per development plan.	Area (Sq. Mtrs.)	Names of Owner/s on 7/12 extract and charge of Developer as per Development Agreement:
1.	270	21	-	1,900	M/s. Dosti Enterprises
2.	22/6	25/6	-	830	Murlihar Padman Bhoir, Deshruai Chango Bhoir, Paibai Kisan Kolkar, Lokmi Kisan Mukayikar, Manjda Anant Mukadam, Prathavati Suresh Mali, Bebbai Jagannath Bhoir, Moera Nikhant Mhatre, Manisha Jagannath Bhoir, Kisan Kamalakar Dalvi, Manoj Jagannath Bhoir, Vimal Janardhan Bhoir, Prabhakar Janardhan Bhoir, Suman Chandrakant Janardhan Bhoir, Eknath Valu, Rama Chandrakant Patil, Eknath Krushna Vasudev Krushna Bhoir, Mohan Krushna Bhikaji, Haresh Krushna Bhoir, Manakshil Prakash Kolkar, Jawanti Harichandra Valu - Owners
3.	22/8	25/8	-	1040	M/s Dosti Enterprises - Developer Manjda Harichandra Patil, Narendra Subodhana Gopinath Bhoir, Umesh Sadashiv Mhatre, Manoj Sadashiv Mhatre, Rajesh Sadashiv Mhatre, Manish Sadashiv Mhatre - Owners
4.	37/15	40/15	40/15/A 40/15/B	200 380	M/s Dosti Enterprises - Developer Prabhakar Krishna Patil, Narendra Vinayak Patil, Meghnath Vinayak Patil, Rajendra Subash Shelke, Shamalaji Krishna Patil - Owners

Handwritten notes and stamps at the top right of the page, including a date stamp '20/02/23' and a signature.

and Developer is clear of marketable copy and except the mortgage of said plot particularly described in Annexure "B".

Owner and Developer of said Plot:
M/s Dosti Enterprises (more particularly described in Annexure "C")

Qualifying comments/remarks:

- Development Permission:**
The Owner/Developer is clear of marketable copy and except the mortgage of said plot in accordance with the Development Permission dated 01/12/2011 and Commencement Certificate dated 09/01/2012 and amended Commencement Certificate dated 09/01/2013 issued by the Thane Municipal Corporation, Thane and as may be amended from time to time.
- No applicability of Revenue and/or Area sharing and no applicability of Land Owners as co-operators:**
The Promoter i.e. M/s Dosti Enterprises is the Owner and Developer of the said Plot. The Promoter has acquired rights, title and interest in the said Plot including rights to develop the said Plot and set the premises to be constructed thereon in what is commonly known as proprietary basis to the general public. There is no arrangement or agreement for revenue sharing or area sharing with any of the land owners and the Promoter has acquired this land long back and have fully paid and discharged the consideration in respect thereof to the respective land owners and therefore, as defined under the relevant provisions of 1938 Act and rules made there under, these land owners are not Promoters/co-operators.
- The report reflecting the flow of the title of Owner/s and Developer in respect of said plot is enclosed herewith as Annexure A.

Annexed: as above

Date: 20.02.2023

Signature and stamp of the legal professional, including a circular stamp of the Sub-Registrar's Office.



Sr. No.	Old Survey No.	New Survey No.	Corresponding Revised Survey/Hissa No as per development plan.	Area (Sq. Mtrs.)	Names of Owner/s on 7/12 extract and charge of Developer as per Development Agreement:
5.	37/18	40/18	-	130	M/s Dosti Enterprises - Developer Kandekar Shankar Patil, Manoj Chandrakant Patil, Manoj Chandrakant Patil - Owners
6.	37/22	40/22	40/22/A 40/22/B	30 120	M/s Dosti Enterprises - Developer Raghu Patil, Hiranagar Patil, Purush Patil, Anurag Patil, Mahadum, Jayama Somnath Mhatre - Owners
7.	38/8	41/8	-	200	Narayan Mangya, Ramdas Vasudev, Jagannath Ramdas, Jalendra Ramdas, Ravindra Ramdas, Rajesh Anant Patil, Chandrakant Anant Patil, Anil Anant Purankar - Owners
8.	38/9	41/9	-	1,710	M/s Dosti Enterprises - Developer Vishnu Jitaram Patil - Owner
9.	38/12	41/12	-	230	M/s Dosti Enterprises - Developer Harichandra Chandraji Joshi, Manik Galagan Pawar, Suryanand Manik Pawar, Sunil Manik Pawar, Anil Manik Pawar - Owners
10.	38/13	41/13	-	1,240	M/s Dosti Enterprises - Developer Ramkrishna Chandra Patil, Kamalakar Shankar Patil, Mahalaxi Chandra Patil - Owners
11.	38/14	41/14	-	510	M/s Dosti Enterprises - Developer Gangaram Amaram Joshi, Ramdas Dharma Joshi, Kisan Amaram Joshi, Ganesh Gauri Joshi, Komal Gauri Joshi, Madhukar Amaram Joshi, Durgad Rohan Mhatre, Wilson Kesarinarth Mhatre, Vilhalal Pundlik, Shubantala Keshav, Vasant Vasant, Prama Manoj, Gulab Babu, Bibi Harichandra Patil - Owners

