

D. Salunke

75/19624

पावती

Original/Duplicate

Sunday, September 15, 2024

नोंदणी क्र.: 39M

12:55 PM

Regn.: 39M

पावती क्र.: 21667

दिनांक: 15/09/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-19624-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: दिनेश नलावडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar - Thane 3

वाजार मूल्य: रु. 7336946.92 /-

मोबदला रु. 16000000/-

भग्नेले मुद्रांक शुल्क : रु. 960000/-

1) दस्तऐवजाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924150201164 दिनांक: 15/09/2024

विक्रेतेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008287968202425E दिनांक: 15/09/2024

विक्रेतेचे नाव व पत्ता:

सह दुय्यम निबंधक सर्ग २
ठाणे क्र. ३



15/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. ठाणे 3

दस्त क्रमांक : 19624/2024

नोंदणी :

Regn 63m

मात्वाचे नाव : घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7336946 92
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र.2803,28 वा मजला, बी-विंग, गामी एस्टर्स, प्लॉट नं.17 आणि 18, सेक्टर-2, घणसोली, नवी मुंबई. क्षेत्र-77.457 चौ.मी. कारपेट एरिया अँड 2 कार पार्किंग स्पेस नं.278 आणि 288((Plot Number : 17,18 ;))
(5) क्षेत्रफळ	1) 77.457 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:-मे. थालिया अँड गामी एंटरप्राइजेस तर्फे भागीदार श्री. सुरजी भानजी गामी यांच्या तर्फे कु.मु.म्हणून मणीकंठा व्ही. कालुवा वय -३७ -- वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- गामी ग्रुप 101, रियल टेक पार्क, 1 ला मजला, प्लॉट नं. 39/2 सेक्टर-30ए, वाशी, नवी मुंबई., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AANFT4444L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश नलावडे वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AHWPN9610N 2): नाव:-श्वेता दिनेश नलावडे वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AZHPA6531E
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19624/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	960000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

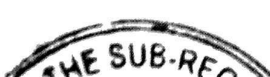
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीत)					
Valuation ID: 2126K-9418		15 September 2024 12:00:00 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	हार्मी				
मुख्य विभाग	खुल्या जमीन				
उप मुख्य विभाग	8 : (क) - बांधकामेची मालकी तिकीट नंबर 2				
क्षेत्राचे नाव	Nas. Marathi Municipal Corporation		महाराष्ट्र नगरपालिका		
वार्षिक मूल्य दर प्रमाणानुसार मूल्यदर क.					
खुली जमीन	मिवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	बांधकामाच्या प्रकाराचा प्रकार
27700	79600	91500	490000	41500	की मीटर
बांधीत क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	85.212 चौ मीटर	मिळकतीचा वापर -	मिवासी सदनिका	मिळकतीचा प्रकार -	बांधीत
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे बय -	0 TO 2 वर्षे	बांधकामाचा दर -	Rs. 79600
उपवाहन सुविधा -	आहे	मजला -	21st and Above		
Sale Type - First Sale					
Sale/Reuse of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 110 / 1(R) Apply to Rate= Rs. 87560/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर = ((87560-27700) * (100 / 100)) + 27700) = Rs. 87560/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 87560 * 85.202 = Rs. 7460287.12/-				
E) बांदिस्त वाहन तळाचे क्षेत्र	27.88 चौ मीटर				
बांदिस्त वाहन तळाचे मूल्य	= 27.88 * (79600 * 25/100) = Rs. 554812/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नईन मजला क्षेत्र मूल्य + लगतच्या गाळीचे मूल्य (खुली बाळकनी) + वरील गळीचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बांदिस्त बाळकनी + बांधकामाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 7460287.12 + 0 + 0 + 0 + 554812 + 0 + 0 + 0 + 0 + 0 = Rs. 8015099/- = ₹ ऐंशी लाख पंधरा हजार नव्याण्णव :-				

(Signature)
15/09/24





CHALLAN
MTR Form Number-6



GRN	MH008287968202425E	BARCODE			Date	15/09/2024-11:27:46	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA			PAN No.(If Applicable)	AANFT4444L			
Location	THANE			Full Name	Thalia			
Year	2024-2025 One Time			Flat/Block No.	Flat no 2803 B Wing 28th Floor Gami Asters			
Account Head Details		Amount in Rs.		Premises/Bulding				
030046401	Stamp Duty	960000.00		Road/Street	Plot no 17 and 18 Sector 02 Ghansoli			
0030063301	Registration Fee	30000.00		Area/Locality	Navi Mumbai			
				Town/City/District				
				PIN	4	0	0	7
				PIN	0	1		
				Remarks (If Any)	PAN2=AHWPN9610N-SecondPartyName=Dinesh Laxman Nalawade-CA=16000000			
				Amount In Words	Nine Lakh Ninety Thousand Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024091510153	746997931			
Cheque/DD No.		Bank Date	RBI Date	15/09/2024-11:28:51	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

