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AGREEMENT FOR SALE

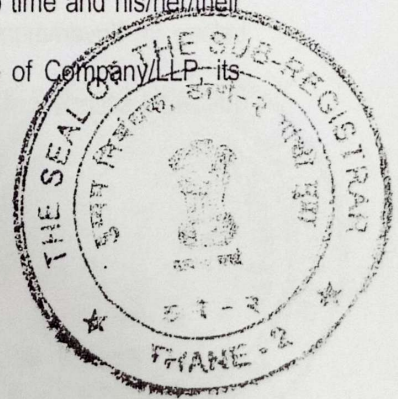
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THIS ARTICLES OF AGREEMENT made at Mumbai/Thane this 27th day of January in the Christian Year Two Thousand Twenty Two BY AND BETWEEN **ROMA BUILDERS PVT. LTD.**, CIN: U70100MH1991PTC063439, a Company incorporated under the provisions of the Companies Act, 1956, and having its Registered office at - 514, Dalamal Towers, Nariman Point, Mumbai-400 021, hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and permitted assigns) of the **ONE PART**;

AND

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MR./MRS./MESSRS. Tejas Mangesh more & Durva Tejas more _____, having PAN: AXXPM3092N and ATWPJ3475H, hereinafter referred to as the "**ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns, in case of firm, its partners from time to time and his/her/their respective heirs, executors and administrators of such survivor and in case of Company/LLP, its successors in interest and permitted assigns) of the **OTHER PART**;



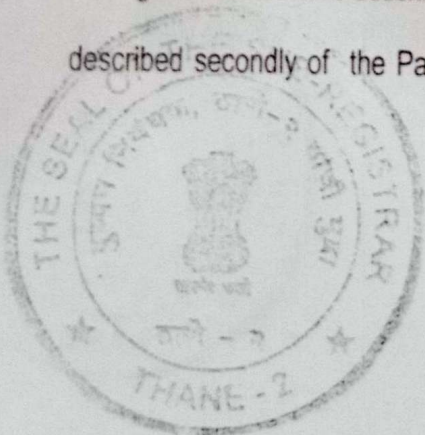
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WHEREAS vide Notification No. TPS-1204/Thane/DP DCR/UD-12 dated 25th May 2006 issued u/s 37(2) of Maharashtra Regional and Town Planning Act, 1966 the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai – 400 032 have implemented and sanctioned Regulations more particularly mentioned therein (hereinafter referred to as the said Regulations) for Development of Special Township in the area under the Thane Municipal Corporation (hereinafter referred to as the said Corporation);

AND WHEREAS the **Promoter** herein being the Developers thereof have acquired various pieces and parcels of Agricultural land together with having the development rights thereto situate, lying and being at Village: Kavesar and Kolshet, Taluka and District – Thane from different land owners on payment of monetary consideration by way of executing various Sale Deed/Agreements of Sale/ Development Agreements and Power of Attorneys and such other documents in their own favor by the respective land owners/occupiers etc. together with handing over the possession of the same for use of non-agricultural purposes to construct the buildings thereon for residential and/or other purposes usage;

AND WHEREAS considering the rules laid down in the said Regulations and having confidence that able to comply the terms mentioned therein, the **Promoter** as the Developers thereof, have submitted an application to the Government of State of Maharashtra to sanction them locational clearance under the proposed Special Township Project for the lands which they have acquired as aforesaid, also the **Promoter** have made request to the Government to allow and grant them the lands owned and belonging to the Government which comes within the area of the Special Township Project;

AND WHEREAS the Government vide its Notification No. TPS-1206/2682/CR-97/07/UD-12 dated 04th March 2009 sanctioned locational clearance notified the Special Township Project submitted by the **Promoter** in respect of the Land more particularly described in schedule 'A' annexed to the said locational clearance, which treated as Private Lands and same is more particularly described firstly of the Part – I of the **First Schedule** hereunder written and the Lands belong to Government described in schedule 'B' annexed thereto and same is more particularly described secondly of the Part – I of the **First Schedule** hereunder written (hereinafter both the



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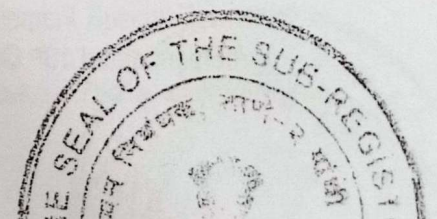
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lands described Firstly and Secondly referred to as the Larger Land 'A' subject to the conditions more particularly mentioned therein;

AND WHEREAS further, the Government vide its Notification No. TPS - 1206/2682/CR-97/07/UD - 12 dated 07th August 2009 additionally sanctioned locational clearance notified the Special Township Project subject to the condition more particularly mentioned therein, to the **Promoter** in respect of the Government land more particularly described in the schedule annexed thereto and same is described in the Part - II of the **First Schedule** hereunder written (hereinafter referred to as the Larger Land 'B') both the copies of the said locational clearances are collectively annexed herewith marked with **Annexure 'A'**;

AND WHEREAS the office of the Conservator of Forests Thane Forest Division, Thane vide its letters bearing No. D-1/20/Land/7348 of 2008-09 dated 21.02.2009 and D-1/20/Land/6666 of 2010-11 dated 29.10.2010 and D-1/20/Land/8251/2012-13 dated 07.11.2012 addressed to the **Promoter** regarding issuances of No Objection Certificates for doing Special Township Project informed that the Survey/Hissa Nos. of Village- Kolshet and Kavesar mentioned therein in respect of the land described Firstly of the Part - I and Secondly of the Part - I with Part - II respectively, of the **First Schedule** hereunder written, do not attract the provisions of Section 35 of Indian Forest Act, 1927;

AND WHEREAS the Additional Secretary, Revenue and Forest Department, Mantralaya, Mumbai - 400 032, vide his order bearing No. Land - 2708/Case No. 84/J-4 dated 17.08.2010 and order bearing No. Land - 2708/Case No. 85/J-4 dated 17.08.2010 allowed to the **Promoter** to acquire the land classified as 'Khalasa Akari Pad' as well as lands belong to the Government lying being and situate at Village Kavesar and Village - Kolshet respectively, in respect of the lands described Secondly of Part - I and Part - II of the **First Schedule** hereunder written and more particularly described in the schedule 'A' annexed to the said respective order under the provisions of Sec. 41 of Land Revenue (Disposal of Government Lands) Rules, Maharashtra 1971, upon paying to the Government the price thereto of prevailing market value and on the terms and conditions more particularly set-out therein.