Handwritten signature and name 'Nishi' and 'Dhanraj' at the bottom of the page.

त न न - २
 दात क्र. १९०९ / २०२४
 ६९ / १९

संकेत संख्या

		<p>heirs of Motya Pasha Patil became the Rajpada and owners of the said Land. Thus, at present said Manoj Harishchandra Patil and others are holding the said Land as Owners.</p> <p>4. Under the provisions of Section 43 of Tenancy Act, the Competent Authority has released the condition u/s 43 of Tenancy Act.</p> <p>5. On perusal of 7/12 extract of said land, it appears that the said land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>6. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 26th December, 2004 the said Owners had granted the development rights in respect of the said Land for consideration to and in favour of one M/s Siddhi Enterprises and delivered the possession thereof to said M/s Siddhi Enterprises ("said Siddhi").</p> <p>7. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 16th August, 2006 received by the said Owners and said Siddhi as the Confirming Party, the development rights in the said Land has been granted for consideration to and in favour of M/s Dosti Enterprises, the Developer herein, or its nominee or assignees, as the said M/s Dosti Enterprises may desire and further delivered the possession thereof to said M/s Dosti Enterprises.</p>
4.	40/15 40/15/A 40/15/B	<p>1. Said Land was an ancestral property of Prabhakar Krishna Patil and others, (hereinafter referred to as "said Original Owners").</p> <p>2. By and under amended Order dated 13th November, 2007 issued under Sec. 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT"), since repealed w.e.f. 29th November, 2007, the Additional Collector and Competent Authority, Thane has declared the said Land as "Retainable Land" of said Original Owners.</p> <p>3. On perusal of 7/12 extract of said Land, it is clear that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 9th February, 2005, said Original Owners had granted the Development Rights in respect of said Land for consideration</p>

		<p>to and in favour of one M/s. Dosti Enterprises ("said Siddhi") and under registered Development Agreement read with Authenticated Power of Attorney both dated 11th July, 2004, the said Owners and said Siddhi as Confirming Party have granted development rights in the said Land for consideration to and in favour of M/s Dosti Enterprises or its nominee or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Deed of Conveyance read with Authenticated Power of Attorney both dated 12th December, 2017, the said land has been duly sold, conveyed and transferred to and in favour of said M/s Dosti Enterprises, however, effect of the same is yet to be given on 7/12 extract of said land.</p> <p>7. Suit No. S No. 113 of 2018, before CTO, Thane, filed by Prasad Ramesh Patil and others against Suresh Krishna Patil and others including said M/s Dosti Enterprises is pending in respect of said land. In the said suit no order so as to affect the title of said land has been passed.</p> <p>1. Said Land is an ancestral property of Ramkrishna alias Ramchandra Chaudhary Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 27th May, 1982 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed, read with further Order dated 18th September, 1993 and order dated 28th February, 2012 under Section 20 of the said Act, the Dy. Collector and Competent Authority, Thane has permitted the development of the larger property comprising the said land, subject to the terms and conditions contained therein. Further, as per scheme Order dated 27/12/2013 passed by the Competent Authority u/s 7(1) of the ULC Act, in other rights column of 7/12 extract of said land, remark "area for constructing the flats within the limits of 80 sq. meters carpet area" has been recorded vide Mutation No. 4380.</p> <p>3. On perusal of 7/12 extract of the said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Deed of Declaration cum Confirmation of Agreement for Sale dated 31/01/2015 in</p>
5.	40/18	