DEFACED
₹ 990000.00
DEFACED



ट न न - ३
दस्त क्र. १०६२४/२०२४
४/१००

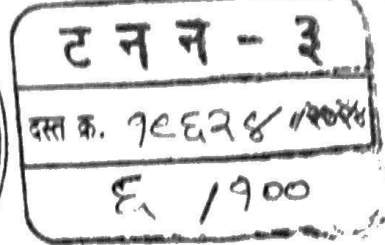
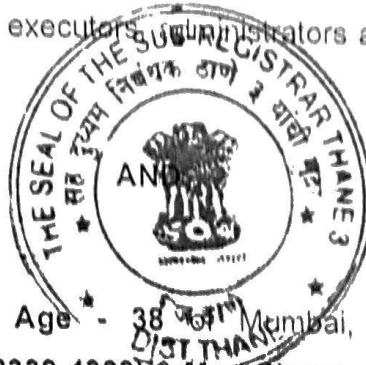
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-75-19624	0004588322202425	15/09/2024-12:55:22	IGR115	
2	(IS)-75-19624	0004588322202425	15/09/2024-12:55:22	IGR115	30000.00
Total Defacement Amount					960000.00
					9,90,000.00

AGREEMENT

FLAT NO. - 2803 "B" Wing
FLOOR - 28th
CARPET AREA - 77.457 Sq. Mtrs.
TOTAL CONSIDERATION VALUE RS. 1,60,00,000/-

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 15th day of September, 2024
BETWEEN

M/S. Thalia & Gami Enterprises, Partnership Firm, (PAN NO. AANFT4444L), a registered under the Indian partnership Act 1932, having its address at "Gami Group", 101, Real Tech Park, 1st Floor, Plot No. 39 / 2, Sector 30 A, Vashi, Navi Mumbai, 400703. through its Authorised Partner Mr. Murji Bhanji Gami, hereinafter referred to as the "PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the ONE PART



Mr. Dinesh Laxman Nalawade, Age - 38 years of Mumbai, Indian Inhabitant, (PAN NO AHWPN9610N) (Aadhar No. 9550-2339-4303) & Mrs. Shweta Dinesh Nalawade, Age - 36 of Mumbai, Indian Inhabitant, (PAN NO AZHPA6531E) (Aadhar No. 5089-8336-0403) Residing at Room No - 1902, Bhoomi Parth Sector - 7, Ghansoli, Opposite Rajiv Gandhi College, Navi Mumbai, Thane, Maharashtra - 400701. hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the OTHER PART:

[Handwritten signature of Promoter/s]

Promoter/s

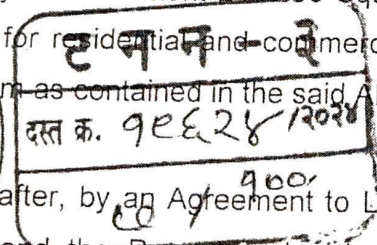
[Handwritten signature of Purchaser/s]

Purchaser/s

s.o. nalawade

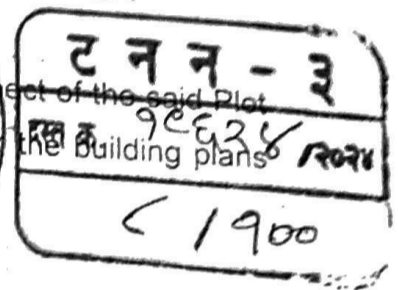
WHEREAS:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
 2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
 3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
 4. The CIDCO Ltd., by virtue of an Allotment Letter Reference no. 278/12000013/135 dated 24th April 2018 & Reference no. 278/12000013/136 dated 24th April 2018, has allotted the Promoters herein Plots being Plot No. 17 & Plot No.18, Sector- 2, Ghansoli, Navi Mumbai, containing by measurement 2470.00 Square meters & 2369.00 Square meters or thereabouts respectively for residential and commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.
- Thereafter, by an Agreement to Lease dated 16th October 2019 executed between the CIDCO Ltd. and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 15006 - 2019 dated 23rd October 2019, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 17, Sector-2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2470.00 Square meters or thereabouts AND by an Agreement to Lease dated 7th February 2020 executed between the CIDCO Ltd. and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 2212 - 2020 dated 7th February 2020, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 18, Sector-2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2,390.00 Square meters or thereabouts.



6. Thereafter, at the request of the Promoters, the CIDCO Ltd., vide Modified Agreement to Lease dated 18-11-2021 and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 17355- 2021 has amalgamated Plot No. 17 & Plot No.18, in Sector- 2, Ghansoli, Navi Mumbai as a single plot having area 4860.00 Sq.mtrs thereabout for term mentioned therein (hereinafter referred to as the said Plot) and which is more particularly described in the First Schedule hereunder written, for residential cum commercial purpose on the terms and conditions and for the lease premium as contained in the said Agreement to Lease and which is more particularly described in the First Schedule hereunder written.

7. In the above circumstances, the Promoters are the Licensees in respect of the said Plot and are entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.



8. Pursuant thereto, by a Deed of Mortgage dated 31.08.2018 executed between M/s Indiabulls Housing Finance Limited and the Promoters herein, the Promoters herein have mortgaged Plot No. 18, with the said M/s Indiabulls Housing Finance Limited upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-8864-2020 dated 08-12-2020.

