





Certificate No. 4900

## THANE MUNICIPAL CORPORATION, THANE

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

Bldg Padmagriha Heights – Stilt (pt) + Ground (pt) + 1st & 2<sup>nd</sup> Floors (pt) Residential / (pt)  
Commercial + 3<sup>rd</sup> to 16<sup>th</sup> (pt) Floor Residential

V. P. No. S05/0067/13 TMC / TDD / 4014/22 Date: 31/03/2022  
To, Shri / Smt M/s The Firm (Ar Vishal Shah) CA/2001/28393

Shri Padmagriha heights through partner M/s Shradha Landmark Pvt. Ltd through  
Directors Shri. Sudhir B. Mehta

With reference to your application No. 8694 dated 25/06/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Balkum Sector No. 05 Situated at Road / Street \_\_\_\_\_ S.No. / C.S.T. No. / F. P. No. 1 to 62

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand Cancelled.
- 6) Information Board to be displayed at site till Occupation Certificate.
- 7) If in the development permission reservation land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.

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

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of Thane.

P.T.O

- 8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 9) Provision for recycling of Gray water , where ever applicable shall be completed of The project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy certificate.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate, if Applicable.
- 11) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 12) Authority will not supply water for construction.
- 13) Areas/cities where strom water drainage system exists or designed, design and drawings from service consultants for storm water drainage should be submitted to the concemed department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 13) The owner/developer shall submit the completion from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
- १४) बृहन्मुंबई महानगरपालिकेमार्फत भूखंडाच्या अॅक्सेससाठी प्राप्त परवानगीच्या वैध कालावधीनंतर नूतनीकरण करण्याची जबाबदारी भूखंडमालक / भोगवटादार यांची राहिल.
- १५) भूखंडाच्या हद्दी व क्षेत्राबाबत काही वाद निर्माण झाल्याचे त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.
- १६) मंजुर नकाशानुसार बांधकाम चालू करण्यापूर्वी प्रस्तावाधीन भूखंडावरील स्टॉर्म वॉटर ड्रेनेज व्यवस्था तसेच प्रस्तावित इमारतीच्या जोत्याच्या उंचीबाबत संबंधीत विभागाचे अभिप्राय सादर करणे बंधनकारक राहिल.
- १७) मंजुर नकाशानुसार बांधकाम चालू करण्यापूर्वी भूखंडावरील अस्तित्वातील बांधकामाकरीताचा अद्यावत मालमत्ता कर व पाणीपुरवठा देयके यांचा भरणा करून पावत्या सादर करणे बंधनकारक राहिल.
- १८) दिनांक ३१.०३.२०२२ अखेर पर्यंत प्रस्ताव BPMS संगणक प्रणालीमध्ये अंतर्भूत करण्याबाबत कार्यवाही करणे बंधनकारक राहिल.
- १९) मंजुर इमारतीच्या जोता पूर्तत्वाची सूचना देण्यापूर्वी नगर भूमापन यांचे कार्यालयाकडील जागेवर भौतिक बाबी दर्शावून अद्यावत मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- २०) इमारतीमधील प्रस्तावित व्हॅटीलेशन शाफ्टसाठी मेकॅनिकल सिस्टीम पुरविणे बंधनकारक राहिल.

सावधान

मंजूर नकाशाबाबत बांधकाम न करणे तसेच  
विकसक  
Office No. \_\_\_\_\_  
पा. Office Stamp \_\_\_\_\_  
प्रादीक Date \_\_\_\_\_  
अनुषंग Issued \_\_\_\_\_  
कारक ४ एवढे देणे ४ २० २०२२-२३ २०२३-२४



Your's faithfully,

*(Signature)*  
31/03/2023

(Janil Patil)  
Executive Engineer

Town Planning Department,  
Thane Municipal Corporation, Thane.

Copy to:-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)  
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of  
Land is affected by Road, Widening / reservation.

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3	1930	



**AGREEMENT FOR SALE**

*Gifted*

*10/11*

This Agreement for Sale ("Agreement") is made and executed at Thane on the 03<sup>th</sup> day of November in the year Two Thousand Twenty Two.