संकेत संख्या

		<p>respect of Agreement for Sale dated 6th February, 1987 read with Power of Attorney dated 16th February, 1987, 23rd November, 2000, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominee or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Agreement for Development read with Substituted Power of Attorney both dated 27th February, 2007, said RNA for itself and as E.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s Dosti Enterprises and/or its nominee or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9th March, 2007, the said Owners and their family members with said RNA as Confirming Party, the said Owners personally conferred for consideration to and in favour of M/s Dosti Enterprises or its nominee or assignees as the said M/s Dosti Enterprises may desire and further confirmed the delivery of possession thereof by RNA to the said M/s Dosti Enterprises.</p>
6.	40/22 40/22/A 40/22/B	<p>1. Said Land is an ancestral property of Ramchandra Raghu Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 11th July, 2007 issued under Sec. 15 of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT"), since repealed w.e.f. 29th November, 2007, the Additional Collector and Competent Authority, Thane has declared the said lands as "Retainable Land".</p> <p>3. On perusal of 7/12 extract of the said Land, it is clear that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Agreement for Development, read with Authenticated Power of Attorney both dated 27th December, 2004, the said Owners had granted the development rights in the said Land for consideration to and in favour of one M/s Siddhi Enterprises ("said Siddhi") and delivered the possession thereof to said Siddhi.</p>

		<p>5. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 11th August, 2006, the said Owners and said Siddhi as Confirming Party have granted development rights in the said Land for consideration to and in favour of M/s Dosti Enterprises or its nominee or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p>
7.	41/8	<p>1. Said Land is an ancestral property of Narayan Manjha Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 01st Sept. 1983, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, the Additional Collector and Competent Authority, Thane, has declared the said Land as "Non Surplus Land".</p> <p>3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Declaration cum Confirmation Deed of Agreement for Sale dated 31st January, 2005 in respect of Agreement for Sale Agreement dated 8th April, 1987 read with Power of Attorney dated 31st August, 1987, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju N. Gupta, Proprietress of East N West Builders, now merged with RNA Builders (NG) ("said RNA") or its nominee or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Agreement for Development read with Authenticated Irrevocable Power of Attorney dated 22nd February, 2004, the said Owners with their family members and said RNA as Confirming Party have granted the Development Rights in respect of said Land for consideration to and in favour of M/s Dosti Enterprises, the Developer herein, and/or its nominee or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p>
8.	41/9	<p>1. Said Land is an ancestral property of Vishnu Sitaram Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 26.09.1980 u/s 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed w.e.f. 29th November, 2007, the Competent Authority has declared said land as "Retainable Land". Further, at no</p>



विश्वेश्वर
 धामरेकर

Certificate No. 5326



THANE MUNICIPAL CORPORATION, THANE

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

Amended PERMISSION/ COMMENCEMENT CERTIFICATE
सुधारित परवानगी - EWS इमारत क्र. १ (पार्ट १,२,३): तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते २० मजले, इमारत क्र. २ विंग ए, बी,सी: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते ३३ मजले, इमारत क्र. ३ विंग ए, बी,सी: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते ३२ मजले, क्लब हाऊस : तळ + १ मजला (अप्पर स्टिल्ट वर) करीता फक्त

V. P. No. S05/0135/17 TMC / TDD / 4392 / 23 Date: 02/05/2023
To, Shri / Smt. 10 फोल्डस आर्किटेक्ट्स अॅण्ड कन्सल्टंट्स (Architect)

Shri मं. दोस्ती एन्टरप्रायझेस व इतर (Owners)
मं. दोस्ती एन्टरप्रायझेस तर्फे श्री. दिपक गोराडीया व श्री. राजुल व्होरा (कुलमुखत्यारधारक)

With reference to your application No. 9301 dated 17/02/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाण in village वाळकुम Sector No. 5 Situated at Road / Street ठाणे भिवंडी वडपा रोड S. No. / C.S.T. No. / F.P. No. खालील प्रमाणे