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Cosmos Prime Projects Ltd. (formerly known as D.J. Traders Pvt. Ltd.) through their Substituted Attorney Dr. Niranjan L. Hiranandani as the Second Confirming Party and M/s. Vijay Grihanirman Pvt. Ltd. through their Constituted Attorney Dr. Niranjan L. Hiranandani as the Third Confirming Party have sold, transferred, and conveyed all his right, title and interest in the larger property B to and in favour of the Promoter herein;

AND WHEREAS the Promoter is/are entitled to allot and sell Apartments, garages, and covered parking spaces in the Building **DELANNA**, hereinafter referred to as 'the said Building' being constructed on the Project Land, as per the amended sanction of Development Permission/Commencement Certificate dated 11.04.2017, and Completion Certificate vide V.P.No. S06/0063/2010/TMC/HQ-1/TDD-29/2349 dated 03.11.2021 as aforesaid are issued by the Municipal Corporation of the City of Thane.

AND WHEREAS the revenue records i.e. 7/12 Extracts in respect of the said property stand in the names of the said Owners, and the Promoter respectively and the authenticated copies of the said 7/12 Extracts are annexed hereto and marked as **Annexure 'D'**;

AND WHEREAS the title of the said Owners and the said Promoter to the said property has been certified by S. M. Karnik and Ajay Yadav, Advocates, and the authenticated copy of the same is annexed hereto and marked as **Annexure "E"**;

AND WHEREAS the Promoter has/have agreed to sell and the Allottee/s has/have agreed to purchase an Apartment No. 1903 on 19th floor of the said Building, admeasuring 58.37 sq. mtrs. which is equivalent to 628.29 sq. ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with enclosed balcony area (if any) admeasuring 6.44 sq. mtrs. which is equivalent to 69.32 sq. ft. (carpet area) aggregating to total area admeasuring 64.81 sq. mtrs. which is equivalent to 697.61 sq.ft. (carpet area) hereinafter referred to as "the said Apartment", along with the benefit to use one Mechanized Car Parking/s (if applicable), for the consideration and on the terms and conditions hereinafter appearing;

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AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs only),

being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter does hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

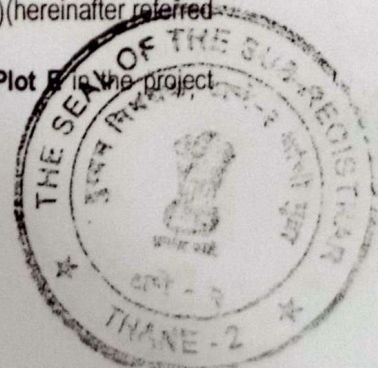
AND WHEREAS the Promoter is required to execute a written Agreement for Sale of said Apartment to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell/allot and the Allottee/s hereby agrees to purchase the Apartment and use the Mechanized Car parking/s (if applicable);

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

1. The Promoter has constructed the said building consisting of LB. + UB. + Ground/Parking + 35 floors, on the project land out of the portion of the said property in accordance with the specifications and plans, designs as approved and Completion Certificate as aforesaid issued by the concerned local planning authority of the Thane Municipal Corporation from time to time.

1(a) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee/s Apartment No. 1903 on 19th floor, of (carpet area) admeasuring 58.37 sq. mtrs. which is equivalent to 628.29 sq. ft. (carpet area), as per the definition under the said Act) along with enclosed balcony area (if any) admeasuring 6.44 sq. mtrs. which is equivalent to 69.32 sq. ft. (carpet area) aggregating to total area admeasuring 64.81 sq. mtrs. which is equivalent to 697.61 sq. ft. (carpet area) (hereinafter referred to as "the said Apartment") in the building being known as "DELANNA" in Plot E in the project



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popularly known as 'Parkdale Enclave' as shown in the Floor plan thereof hereto annexed and marked Annexure 'F' along with the benefits to use One Mechanized Car Parking/s (if applicable), on the terms and conditions appearing hereinafter, for the consideration of Rs. 1,47,91,200/- (Rupees One crore forty seven lakhs Ninety one Thousand Two Hundred Only)

including the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Fourth Schedule** hereunder written.

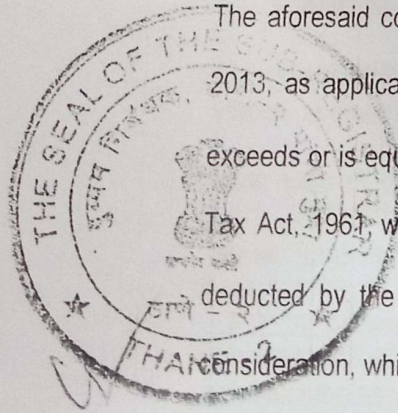
1(b) The Allottee/s has paid on or before execution of this agreement a sum of Rs 15,00,000 /- (Rupees Fifteen Lakhs only)

as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of purchase consideration of Rs. 1,32,91,200 /- (Rupees One crore Thirty Two Lakhs Ninety one Thousand Two Hundred Only) in the following manner:-

As per Allotment Letter dated 27/01/2022

Sr.No.	DETAILS	AMOUNT (Rs.)
a)	Earnest amount	15,00,000/-
b)	On or before (12-3-2022)	1,32,91,200/-
	TOTAL	1,47,91,200

The aforesaid consideration amounts shall be subject to deduction of TDS as per Finance Act of 2013, as applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, Tax Deduction at Source (TDS) @1% is required to be deducted by the Purchaser / Allottee/s of the property at the time of making payment of sale consideration, which is inclusive of Agreement Value and all Other Charges. The Allottee/s shall submit a copy of the TDS challan/s along with Form 16B to the Promoter immediately after making payment.