**BETWEEN**

M/S PADMAGRIHA HEIGHTS, A partnership firm, through its Authorised Signatory **MR. SUDHIR BALU MEHTA** under PAN NO. AAPFP3414N having its registered at Office at Gr. Floor & 1st Floor, Manisha Heights Commercial Complex, Back Side Manisha Heights, Bal Rajeshwar Marg, Bharwadi, Vaishali Nagar, Mulund (W), Mumbai-400080, hereinafter referred to as the "**Promoter**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the last surviving partner and the respective heirs, executors, administrators, successors-in-interest and assign of the last surviving partner] of the One Part

Promoter	Allottees/s
<i>Sudhir</i>	<i>Pilani</i>

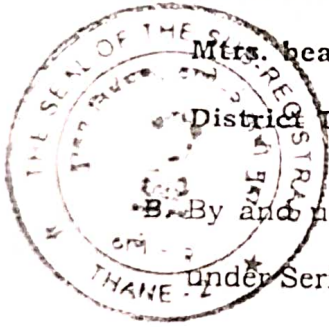
AND

20232 / 18

1) MR. GITESH SHAM PIMPLE PAN: BARPP8451N, Age \_\_\_ Years, an adults having their address at - MANORAMA NIWAS, UTHALASAR ROAD, OPP. 7, NO T.M.C. SCHOOL, UTHALASAR THANE WEST, MUMBAI-400601. hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an **Individual** his / her / their heirs, executors, administrators and permitted assigns, in case of a **Partnership Firm / LLP**, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **Company** its successors and permitted assigns, in case of a **Hindu Undivided Family**, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a **Trust** the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **Other Part**. The Promoter and the Purchaser, wherever the context so require, are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

**WHEREAS:**

A. Original Owners i.e 1) SHRI JANARDHAN DAMODAR MADVI, 2) SMT MANKIBAI DAMODAR MADVI and 3) SMT MANJULA JAYRAM NAIK were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 3778.20 Sq. Mtrs. bearing City Survey Nos 1 to 62 Village - Balkum, Taluka and District Thane.



By and under a Development Agreement dated 24/12/2013 registered under Serial / document No. 12803-2013 with the Sub-registrar of assurances at Thane and Development agreement dated 02/05/2014 registered under serial No 3658-2014 with the Sub-registrar of assurances at Thane and Subsequent Power of Attorney dated 24/12/2013 registered with Sub - Registrar, Thane at Document No.12819 - 2013 and Power of Attorney dated 02/05/2014 registered under Document No.3659 - 2014,

Promoter	Allottees/s

read with Rectification deed dated 30-09-2021

Document No. TNN2-18900, 2021 DATED 01-10-2021 AND TNN2-18901  
2021 DATED 01-10-2021 with the sub register of documents at Thane  
(hereinafter referred to as the said "Development Agreements /  
Agreements") executed between 1) SHRI JANARDHAN DAMODAR  
MADVI, 2) SMT MANKIBAI DAMODAR MADVI and 3) SMT MANJULA  
JAYRAM NAIK ( The Owners ) and M/S PADMAGRIHA HEIGHTS (   
The Developers) in respect of the development of the property i.e. piece  
or parcel of land admeasuring 3778.20 sq. mtrs. bearing City Survey  
No. 1 to 62, Village Balkum, Taluka and District Thane ('said  
Property') the Owners granted / entrusted development rights to the  
Developer of the said Property on the terms and conditions.

- C. Under circumstances the Promoters have Development rights in respect to  
all that land admeasuring 3778.20 sq. mtrs. bearing City Survey Nos  
1 to 62 Village - Balkum, Taluka and District Thane. (hereinafter  
referred to said Property).
- D. The Promoter proposes to develop the Property by constructing a single  
building comprising of stilt (pt.) + ground (pt.) + 1st & 2nd Floors (pt.)  
Residential/(pt) Commercial +3rd to 31<sup>st</sup> (pt) floor storeys along with all  
requisite infrastructure, on the terms and conditions more particularly set  
out therein ("Project").
- E. The Promoter have obtained from the Commencement Certificate dated  
31-03-2022 under V P No S05/0067/13 issued by Thane Municipal  
Corporation to M/S PADMAGRIHA HEIGHTS (The Developers) for Stilt  
(Pt) plus. 1<sup>st</sup> & 2<sup>nd</sup> Floor (PT) RESIDENTIAL AND COMMERCIAL (PT) PLUS

Promoter	Allottees/s
	

- (iii) Such information has entered the public domain other than by a breach of the Agreement
- (iv) That all notices to be served on the Purchaser/s as contemplate by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified in this agreement.
- (v) It shall be the duty of the Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s as the case may be.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the said Property)**

All that piece and parcel of land admeasuring 3778.20 sq. mtrs. Bearing City Survey No 1 to 62 Village - Balkum, Taluka and District Thane.

**THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO**

**(Description of the Residential/)**

Sale Residential Flat No. 2206 admeasuring [500] square feet RERA (carpet area) equivalent to 46.45 square meters (carpet area) on the [22<sup>nd</sup>] Floor in the Project building ("SHRADDHA PENINSULA").

Promoter	Allottees/s
<i>D</i>	<i>Gitech</i>