Pursuant thereto, by a Deed of Mortgage 17-12-2020 executed between Abhyudaya Co. Operative Bank Ltd and the Promoters herein, the Promoters herein have mortgaged Plot No. 17, with the said Abhyudaya Co. Operative Bank Ltd upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-9790-2020 dated 17-12-2020.

9. The LIC Housing Finance Limited, vide Letter dated 15.12.2022 sanctioned loan to the Promoters against the mortgage of the said plots being Plot No.17 & 18 and assignment/hypothecation of receivables from the Project on the said plot and the LIC Housing Finance Limited, has for and on behalf of the Promoters, repaid the outstanding loan of M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd. The Promoters have, vide letter dated 18.03.2023, and 15.03.2023 received the No Dues Certificate from the said M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd respectively.

Pursuant thereto, by a Deed of Reconveyance dated 20-03-2023 registered with Sub Registrar of Assurances under Serial Number TNN-8-5623-2023 dated 20-03-2023 executed between the said M/s Indiabulls Housing Finance Limited and the Promoters herein, the said M/s Indiabulls Housing Finance Limited has released its charge on the said plot no 18 in favour of the Promoters as mentioned therein.

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Promoter/s

Purchaser/s

S. S. N. Sawade

Pursuant thereto, by a Deed of Reconveyance dated 23-03-2023 registered with Sub Registrar of Assurances under Serial Number TNN-3-5528-2023 dated 23-03-2023 executed between the said M/s Abhyudaya Co-operative Bank Ltd and the Promoters herein, the said M/s Abhyudaya Co-operative Bank Ltd has released its charge on the said plot no 17 in favour of the Promoters as mentioned therein.

Further, by a Deed of Mortgage dated 28-03-2023 executed between the said LIC Housing Finance Limited and the Promoters herein, the Promoters herein have availed Loan from the said LIC Housing Finance Limited against the mortgage of the said plot and assignment/ hypothecation of receivables from the Project on the said plot and upon such terms and conditions as mentioned therein. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-3-5943-2023, dated 28-03-2023.

10. The Promoters, through their Architects, "M/S TRIARCH DESIGN STUDIO", having their address at Bhagavati Bhuvan, Saraswati Baug, Jogeshwari (E), Mumbai, Shop no. 18, Gauri Commercial Complex, Plot no. 19, Sector -11, CBD, Belapur, Navi Mumbai, have prepared building plans by utilizing permissible available FSI as per UDCPR 2020, by proposing to construct a Residential cum Commercial Building on the said plot. The Promoters herein have submitted to the NMMC and other authorities the building plans, specifications and designs for the said plot. The NMMC has sanctioned the Building plans, specifications and designs submitted by the Promoters herein and granted its Amended Commencement Certificate and Development permission vide its letter dated 25-02-2022 having reference no. NMMC / ADTP / BP / CASE No. 20211CNMMC18491/538/2022 to construct a Residential cum Commercial Building of Ground and upper floors by utilizing the FSI to construct 2 buildings of Residential cum Commercial use comprising of Two buildings each of Ground + 28 upper Floors within the permissible FSI as per UDCPR. The copy of the said Commencement Certificate dated 25-02-2022 is annexed hereto and marked as Annexure "A".

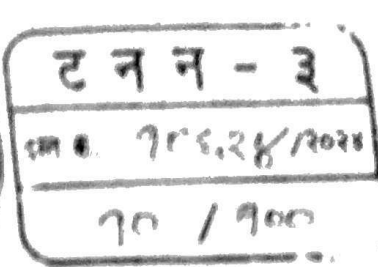
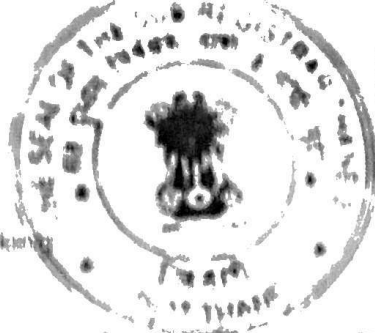
The Promoters have also appointed "A. G. GOKHLE & ASSOCIATES" as RCC Consultants for carrying out the construction of the said Building/s and the Architect M/S TRIARCH DESIGN STUDIO, for preparing plans of the said Building/s.

12. At present, the Promoters have obtained the Commencement Certificate for the permissible area of 27518.123 Sq. meters and accordingly as per the sanctioned Building plans, the Promoters are initially constructing TWO Residential cum Commercial Buildings each consisting of Ground + 28 upper Floors comprising of the following:-

i. Ground Floor for Shopping/ Commercial premises and stilt Car Parking.

Promoter/s

S.D. Natarwood



- i. 1st Floor for hospital and Podium Parking
- ii. 2nd to 5th Floor for podium Parking
- iii. 7th Floor for External amenities i.e. Fitness Centre, Swimming Pool, R.G., Landscape Garden & Society Office
- iv. 8th Floor onwards shall be reserved for Residential Flats in the said Project

The aforesaid Project shall be known as "GAMI ASTERS" (hereinafter referred to as the said Project)

13. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at MUMBAI under registration no. P51700025311 for A-Building and under registration no. P51700045247 for B-building. The copy of Registration Certificate of the said Project is annexed hereto and marked as Annexure "B".

14. In the above circumstances, the Promoters, being the Licensees in respect of the said Plot, are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

15. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by constructing building/s to be used for Residential / Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.