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SECONDLY (The Larger Property B)

All those pieces or parcels of land or ground situate, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing **Survey/Hissa No. 72/5**

THIRD SCHEDULE ABOVE REFERRED TO

Firstly:-

All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshet and Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing **Survey/Hissa Nos.** 136/2, 3, 5, 7, 10, 11,15, 137/1, 2, 3, 4A, 4B, 5, 7, 9,10, 138/7, 9, 139/1,141/1, 156/1Pt., 1E, 157/2, 159/1, 159/3, 161/4, 165/2, 3, 4, 166/1A, 1B, 2A, 2B, 3, 167, 168/2, 3, 169/1, 2 3, 171/4, 5, 172/1, 2, 173/1, 173/2, 173/3, 173/4, 174/1, 174/2, 174/4,176/4A, 4B, 177/1, 177/2, 3/2, 179/1, 179/2,180/1,3, 4, 181/1, 182/1, 2, 3 ,4, 183/1, 2, 3, 4, 184/1, 184/2A, 2B, 3A, 3B, 4, 5, 6, 7, 8, 185/2, 3, 4A, 4B 6, 7, 8, 186/1, 2Pt., 3, 4, 6, 7, 8, 187/1, 2A, 3, 188/1, 2, 3, 4A, 4B, 4C, 5, 189/1, 2, 3A, 4, 6, 191/2, 4, 5, 193/1, 194/2B, 2C, 2D, 2E, 197/4, 198/2, 4, 215/1, 215/3., 4Pt., 5, 6, 8, 216/2, 217/1, 2, 3, 4, 5, 218/2, 3,4,6,7,8,9, 221/1, 2A,3A,3B, 4,5,6A, 6B, 7, 8, 9, 11, 227/3, 4A,4B,7,9,10, 278/2, 3, 4, 5,279/-, 296/2, 4, 5, 8, 9,297/2Pt., 3, 4, 6, 8, 298/1, 2,3, 299/- of **Village : Kolshet and Survey/Hissa Nos.** 52/2, 52/3, 52/4, 52/5, 52/6,52/9, 54/2, 54/3, 54/4, 54/6, 54/7, 54/8, 54/9, 55/1, 55/2, 55/4, 55/8, 55/10, 56/2, 3, 6, 7, 8, 9, 10, 57/-, 58/1, 3, 4, 5, 59/1, 2, 3, 4, 60/1Pt., 60/2, 3,5, 6, 7, 61/1, 2, 3, 4, 5, 62/1, 2, 3(A), 3(B), 63/1, 2, 3, 64/-, 65/1A, 1B, 2, 3A, 3B, 66/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 67/1, 2, 3, 4, 5, 69/1(Pt.), 2, 3, 70/1A, 1B, 1C, 2, 71/2, 3, 4, 5, 6, 7, 72/2, 5, 73/1, 2, 3, 74/1, 2, 3, 75/1, 2, 3, 4, 5, 6, 7, 76/5, 6A, 77/2, 5, 6, 115/1(Pt.), 2, 116/2(Pt.), 4, 117/1, 2A, 2B,3, 4, 5, 6, 7, 118/1A, 1B, 120/1A, 1B, 1C, 1D, 2A, 2B, 3, 123/7, 12A, 12B, 12D, 12E, 281/-, 312/Pt., 313/Pt., 314/Pt., 315/Pt., 316/-, 317/-, 318/-, 319/-, 320/-, 60/4, 72/1, 4, 6, 123/5E, 11, 12C, 12F, 267/3Pt.,267/6, 267/8, 267/12, 267/13 of **Village: Kavesar.**

Secondly :- (Description of the said Property)

All those pieces or parcels and portion of land or ground situate, lying and being at Mouje: **Kavesar**, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and portion of lands bearing bearing Survey/Hissa Nos. 56/10, 72/5 and 320.

Thirdly :- (Description of the Project Land)

That the building being known as '**DELANNA**' being constructed on an area admeasuring **413.66 sq. mtrs.** out of the land of the said property.



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FOURTH SCHEDULE ABOVE REFERRED TO

The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartment on the same floor.

Pro-rata right alongwith the Allottee/s of Apartment in the said property in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment): (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each level (iv) Servants Toilets (wherever applicable).

FIFTH SCHEDULE ABOVE REFERRED TO

(Description of the said **Apartment**)

Apartment No. 1903 on 19th floor, admeasuring 58.37 sq. mtrs. (carpet area) equivalent to 628.29 sq. ft. as per the definition under the said Act along with enclosed balcony area (if any) admeasuring 6.44 sq. mtrs. which is equivalent to 69.32 sq. ft. (carpet area) aggregating to total area admeasuring 64.81 sq. mtrs. which is equivalent to 697.61 sq.ft. (carpet area), as shown in typical floor plan annexed hereto and the proportionate common areas and facilities, along with one mechanized car parking (if applicable) in the Building being in **Plot E** known as "**DELANNA**" (Residential Building) in the project popularly known as '**Parkdale Enclave**' situated at '**HIRANANDANI ESTATE**' in the project of the Special Township Scheme behind Municipal Commissioner Bungalow, Pattlipada, Ghodbunder Road, Thane, being constructed on the portion of the said property.