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

सुधारित सी.सी. - EWS इमारत क्र. १ (पार्ट १,२,३): तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले - अप्पर स्टिल्ट + १ ते २२ मजले, इमारत क्र. २ विंग ए व बी: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते ८ मजले, इमारत क्र. ३ विंग सी: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते ७ मजले, इमारत क्र. ३ विंग ए: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते १० मजले, इमारत क्र. ३ विंग बी व सी: तळ / स्टिल्ट (पार्ट) + १ ते ३ पार्किंग मजले + अप्पर स्टिल्ट + १ ते २० मजले, क्लब हाऊस : तळ + १ मजला (अप्पर स्टिल्ट वर) करीता फक्त

माजे वाळकुम, ता.व जि.ठाणे येथील सर्व्हे नं.21(पै), 22(पै), 25/5(पै), 25/6, 25/7(पै), 25/8, 25/9(पै), 25/10अ, 25/10ब, 25/11,40/15(पै), 40/17(पै), 40/18, 40/19, 40/22(पै), 41/8, 41/9(पै), 41/10,41/12, 41/13, 41/14, 41/17, 41/18, 42/1,42/2,42/3,43/1, 43/2(पै), 44/1(पै), 44/2अ(पै), 44/2ब(पै), 45/1 (पै).

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 _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O.