16. The Purchaser/s has/ have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoters may change the said building plans from time to time and/or as may be required by the NMMC/CIDCO Ltd. and / or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as Annexure "C".

17. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans as per Commencement Certificate dated 25-02-2022. The Promoters shall continue the development of the said plot in accordance with such further development permission and Amended Commencement Certificate. As per the terms & conditions of the said Agreement to Lease, the Promoters are desirous of selling Premises in the said proposed Building Project which is intended to be named as "GAMI ASTERS" or such name as the Promoters may decide. The Purchaser/s has/ have, after understanding the

Promoter/s

Purchaser/s

S.D. Nalawade

Page 5 of 48

d. On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase Flat No.2803 on the 28th Floor of "B" wing, admeasuring 77.457 Square meters (Carpet Area) or thereabouts in the Project /Building known as "GAMI ASTERS" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh Only). The Typical floor plan of the said Premises is annexed hereto & marked as Annexure "F". Further, the Purchaser/s has requested the Promoter for allotment of Two parking space having No.278 & 288 and situated on 4th Floor of the building. A copy of said car parking plan is appended hereto as Annexure "F1"

21. This carpet area is inclusive of unfinished wall surface, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016.

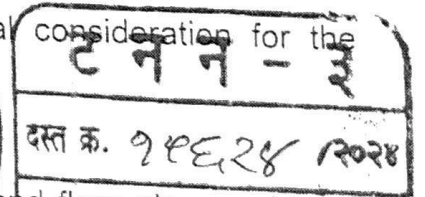
22. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under UDCPR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked Annexure "G". The Promoters have paid necessary premium / charges to the NMMC for getting the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser.

23. The Purchaser/s has / have seen and approved the Building and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises.

24. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

25. Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

26. Now both the parties are desirous of recording the terms and conditions of these presents so reached between them.



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changes or alterations as shall be required by NMMC/ CIDCO Ltd./ other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

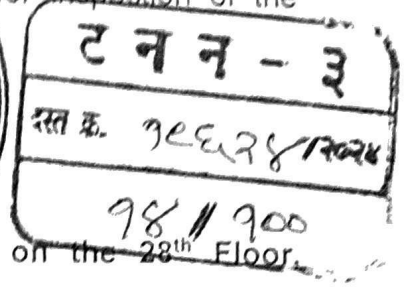
4. SALE OF PREMISES AND PAYMENT CONDITIONS:


4 (a) The Purchaser/s hereby agree/s to purchase Flat No. 2803 on the 28th Floor measuring about **77.457 Square meters** or thereabouts (Carpet Area) in the Building/ Project known as **"B" wing** of project **"GAMI ASTERS"** which is to be constructed on the said plot and *pro rata* share in the common areas [("**Common Areas**") as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh Only)**. Further, the Purchaser shall be entitled to **Two Car parking space having No.278 & 288** and situated on **4th Floor** of the Project. As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto & marked as **ANNEXURE "H"** (Time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.


4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time even after the date of handing over the possession of the said premises.

The mutually agreed consideration mentioned in clause 4 (a) hereof has been quoted by the Promoters and accepted by the Purchaser/s is an ex-GST price/consideration after factoring the entire input rebate for GST that shall be available as per the provisions of Goods and Services Tax Act, 2017. Any change in any law, notification and regulation from the Statutory Authorities relating to the input rebate for GST or any other provisions shall be applicable and binding on the Purchaser/s and the Purchaser/s shall be bound to pay any sum payable pursuant to the said change in law.

4 (c) The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the aforesaid additional areas is annexed hereto. The Promoters have paid necessary premium / charges to the NMMC for getting the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the




Promoter/s


Purchaser/s

S.D. Melawade

shall be treated as being towards the fulfillment of the obligations of the Purchaser/s under this Agreement to the extent of such payment.

4 (j) At the request of Purchaser/s, the Promoters have agreed to allot Two Car parking space/s to the Purchaser/s without charging any monetary consideration for such allotment. The Purchaser/s shall be liable to utilize the said Parking space/s only for the permissible user of parking his vehicle/s and for no other purpose. The Society shall form the necessary Rules and Regulations for the car parking. All the rules and regulations formulated by the Society shall be final and binding on the Purchaser/s.

5. MODE OF PAYMENT:

The payment of all the above installments /payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS only and as per the Payment Schedule annexed hereto. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: Thalia and Gami Enterprises Gami Asters B Collection Account. Account No. '0123102000045225, with IDBI Bank, Branch Vashi, IFSC Code IBKL0000123 and shall be sent to Office of Promoters at Gami Group, 101, Real Tech Park, 1st Floor, Plot No. 39 / 2, Sector 30 A, Vashi, Navi Mumbai, either by Hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser/s has / have made the payment by NEFT or by RTGS, then immediately upon the Purchaser/s making such payment to the Promoter's designated account, the Purchaser/s shall intimate to the Promoters the UTR Number, Bank details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters. In case, if the Promoters desires to receive further payments of balance installments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mention the new Bank Account in the Installment Demand Letter that shall be addressed to the Purchaser/s. Thereafter, the Purchaser/s shall himself / herself/ themselves or cause his/her/ their Financial Institution to draw the Cheque/s or Demand Draft or Pay Order favouring the said new Bank Account.