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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

नमावणीचा तपशील सांगील पाठावट

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V. P. No. S06/0063/2010

To, Shri / Smt. Sharmistha Mukerjee - Shinde (Architect)

TMC / TDD / 2137 / 17

Date: 11/4/2017

Shri M/S. Roma Builders Pvt. Ltd. (Owners)

With reference to your application No. _____ dated _____ 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. _____ in village Kavesar/Kolshet Sector No. 6 Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. _____ मागील पानावर नमुद

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) प्रस्तावा अंतर्गत नव्याने समाविष्ट केलेल्या भूखंडाबाबत तसेच वगळलेल्या भूखंडाबाबत महाराष्ट्र शासनाकडून लोकेशनल् क्लिअरन्स व तद् नंतर सह संचालक नगर रचना कोकण विभाग यांचे कडून मान्यता प्राप्त झाल्यानंतरच सदर क्षेत्राचे सी.सी. अदा करण्यात येईल.

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

नगर निकासांसाठी बांधकाम न करणे तसेच नगर नियंत्रण नियमावलीनुसार अशक्यता त्या निकासांसाठी Office Stamp करणे, महाराष्ट्र प्रांतीय नगर रचना अधिनियम १९६६ च्या अनुसार वसूलकृत सुद्धा ३-१०, रचनाधी कारणीय भारत २ चें Issued हा. पत्रकाने ही हजेर शकते.



Yours faithfully,

Municipal Corporation of the city of, Thane.



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Plot - D - I.T. Bldg. No. 1 - L.B + U.B + Ground + 29 Floors

Plot - C - I.T. Bldg. No. 1 - L.B + U.B + Ground + 15 Floors

Plot - E - Calvina - A, Calvina - B, Delanna, Aralia, Santana - A, Santana - B, Petunia, Zertinia - L.B + U.B + Ground/Parking + 35 Floors Solitaire - A, Solitaire - B & Solitaire - C - L.B + U.B + Ground/Parking + 36 Floors, Sofus (Commercial) - L.B + U.B + Ground + 26 Floors, Quantum (Commercial) - L.B + U.B + Ground + 25 Floors, Hotel - L.B + U.B + Ground + 10 Floors, Club House - Ground + 1 Floor

Plot - H - Engleridge - Wing - A & Wing - B - L.B + U.B + Ground/Parking + 34 Floors, Club House - Ground + 1 Floor

Plot - K - B.No. - 21 (Gypsy) - Ground + 11 Floors, B.No. 22 (Villa Nebula) - Parking + 12 Floors B.No. 26 (Bellona - Wing - A & Wing - B) - L.B + U.B + Ground/Parking + 12 Floors, B.No. 26 (Bellona Commercial) - L.B + U.B + Ground + 1 Floor, B.No. 27 (Obelia - Wing - A & Wing - B) - L.B + U.B + Ground/Parking + 12 Floors, B.No. 27 (Obelia Commercial) - L.B + U.B + Parking + 1 Floor, B.No. 20 (Castalia - B - Commercial) - L.B + U.B + Ground + 1 Floor

Village Kayesar

S. No. 42 H. No. 2, 3, 4, 5, 6, 7 S. No. 48 H. No. 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 49 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 50 H. No. 1 (PT), No. 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 51 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 52 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 53 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 54 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 55 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 56 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 57 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 58 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 59 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 60 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 61 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 62 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 63 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 64 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 65 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 66 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 67 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 68 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 69 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 70 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 71 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 72 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 73 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 74 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 75 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 76 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 77 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 78 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 79 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 80 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 81 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 82 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 83 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 84 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 85 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 86 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 87 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 88 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 89 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 90 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 91 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 92 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 93 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 94 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 95 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 96 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 97 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 98 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 99 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 S. No. 100 H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Village Kolshet

S. No. 135 H. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 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

(1) विशेष नगर वसाहती अंतर्गत ज्या मिळकती अद्याप पर्यन्त ताब्यात आलेल्या नाहीत त्यांना नियमानुसार अॅक्सेस रस्ता दर्शविलेला आहे. तसेच काही मिळकतींचे विकसनाचे अधिकार जरी विकासकास प्राप्त झाले असले तरी या जमिनीस पोच रस्ता नसल्याने सदर भूखंडाचे एकूण 92250 चौ.मी. क्षेत्राचे बांधकाम अनुज्ञेय करण्यात आलेले नाही. तरी, सदरच्या मिळकतीस जसजसा पोहोच रस्ता उपलब्ध होत जाईल. तसतसे त्याचे बांधकाम क्षेत्र अनुज्ञेय करण्यात येईल

(2) नव्याने समाविष्ट मिळकतीचे 7/92 उताऱ्यावर इतर हक्कामध्ये विशेष नगर वसाहत अशी नोंद शासनाने L.O.I अदा केल्यानंतर करणे विकासावर बंधनकारक राहिल.

(3) नव्याने समाविष्ट केलेल्या मिळकतीबाबत मोजणी नकाशा पुढील सुधारीत परवानगीपूर्वी सादर करणे आवश्यक राहिल.

- 2/3 -

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१) M.O.F.F. विभागाकडील सुधारीत दाखला पुढील कोणत्याही परवानगीपूर्वी सादर करणे विकासाकांवर बंधनकारक राहिल.

१०) वापर परवानापूर्वी वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.

११) पुढील सुधारीत परवानगी पूर्वी उप-संचालक नगर रचना, कोकण भवन व महाराष्ट्र शासन, नगर विकास विभाग यांचे कडील परवानगी घेणे विकासाकास बंधनकारक राहिल.

१२) उप-संचालक नगर रचना, कोकण भवन यांचे कडील सुधारीत परवानगी मिळाल्यानंतर प्लॉट - C वरील इमारत क्र. ३ करिता सी.सी अदा करण्यात येईल.