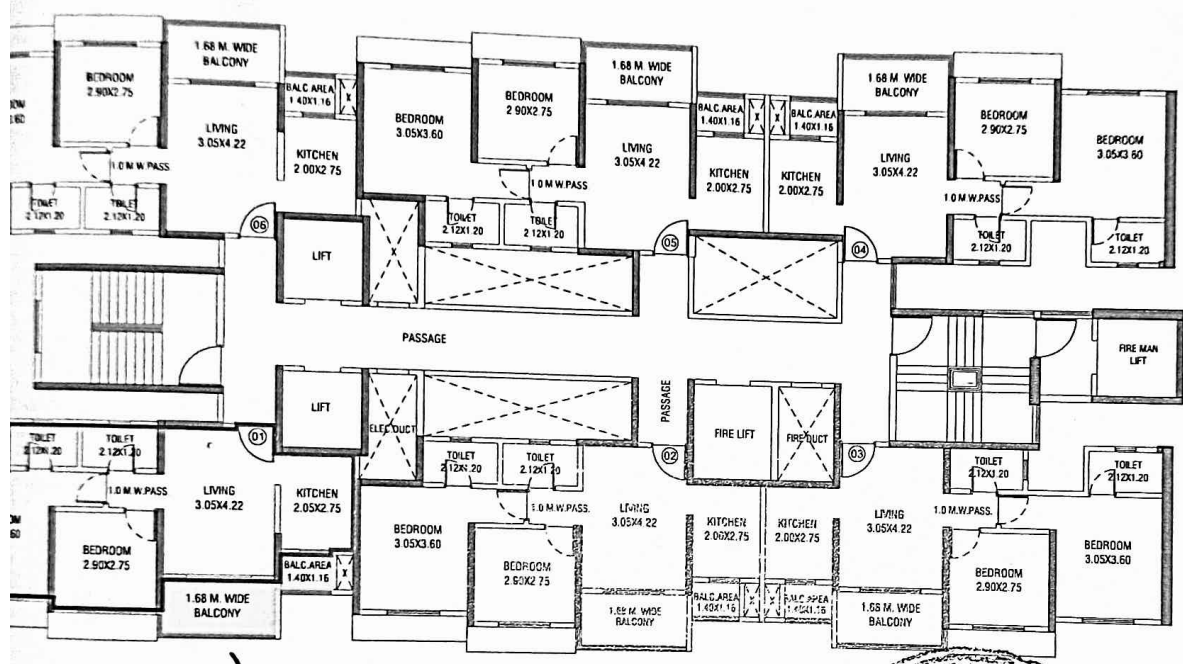


त न न - २
 दस्ता क्रमांक ४३०७ / २०२४
 ५३ / १५

ANNEXURE 6

HERON - WING C

FLAT NO. 1

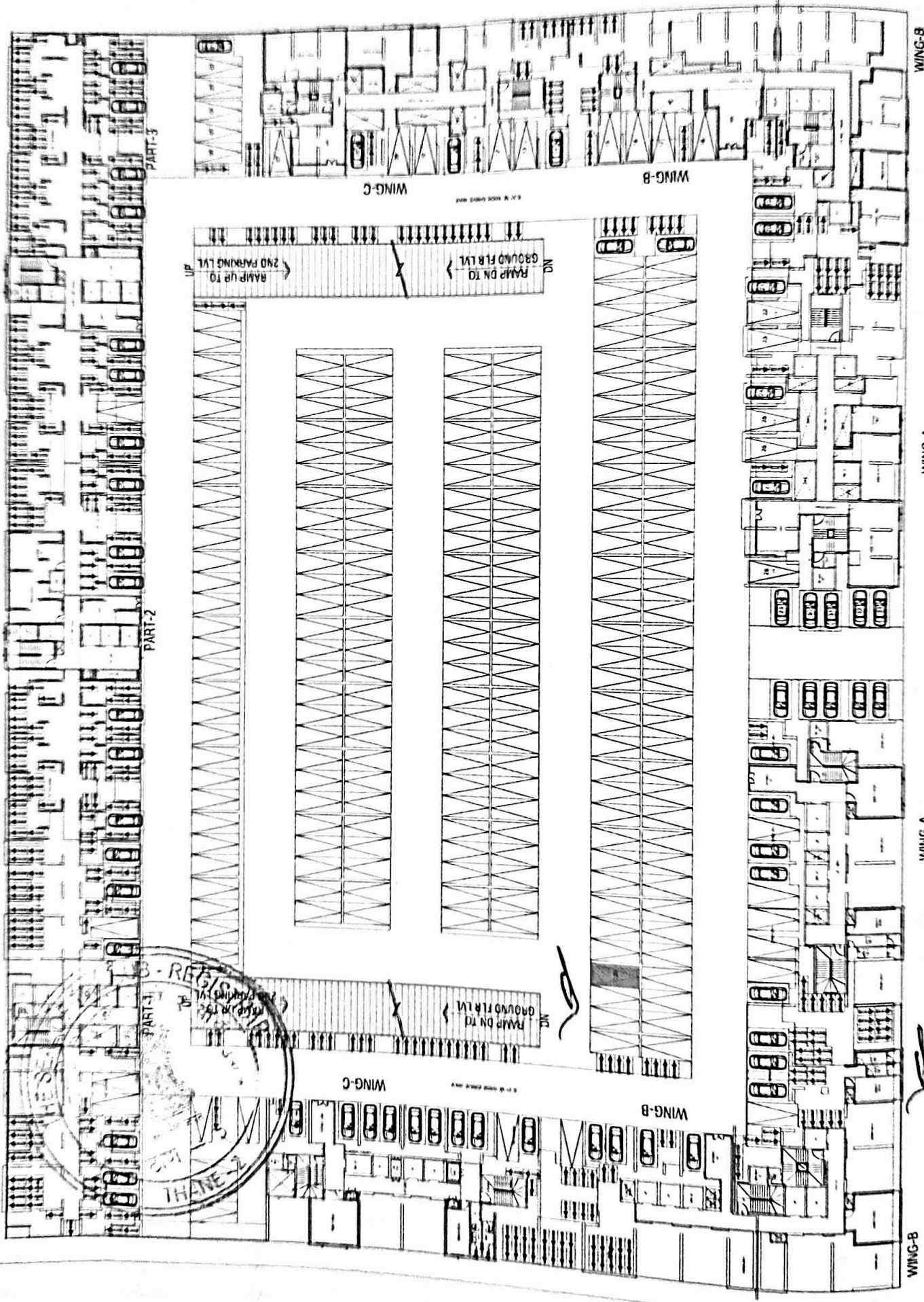


1ST & 2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

FLAT / PREMISES NO...1601...ON16th.....FLOOR

(Handwritten signature)
 Wishi Jbe
 Dharmveer Jbe

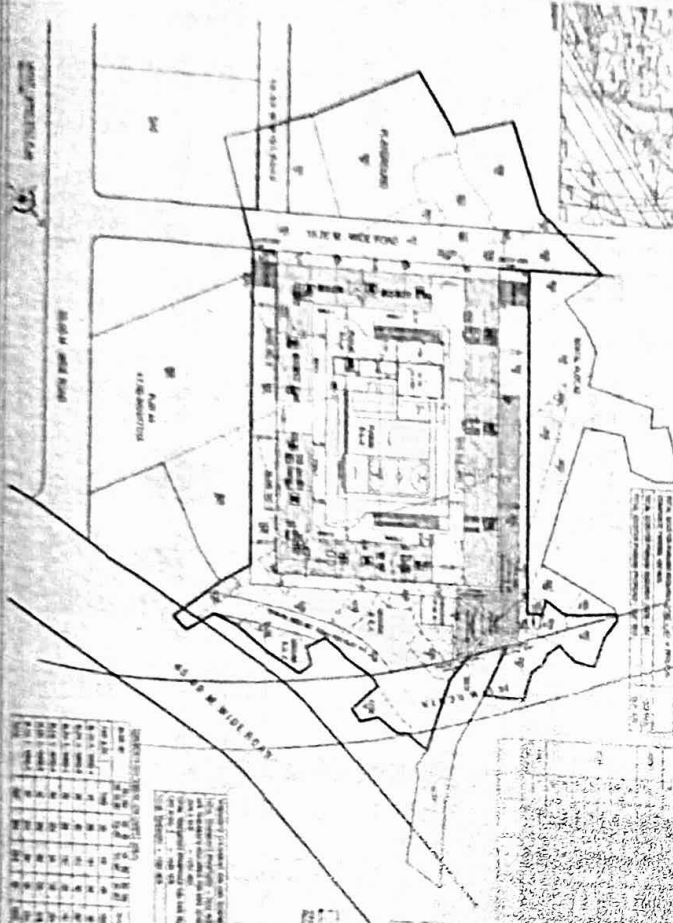
ANNEXURE 6
 PARKING SPACE PLAN
 1ST PODIUM FLOOR PLAN



BUILDING NAME & WING
 HERON - C
 FLOOR NUMBER
 1601

*wishi jre
 Dharmveer Jha*

SANCTION PLAN



Sl. No.	Particulars	Area	Remarks
1	Plot Area
2	Building Area
3	Open Space
4

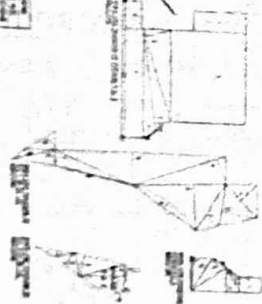
Sl. No.	Particulars	Area	Remarks
1
2
3
4

Sl. No.	Particulars	Area	Remarks
1
2
3
4
5

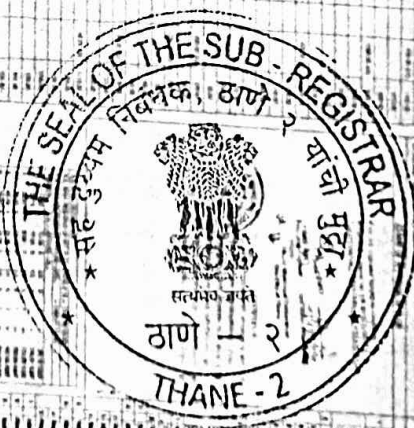
Sl. No.	Particulars	Area	Remarks
1
2
3

Sl. No.	Particulars	Area	Remarks
1
2
3

Sl. No.	Particulars	Area	Remarks
1
2
3



Sl. No.	Particulars	Area	Remarks
1
2
3
4
5
6
7
8
9
10



Sl. No.	Particulars	Area	Remarks
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

10 FOLDS



ट न न - २
दास प्रसाद २३०९ १२/०२/२३
वे/वे

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
1700050253

Project: **Dosti West County - Dosti Nest - Phase 4**, Plot Bearing / CTS / Survey / Final Plot No. 42/2(pt), 41/17, 41/14, 41/13, 41/18, 41/12, 41/9(pt), 42/2, 42/3, 41/8, 25/8, 25/6, 21(pt), 40/22(pt), 40/18, 40/15(pt), 43/1(pt), 42/1 at Thane (M Corp.), Thane, Thane, 400608.

1. **Dosti Enterprises** having its registered office / principal place of business at Tehsil: **Ward ABCD, District: Mumbai City, Pin: 400001**.

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 allottees 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 (f) 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 27/03/2023 and ending with 31/12/2027 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 and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

dated: 27/03/2023

place: Mumbai

Wishi Jha
Dharmendra Jha