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PAYMENT OF THE INSTALLMENTS:
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The Promoters shall give a Notice to the Purchaser/s intimating the Purchaser/s about the amount of the installment or the balance amount payable by the Purchaser/s to the Promoters in accordance with the Payment Schedule annexed hereto as Annexure H (Time being essence of the contract) and within 10 days from the date of letter, the Purchaser/s shall pay the amount of the said installment or the balance amount to the Promoters. The Purchaser/s will not hold the Promoters responsible for delay in postal service or delay in receipt or non-receipt of the said Notice.

6 (b) Both the parties hereby agree with each other that timely payment of all the above installments and every other amount payable by the Purchaser/s under these presents to the

Purchaser(s) / Allottee(s) It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Purchaser(s) / Allottee(s) of the Project only.

9. RESERVATION FOR PARKING:

9 (a) The Purchaser has requested for reservation of Two car parking (the "car parking") to be used to park its motor vehicle Accordingly, Promoter hereby reserves Two car parking space (the "car parking"), having no. 278 & 288 situated on the 4th Floor for use of Purchaser The car parking is subject to the final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.

9 (b) Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor i.e., other than the unit Allottee of said unit.

9 (c) Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.

9 (d) The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.

9 (e) The society/condominium shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter. Further the society/condominium shall do regular maintenance of the all the mechanical Car parking Systems and Car parking area and ensure all time to keep the Car Parking systems in operation.

9 (f) The Purchaser/s agree/s not to raise any objections, claims and dispute, as regards to the reservation of the said Car Parking or their Specific Car Parking Number so allotted and agree/s to abide by all the terms and conditions thereof. The Purchaser/s further agrees to park his/ her/ their vehicle only in the parking space specifically allotted to him/her/ them.

10. CANCELLATION BY PURCHASER(S) / ALLOTTEE(S):

The Purchaser(s) / Allottee(s) shall has / have the right to cancel / withdraw his/her/their allotment in the Project as provided in the Act. Provided that where the Purchaser(s) / Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoters, the Promoters herein are entitled to forfeit 20% of the total consideration for the allotment. Subject to the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, in case of the mortgage of the said premises, the balance amount of money paid by the Purchaser(s) / Allottee(s) shall be returned by the Promoters to the Purchaser(s) / Allottee(s) within 45 days of such cancellation without any interest. Provided however, such refund amount, if any, shall be governed as per the provisions of clause 6 (b) hereof. In this case, the Purchaser/s will not be entitled to any claim / taxes paid by them or demand Registration charges, Stamp Duty or interest paid by them. In the event of such Cancellation, the Promoters



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Promoter/s

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Purchaser/s

S.D. Motawade

shall be entitled to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper.

11. The Promoters shall provide the amenities and facilities within the said premises and external amenities within the said layout shall be as per the List of Amenities annexed hereto and marked ANNEXURE "I".

12. RIGHTS OF THE PROMOTERS TO AMEND THE LAYOUT AND OBTAIN AMENDMENT IN SANCTION PLANS AND TO UTILIZE THE ENTIRE FSI/ ADDITIONAL FSI/ TDR OR ANY INCREMENTAL FSI:

The Purchaser/s hereby agree, declare and confirm that the Promoters shall have irrevocable rights for the purpose as set out herein below & the Promoters shall be entitled to exercise the same as if Purchaser/s has/ have given prior written consent to the Promoters as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confers upon the Promoters such right /authority to the Promoters for the purpose as set out herein below:-

a) The Promoters hereby declare that, The Promoters have planned to utilize the entire Free sale Floor Space Index of 27529.598 Square meters on the said Plot for the said Project. At present, as per the sanctioned Building Plans, the Promoters have obtained the Commencement Certificate dated 25-02-2022. for the permissible area of 27518.123 Square meters, for the said Project and as mentioned in the Development Control Regulation which are applicable to the said Project and the Promoters hereby reserve with themselves full right and absolute authority to revise the building plan and utilize the balance permissible FSI available on the said plot in such manner as the Promoters may deem fit, necessary and proper. Upon compliance of the necessary formalities and after obtaining /necessary clearances and necessary NOC / Sanction, the Promoters shall submit Revised Building Plan to NMMC by proposing to construct the buildings consisting of Ground + upper floors by consuming the entire Developable Potential of the said Plot. The Purchaser(s) / Allottee(s) has/ have agreed to purchase the said premises

based on the proposed construction and sale of premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

The Promoters hereby further inform the Purchasers that, the Promoters intends to apply to CIDCO for allotment of a portion of land which is lying adjacent to the said plot. Upon being allotted, the promoter shall amalgamate the same with the said plot and utilize the available FSI

by proposing to construct additional floors on the existing buildings and/or by construction an additional building on the said portion of land. The Promoters as informed the purchasers that the promoters in its sole discretion shall make revisions in plan of the building and the Layout of the said plot in accordance of the Unified DCPR. Accordingly, The Building Plan and Layout Plan of the said plot shall undergo amendments.