१३) प्रस्तावा अंतर्गत समाविष्ट मिलकतीबाबत भविष्यात काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी विकासाकांची राहिल व त्याबाबत विकासाकांनी दिलेले हमीपत्र बंधनकारक राहिल.

१४) प्रस्तावा अंतर्गत वाढीव क्षेत्राकरीता पायाभूत सुविधांचा विकास करणे बाबतचा तपशील प्लॉट - E वरील इमारतीच्या प्रथम जोत्यापूर्वी सार्वजनिक बांधकाम विभाग यांचे कडून मंजूर करून त्यानुसार १५% बँक गॅरंटी ठा.म.पा कडे सादर करणे आवश्यक राहिल.

१५) पुढील सुधारीत परवानगी पूर्वी अग्निशमन केंद्राच्या बांधकामाबाबत अग्निशमन विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.

१६) पुढील सुधारीत परवानगी पूर्वी वाढीव क्षेत्रा करिता water distribution layout, Rain water harvesting, Reservoir करिता पाणीपुरवठा विभागाची ना हरकत दाखला तसेच Drainage layout/surface drain / storm water management plan करिता मल:निस्रारण विभागाकडील ना हरकत दाखला सादर करणे आवश्यक आहे.

१७) शासनाने सादर प्रकल्पा करिता पारीत केलेले लोकेशनल विल्डजरन्स मधील अटी तसेच मा. उप-संचालक, नगर रचना, कोकण भवन यांनी दि. ७.१०.२०१६ रोजी पारीत केलेल्या ना हरकत दाखल्यातील अटी बंधनकारक राहातील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

Office No. _____

Office Stamp _____

Date _____

Issued _____

नगर विकास विभाग बांधकाम व करणे तसेच नगर विकास विभागाकडील नुसार आवश्यक त्या परवानगा न देता कोणत्याही प्रकारे, महाराष्ट्र शासनाच्या व नगर रचना अतिविभागाचे कलम ५२ अन्वयेत कोणत्याही सुद्धा आहे. त्यासाठी जास्वीत प्राप्ति ३ वर्षे दि. १०.१०.१६ रोजी होऊ शकते."

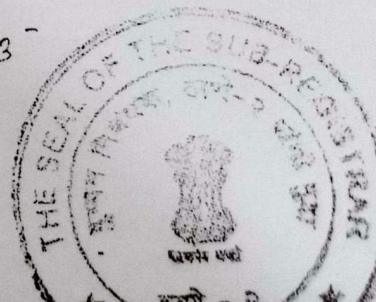


Yours faithfully

[Signature]
EXECUTIVE ENGINEER
Town Development Department
Municipal Corporation of
The City of Thane.

[Signature]

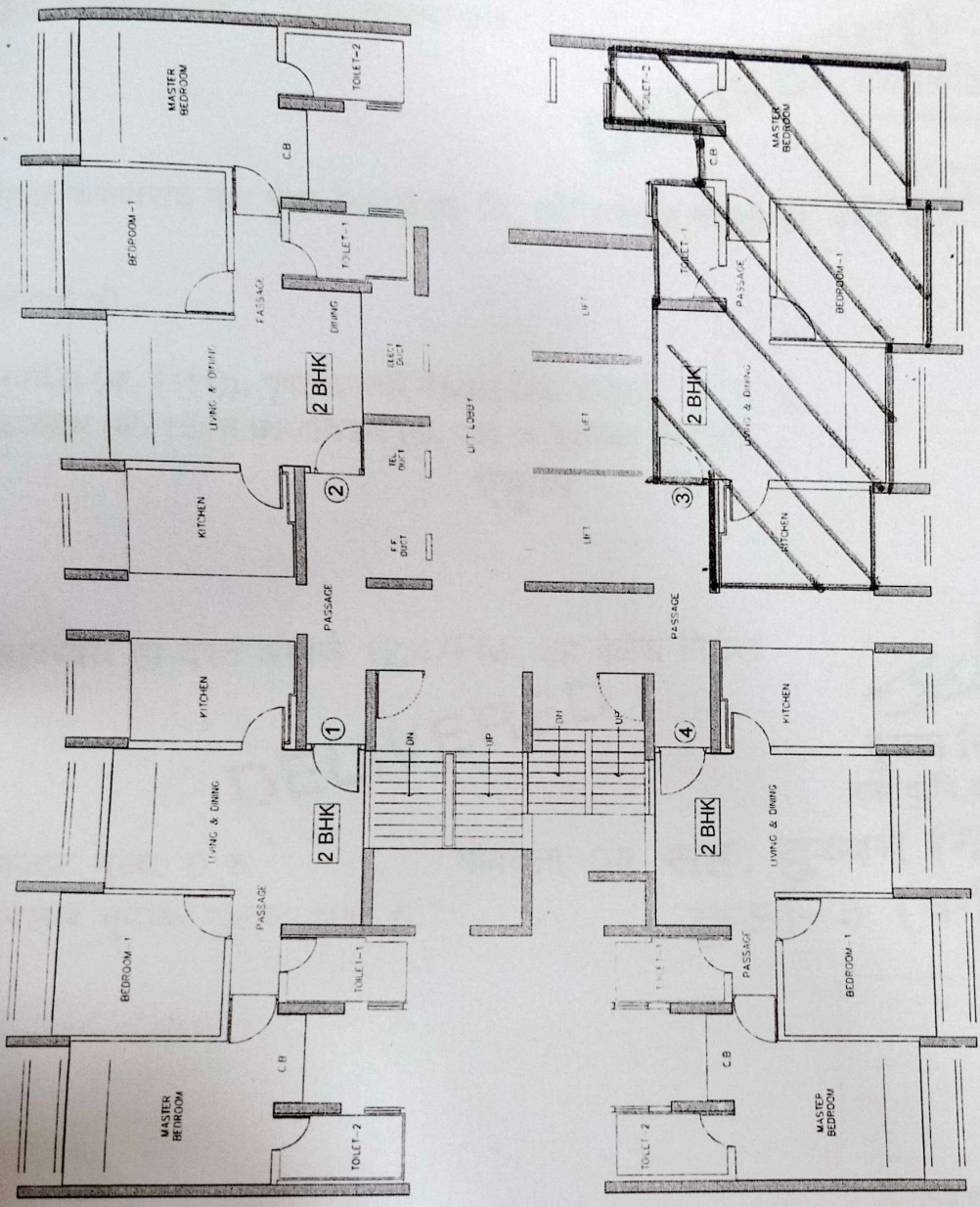
- 3/3 -



टन न - २

प्लॉट क्रमांक ३१७० / २०२२

१०१ / १२५



Handwritten signature
Handwritten signature

TYPICAL FLOOR PLAN

DELANNA
PLOT-E, SPECIAL TOWNSHIP, THANE



FLAT NO. - 1903
 FLOOR NO. - 19th

TYPICAL FLOOR PLAN
 8th, 9th, 11th, 13th, 14th, 16th, 17th, 19th, 20th, 22nd, 23rd, 25th, 26th, 28th, 29th, 31st, 32nd, 34th, 35th. floors)



गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	14791200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	10866787.992
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1903, माळा नं: 19 वा मजला, इमारतीचे नाव: डेलाना विल्डिंग प्लॉट ई, ब्लॉक नं: पार्क डेल एन्क्लेव्ह दिगानंदानी इस्टेट, फेड : घोडबंदर रोड ठाणे प, इतर माहिती: क्षेत्रफळ :- 64.81 चौ.मीटर कारपेट 1 मेकनाइज कार पार्किंग स्पेस,(झोन:-11/43अ)(विशेष नगर वसाहत)-मुद्रांक 2006/यु ओ आर 53/प्र क्र 536/म 1 दि 15 जानेवारी 2008 अन्यये विशेष नगर वसाहत प्रकल्प सवलत ((Survey Number : 56/10,72/5,320 ;)
(5) क्षेत्रफळ	1) 64.81 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 असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.रोमा विल्डर्स प्रा.लि तर्फे प्राधिकृत स्वाक्षरीकर्ता मनीष गुप्ता यांच्या तर्फे कबुली जबाबामाठी - कु.मु.म्हणून नंरंद्र सावंत वय:-42; पत्ता:-प्लॉट नं: 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टॉवर , ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACR7605K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-तेजस मंगेश मोरे - - वय:-33; पत्ता:-प्लॉट नं: 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: हेजल विल्डिंग , ब्लॉक नं: महावीर कल्पवृक्ष , रोड नं: कामारवडवली नाका घोडबंदर रोड ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AXXPM3092N 2): नाव:-दुर्वा तेजस मोरे - - वय:-30; पत्ता:-प्लॉट नं: 1001 , माळा नं: 10 वा मजला, इमारतीचे नाव: हेजल विल्डिंग , ब्लॉक नं: महावीर कल्पवृक्ष , रोड नं: कामारवडवली नाका घोडबंदर रोड ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ATWPJ3475H
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3170/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	529500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

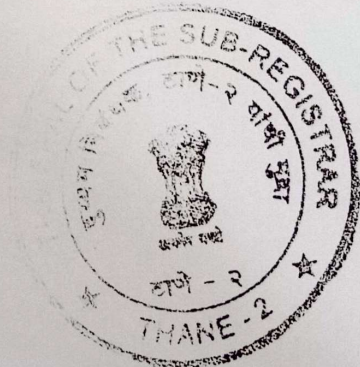
सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. 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.





Certificate No.:- 1838

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Part Occupancy Certificate

Plot E- Delanna (Lower Basement (pt.) + Upper Basement (pt.) + Ground + 22th Floors)

V.P. No. 506/0063/2010 TMC/TDD _____ Date _____

To,
Sharmistha Mukerji Shinde (Architect)
M/s. Roma Builders Pvt. Ltd. (Owners)

Sub - Plot - E- Delanna
Ref. V. P. No. 506/0063/10
Your Letter No.: ४७०४, दि.१२/०८/२०२१ व ६२४७, दि.०६/१०/२०२१

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. वरील प्रमाणे situated at कोलशेत - कावेसर Road / Street G.B.Road Ward No. _____ Sector No. 6 S. No. / C.T.S. No. / F. P. No. _____ As behind Village कोलशेत-कावेसर under the supervision of Sharmistha Mukerji Shinde Licensed Survey or / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/95/18614 may be occupied on the following conditions.

As set certificated completion plan is returned herewith

Office No.:

Handwritten signature

Office Stamp :

Date :