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entitled to carry on construction on the said plot in such manner and with such sanctioned Building plans / revised Building Plan and by providing such amenities as the Promoters may deem fit, necessary and proper in their sole and absolute discretion

- d) Save as mentioned in Clause 11 (a) hereof, the Promoters hereby declare that no part of the said Floor Space Index for the said plot has been utilized by the Promoters elsewhere in any other plot for any purpose whatsoever. The Promoters shall be entitled to consume the entire FSI / TDR / Additional FSI as may be available in respect of the said plot or a part thereof at present or in future by constructing additional floor area on the said plot in accordance with the Act and Rules, as the Promoters shall think fit and proper.
- e) In case the said floor space index has been utilized by the Promoters elsewhere, then the Promoters shall furnish to the Sanctioning Authorities all the detailed particulars in respect of such utilization of said Floor Space Index by them. In case while developing the said plot, the Promoters have utilized any Floor Space Index of any other land or property by way of floating Floor Space Index or otherwise howsoever, then the particulars of such Floor Space Index shall be disclosed by the Promoters to the Sanctioning Authorities.
- f) The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said plot by constructing Building/s to be used for permissible users/ purposes and any other purpose as shall be permitted as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The schedule of the said development will also be determined by the Promoters / at their own discretion.
- g) Without modifying the plan of the said Premises, the Promoters shall be entitled to amend, modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect thereof as may be permissible under the Act and Rules.
- h) The Purchaser/s or the Society of the Purchaser/s of all premises holders shall not raise any objections on any ground as to Promoters rights reserved hereunder and as shall be available to the Promoters under the Act and the Rule.
- i) The Promoters hereby reserve full right and absolute authorities to utilize the entire FSI, additional FSI, TDR or any incremental FSI / building potential which the Promoters have specifically declared hereunder and reserve for further development in accordance with the terms of this Agreement and the Act and Rules of said Real Estate (Regulation and Development) Act, 2016. Further, the Promoters shall be entitled to utilize, construct, develop and sell / dispose of the premises so constructed by utilizing such FSI, additional FSI, TDR or any incremental FSI / building potential in such manner and in such phases in accordance with the Act and Rules of said Real Estate (Regulation and Development) Act, 2016, even after the Co-operative Housing Society is formed and/or Lease Deed / Deed of Assignment for any particular part thereof at



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S.D. Malawade

Promoter/s

Purchaser/s

and the Purchaser/s of such display space shall install separate electric meter for neon-light and shall also bear and pay the Government taxes directly or through the society. The Purchaser/s of the Display space shall not contribute any other outgoings to the said Society. The Purchaser(s) / Allottee(s) herein shall not object in any manner and shall co-operate with the Purchaser/s of such Display space as admitting him/her/them as nominal member of the said Society. The Purchaser/Society will honor the agreement/understanding between the Promoters and holder of Display space. The Promoters can display their Company name/Logo and put permanent neon sign/hoarding/Display at the suitable place of the said Building and the Purchaser/s/Society will not object it, without being liable to pay any compensation, consideration to the Society or its members. The Promoters shall install separate Electric Meter for neon-light and shall bear and pay the charges as per the Bills for the electricity consumed thereof directly to MSEB. The Promoters / their sister concern will not contribute any other outgoings to the Society. The Promoters/ their agents shall always be allowed to enter into the said plot at all reasonable time for the maintenance of the said sign/hoarding/display put at the suitable place of the said Building.

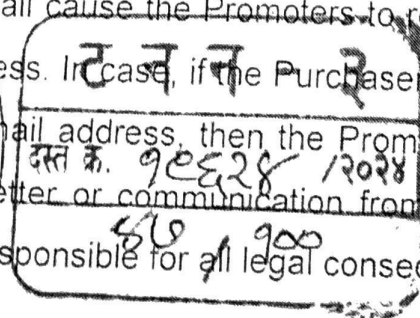
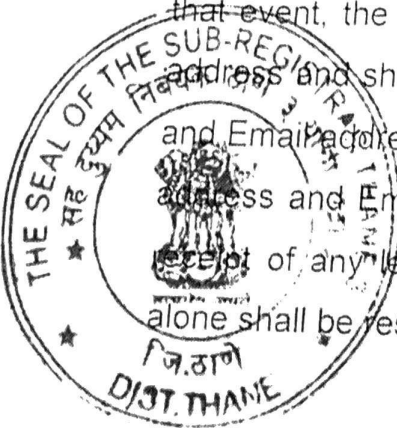
28. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

29. NOTICES AND CORRESPONDANCE:

29 (a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

Name : Mr. Dinesh Laxman Nalawade
Address : Mrs. Shweta Dinesh Nalawade
Room No – 1902, Bhoomi Parth Sector – 7,
Ghansoli, Opposite Rajiv Gandhi College, Navi Mumbai,
Thane, Maharashtra – 400701.
Email id. Dineshsanzi@gmail.com.

29 (b) In case if the Purchaser/s changes his/ her/ their address specified herein then and, in that event, the Purchaser/s shall intimate by Registered AD Letter, the new address or Email address and shall cause the Promoters to rectify their records by recording the new addresses and Email address. In case, if the Purchaser/s fail/s to provide the Promoters his/ her/ their new address and Email address, then the Promoters shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.