*Municipal Corporation of
the city of Thane.*

Copy to

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

P.T. 0

Village Kavesur

S. No. ५२ H. No. २, ३, ४, ५, ६, ९ S. No. ५४ H. No. २, ३, ४, ५, ७, ८, ९ S. No. ५५ H. No. १, २, ४, ८, १० S. No. ५६ H. No. २, ३, ५, ७, ८, ९, १० S. No. ५७, S. No. ५८ H. No. १, ३, ४ & ५, S. No. ५९ H. No. १, २, ३ & ४, S. No. ६० H. No. १ (PT), २, ३, ५, ६ & ७, S. No. ६१ H. No. १, २, ३, ४ & ५, S. No. ६२ H. No. १, २, ३ A & ३ B, S. No. ६३ H. No. १, २ & ३, S. No. ६४, S. No. ६५ H. No. १ A, १ B, २, ३ A & ३ B, S. No. ६६ H. No. १, २, ३, ४, ५, ६, ७, ८, ९ & १०, S. No. ६७ H. No. १, २, ३, ४ & ५, S. No. ६९ H. No. १ (pt), २ & ३ S. No. ७० H. No. १ A, १ B, १ C & २ S. No. ७१ H. No. २, ३, ४, ५, ६ & ७, S. No. ७२ H. No. २ & ५, S. No. ७३ H. No. १, २ & ३, S. No. ७४ H. No. १, २ & ३, S. No. ७५ H. No. १, २, ३, ४, ५, ६, & ७, S. No. ७६ H. No. ५ & ६ A, S. No. ७७ H. No. २, ५, & ६, S. No. ११५ H. No. १ (PT) & २, S. No. ११६ H. No. २ (PT) & ४, S. No. ११७ H. No. १, २ A, २ B, ३, ४, ५, ६ & ७, S. No. ११८ H. No. १ A & १ B, S. No. १२० H. No. १ A, १ B, १ C, १ D, २ A, २ B & ३, S. No. १२३ H. No. ७, १२ A, १२ B, १२ D & १२ E, S. No. २८१, S. No. ३१२ (pt), S. No. ३१३ (pt), S. No. ३१४ (pt), S. No. ३१५ (pt), S. No. ३१६, S. No. ३१७, S. No. ३१८, S. No. ३१९ S. No. ३२० S. No. ६० H. No. ४, S. No. ७२ H. No. १, ४, ६, S. No. १२३ H. No. ५ E, ११, १२ C, १२ F, S. No. २६७ H. No. ६, ८, १२, S. No. ६० H. No. १, S. No. २६७ H. No. ३ (pt), १३ (पार्ट)

Village Kolshet

S. No. १३६ H. No. २, ३, ५, ७, १०, ११ & १५, S. No. १३७ H. No. १, २, ३, ४ A, ४ B, ५, ७, ९ & १०, S. No. १३८ H. No. ७, ९ S. No. १३९ H. No. १, S. No. १४१ H. No. १, S. No. १५६ H. No. १ (pt), S. No. १५७ H. No. २, S. No. १५९ H. No. १, ३, S. No. १६१ H. No. ४ S. No. १६५ H. No. २, ३, ४ S. No. १६६ H. No. १ A & १ B, २ A, २ B, ३, S. No. १६७ S. No. १६८ H. No. २ & ३, S. No. १६९ H. No. १, २ & ३, S. No. १७१ H. No. ४, S. No. १७२ H. No. २, S. No. १७३ H. No. १, २, ३, ४ S. No. १७४ H. No. १, २, ४ S. No. १७६ H. No. ४ A & ४ B, S. No. १७७ H. No. १, २, ३/२, S. No. १७९ H. No. १, २ S. No. १८० H. No. १ & ४, S. No. १८१ H. No. १, S. No. १८२ H. No. १, २, ३, & ४, S. No. १८३ H. No. १, २, ३ & ४, S. No. १८४ H. No. १, २ A, २ B, ३ A, ४, ५, ६, ७ & ८, S. No. १८५ H. No. २, ३, ४ A, ४ B, ६, ७ & ८, S. No. १८६ H. No. ३, ४, ६, ७ & ८, S. No. १८७ H. No. १, २ A & ३, S. No. १८८ H. No. १, २, ३, ४ A, ४ B & ५, S. No. १८९ H. No. १, २, ३ A, ४ & ६, S. No. १९१ H. No. २, ४ & ५, S. No. १९३ H. No. १ S. No. १९४ H. No. २ B, २ C, २ D & २ E, S. No. १९७ H. No. ४ S. No. १९८ H. No. २ & ४, S. No. २१५ H. No. १, ३, ४ (pt), ५, ६ & ८, S. No. २१७ H. No. १, २ & ४, S. No. २१८ H. No. २, ३, ४, ६, ७, ८ & ९, S. No. २२१ H. No. १, २ A, ३ A, ३ B, ४, ५, ६ A, ६ B, ७, ८, ९ & ११, S. No. २२७ H. No. ३, ४ A & ४ B, S. No. २७९, S. No. १५६ H. No. १ E, S. No. १५६ H. No. १ E, S. No. १६१ H. No. ४, S. No. १६५ H. No. ४ S. No. १७१ H. No. ५, S. No. १७२ H. No. १ S. No. १८० H. No. ३, S. No. १८४ H. No. ३ ब S. No. १८६ H. No. १, २ (pt), S. No. १८८ H. No. ४ C, S. No. २१६ H. No. २, S. No. २१७ H. No. ३, ५, S. No. २२७ H. No. ७, ९, १० S. No. १७७ H. No. २, S. No. २७८ H. No. २, ३, ४, ५ S. No. २९६ H. No. २, ४, ५, ८, ९, S. No. २९७ H. No. २ (Pt), ३, ४, ६, ८ S. No. २९८ H. No. १, २, ३ S. No. २९९

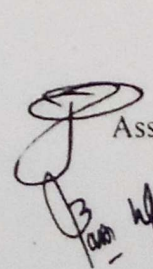
- १) अग्निशमन विभागाकडील अंतिम ना हरकत दाखल्यातील अटी विकासक/भोगवटादार यांचेवर बंधनकारक राहतील.
- २) वृक्ष, पाणी व ड्रेनेज या विभागाकडील ना हरकत दाखल्यातील अटी विकासक/ भोगवटादार यांचेवर बंधनकारक राहतील.
- ३) रेन वॉटर हार्वेस्टिंग, सौर ऊर्जेवर पाणी गरम करण्याची यंत्रणा, सी.सी. टिक्की यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी विकासक / भोगवटादार यांची राहिल.
- ४) अंतर्गत फिनिशिंगबाबत विकासक यांचे हमीपत्र त्यांचेवर बंधनकारक राहिल.
- ५) इमारतीच्या उर्वरीत भागाच्या वापर परवान्यापूर्वी मंजूर नकाशानुसार उर्वरीत पार्किंग उपलब्ध करून देणे विकासक यांचेवर बंधनकारक राहिल.
- ६) Appendix "L" नुसार विकासक यांनी दिलेले हमीपत्र विकासकावर बंधनकारक राहिल.