S.P. Nalawade

30. The Purchaser/s and the Promoters shall immediately after the execution of this Agreement as well as Lease Deed / Deed of Assignment / vesting documents in favour of said Society lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act and the Purchaser/s shall within two days after lodging the same intimate the Promoters of having done so with the date and serial number which the same has been so lodged for registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement as well as Lease Deed / Deed of Assignment/ vesting documents in favour of said Society shall be borne and paid by the Purchaser/s alone and the Promoters will attend such office and admit execution thereof.

31. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PURCHASER(S) / ALLOTTEE(S) :

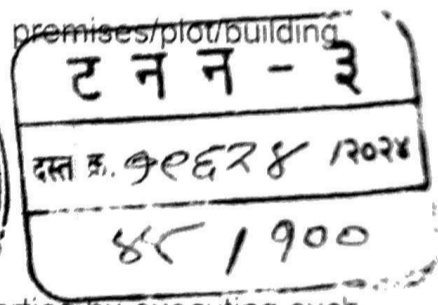
The Purchaser(s) / Allottee(s) is / are entering into this Agreement for the allotment of a said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s) / Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has/have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ at his/ her / their own cost.

32. ENTIRE AGREEMENT:

This Agreement, along with its schedules and Annexures, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises/plot/building as the case may be.

33. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement / deeds / documents / writings mutually decided by the parties hereto.



34. PROVISIONS OF THIS AGREEMENT APPLICABLE ON PURCHASER(S) / ALLOTTEE(S) / SUBSEQUENT ALLOTTEE(S):

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be

[Signature]
Promoter/s

[Signature]
Purchaser/s

S.D. Melawade

42. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

43. The Purchaser/s declare that he / she / they has / have every intention to sell transfer the said premises from the date of execution for this Agreement for sale as the 'Investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5(ga) and (ii) of the Bombay Stamp Act, 1958. The requisite stamp duty on this Agreement for sale is being paid by the Purchaser/s with right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Premises within such period as may be prescribed from time to time in this regard.

IN WITNESS WHEREOF THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE SCHEDULE ABOVE REFERRED TO:

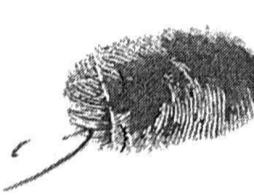
All that piece or parcel of land known as Plot being Plot No. 17 & 18, Sector- 2, Ghansoli, containing by measurement 4860.00 Square meters or thereabouts and is bounded as follows, that is to say:

Towards the North by	:	6 meters wide Road
Towards the South by	:	24.50 meters wide Road.
Towards the East by	:	Railway Compound Wall.
Towards the West by	:	30.00 meters wide Road.

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

Flat No.2803 on the 28th Floor, admeasuring 77.457 Square meters (Carpet area) in the "B" WING along with Two Car parking space having No.278 & 288 and situated on 4th Floor of Project Known as "GAMI ASTERS" to be constructed on Plot No. 17 & 18, Sector- 2, Ghansoli, Navi Mumbai, and which is more particularly described in the First Schedule mentioned hereinabove.

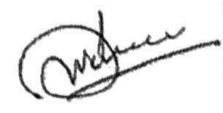
SIGNED, SEALED AND DELIVERED BY
M/S. THALIA & GAMI ENTERPRISES,
(PAN NO. AANFT4444L)
THROUGH ITS Partner
MR. MURJI BHANJI GAMI



IN THE PRESENCE OF

1. Chander Singh
2. Vijay Kumar

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER/S"
MR. DINESH LAXMAN NALAWADE
(PAN NO AHWPN9610N)



MRS. SHWETA DINESH NALAWADE
(PAN NO AZHPA6531E)

S.D. Nalawade

IN THE PRESENCE OF

1. [Signature]
2. [Signature]



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Page 47 of 48

RECEIPT

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER/S MR. DINESH LAXMAN NALAWADE & MRS. SHWETA DINESH NALAWADE, A SUM OF RS. 51,000/- (RUPEES FIFTY ONE THOUSAND ONLY) VIDE RTGS DATED 06-09-2024, BEING THE EARNEST MONEY DEPOSIT TOWARDS THE WITHIN MENTIONED TOTAL CONSIDERATION TO HAVE BEEN PAID BY THEM TO US.

DETAILS OF CHEQUES / RTGS RECEIVED BY US ARE AS FOLLOWING

Sr. No.	Date	Bank Name	Amount
1	06-09-2024	RTGS	51,000.00
		Total	51,000.00

WE SAY RECEIVED.

Rs.51,000/-

FOR M/S. THALIA & GAMI ENTERPRISES

MR. MURJI BHANJI GAMI

Partner

LIST OF ANNEXURES:

Annexure "A" --- Commencement Certificate and Development permissions

Annexure "B" --- RERA Registration Certificate of the Project.

Annexure "C" --- A Layout Plan of the said plot.

Annexure "D" --- Report on Title.

Annexure "E" --- No Objection Letter issued by LIC Housing Finance Limited for the sale of the said premises.

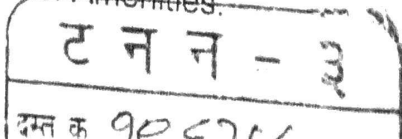
Annexure "F" --- Typical floor plan of the said premises.