Office No.

Office Stamp

Date

Yours Faithfully


Assistant Director of Town Planning,
Municipal Corporation of
the city of Thane.

Roma Builders Private Limited
CIN: U70100MH1991PTC063439



18th February, 2022

To,
Asst. General Manager
State Bank of India
RACPC, Ghatkopar, Mumbai.

Dear Sirs,

Re: Permission to mortgage Flat No. 1903 on 19th Floor of the building known as 'DELANNA' situated at Hiranandani Estate, Ghodbunder Road, Thane.

1. This is to confirm that we have sold **Apartment No. 1903** of carpet area admeasuring **58.37 sq. mtrs.** which is equivalent to **628.29 sq. ft.** (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with deck and enclosed balcony (if any) admeasuring **6.44 sq. mtrs.** which is equivalent to **69.32 sq. ft.** carpet area totaling to **64.81 sq. mtrs.** which is equivalent to **697.61 sq.ft.** carpet area on **19th Floor** in the Building being known as "**DELANNA**" and situated at One Hiranandani Park, Ghodbunder Road, Thane (W) 400607 to **Tejas Mangesh More & Durva Tejas More** for a consideration of **Rs. 1,47,91,200/-** (Rupees One Crore Forty Seven Lakhs Ninety One Thousand and Two Hundred Only) together with other amounts under an **Agreement for Sale dated 27th January, 2022** duly registered with the **Sub-Registrar of Assurances, Thane - 2**, under **Serial No.TNN2-3170-2022** bearing **receipt no. 3554** on **14th February, 2022** subject to the due and proper performance of all terms and conditions, payment etc., as mentioned therein..
2. The said **Tejas Mangesh More & Durva Tejas More** have paid till date an amount of **Rs. 15,00,000/-** (Rupees Fifteen Lakhs Only) which is as per the terms of payment mentioned in the said **Agreement for sale dated 29th December, 2021**, and a further sum of **Rs. 1,32,91,200/-** (Rupees One Crore Thirty Two Lakhs Ninety One Thousand Two Hundred Only) is payable to us as per the terms of payment mentioned therein besides other amounts as mentioned therein.
3. We confirm that we have obtained necessary permissions/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We assure that the said flat is not subject to any encumbrance, charge or liability of any kind whatsoever and that the flat is free and marketable. We have a clear, legal and marketable title to the said flat. We have borrowed/availed from banks & financial institution as construction finance/ credit facilities for the said building and we shall provide release letter from the said banks/financial institution for the said flat. Thus in view of the above, the said flat is free and will not create any encumbrance on the said flat during tenure of the loan sanctioned/ to be sanctioned to him/her/them.
4. We are aware that the said **Tejas Mangesh More & Durva Tejas More** have approached you for a loan for purchasing/acquiring of the said flat and that you have agreed to sanction/grant the loan to **Tejas Mangesh More & Durva Tejas More** to purchase/acquire the above flat and **Tejas Mangesh More & Durva Tejas More** at their own costs, charges, risks and consequences, have agreed to mortgage the said flat in your favour / in favour of your security trustee as security for the said loan. We hereby confirm that we have no objection to **Tejas Mangesh More & Durva Tejas More** at their own costs, charges, risks and consequences, mortgaging the said flat to you in favour of your security trustee by way of security for repayment of the said loan and which mortgage will be subject to the due and proper performance of all the terms, conditions and consideration as mentioned in the said **Agreement for sale dated 27th January, 2022**, and proper compliance thereof by the said **Tejas Mangesh More & Durva Tejas More** .

...2/-

KAMAL
NIRANJAN
HIRANANDANI
Digitally signed by
KAMAL NIRANJAN
HIRANANDANI
Date: 2022.02.18
16:54:29 +05'30'

CIF-87766112731 - Tejas
 CIF-86006979895 - Durva



Annexure - 2

SBI - HOME TOP UP LOAN - APPLICATION FORM

		
NAME: TEJAS MANGESH MORE	NAME: DURVA TEJAS MORE	NAME:

To,
 State Bank of India
 PBB Mulund Branch

Dear Sir/Madam,

I/We have availed Home Loan of Rs. 114,95,000/-
 (Rs. One crore fourteen lacs Ninety five thousand only) from State Bank of
 India as per the details furnished below. I/We need funds for the purpose of
Personal use I/We, therefore, request you to sanction loan of Rs. 6,00,000/-
 (Rupees Six lacs only) under SBI Home Top-Up
 Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by
 me/us for speculative purposes or in trading and business.

i	(a)	Existing Home Loan account Number	40812287108	
	(b)	Home Loan availed in (Year)	2022	
ii		Existing Home Top-Up or Home plus or Home Equity account number, if any	40812361296	
iii		Saving Bank/Current Account Number	34289338118	
iv	Personal Details of 1 st applicant:		Mr. Tejas More	
	Age (Years)	35	Marital Status	Married
	No. of Dependents	-	Educational Qualifications	B.Tech
	Current Employment/Occupation		Service	
Current Residential Address & Contact No.		Flat No-1001 Hazel Bldg. G.B Road, Thane (W) - 400615 9769353942		

RMS- 501240725026270

29871/74

File No.

ADDRESS	PHONE NO.
FROM	To
DATE	
NAM	SUB
REF	PRE

Mr. Tejas More.
Mrs. Durva More.

SBI Top up
B. 6.00 lacs

Plot no 1903, Kulkarni Dikarya
Homeloy 408 1228 7108.
Call no: 7830 180695

ES Lincs

to beallor
→ 61d VS 1equl

78560

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	03/08	Jitendra Patil
VALUATION	03/08	Vastekala
SITE		
LOAN A/C		
T.D.		
D.E.		

A BAJ PRODUCT