Annexure "F1" --- car parking plan.

Annexure "G" --- Architect's Certificate.

Annexure "H" --- The Payment Schedule.

Annexure "I" --- List of Amenities.



TOWARDS THE WITHIN MENTIONED TOTAL CONSIDERATION
HAVE BEEN PAID BY THEM TO US.

DETAILS OF CHEQUES / RTGS RECEIVED BY US ARE AS FOLLOWING

Sr. No.	Date	Bank Name	Amount
1	06-09-2024	RTGS	51,000.00
		Total	51,000.00

WE SAY RECEIVED.

Rs.51,000/-

FOR M/S. THALIA & GAMI ENTERPRISES

(Handwritten signature)

MR. MURJI BHANJI GAMI

Partner

LIST OF ANNEXURES:

Annexure "A" --- Commencement Certificate and Development permissions

Annexure "B" --- RERA Registration Certificate of the Project.

Annexure "C" --- A Layout Plan of the said plot.

Annexure "D" --- Report on Title.

Annexure "E" --- No Objection Letter issued by LIC Housing Finance Limited for the sale of said premises.

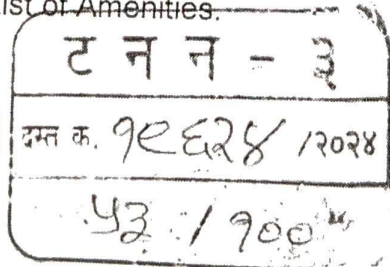
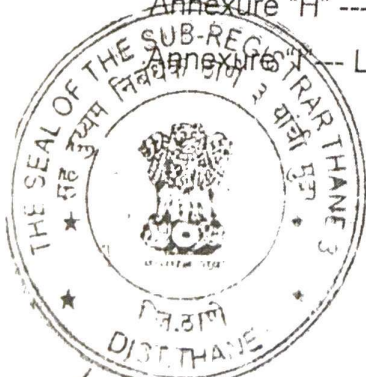
Annexure "F" --- Typical floor plan of the said premises.

Annexure "F1" --- car parking plan.

Annexure "G" --- Architect's Certificate.

Annexure "H" --- The Payment Schedule.

Annexure "I" --- List of Amenities.



(Handwritten signature)

S.P. Nalawade

Promoter/s

Purchaser/s

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : वसुंधरा वृद्धाश्रम, भुखंड क्र. १,
किावने सांवतळा जवळ, पारलोच जवळ, सेक्टर - १५९,
सी.बी.डी. बेलपुर, नवी मुंबई - ४०० ६१४
दूरध्वनी : ०२२-२७५६९००००/१/२/३/४/५
फॅक्स : ०२२-२७५७००००

Head Office: Plot No. 1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C B D Belapur, Navi Mumbai - 400 614
Tel: 022 - 2756 7070 / 1, 2, 3/4/5
Fax: 022 - 2757 7070

जा. क्र. नमुमपा./नरवि./वा.प./प्र.क्र. 2021CNMMC18491/534/2022
दिनांक - २५/०२/२०२२

प्रति,

मे.थालिया अॅन्ड गामी एंटरप्रायजेस
तर्फे भागीदार मुरजी भानजी गामी,
मुखंड क्र. १७ व १८, सेक्टर क्र.०२,
घणसोली, नवी मुंबई.

प्रकरण क्र. 2021CNMMC18491

विषय - मुखंड क्र. १७ व १८, सेक्टर क्र.०२, घणसोली, नवी मुंबई या जागेत निवासी व वाणिज्य या कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वास्तुविशारद यांचा दि.०१/११/२०२१ रोजीचा प्राप्त अर्ज.

महोदय,

मुखंड क्र. १७ व १८, सेक्टर क्र. ०२, घणसोली, नवी मुंबई या जागेत निवासी व वाणिज्य या वापराकरीता सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जांन्वये प्राप्त झालेला आहे. संदर्भाधिन भूखंडावर निवासी व वाणिज्य वापराकरीता सुधारित बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार व सदर नियमावलीतील नियम क्र.२.६.१ (i) व (ii) नुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सांवतच्या व प्रमाणपत्रातील १ ते ९ अटी व सुधारित बांधकाम प्रारंभ प्रमाणपत्रातील पूर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारित बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

पाणी पुरवठा व मलनिःस्तारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात येणे, बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या तरतुदीनुसार सुधारित बांधकाम नकाशा मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास वि. कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.



दस्त क्र. १९६२४ / १३०२४
५४/१००



"जन्म असो वा मरण आनंदाने नोंदणीकरण"

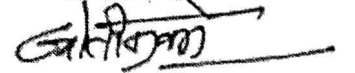
इमारतीचे बांधकाम करणारे मंत्रालीचे नियामक विभाग (Labour Dept) मुराबाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्याचे तात्पुरते टॉयलेट सह सोय करणे आवश्यक आहे. त्यासाठी मुराबाचे एका बाजूचे सामाजिक अंतरात ३.०० मी. रुंदीचे तात्पुरते शोडस टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेची परवानगी न केल्यास जीता लॅकलये पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी गदर रोड स्वरुपाचे काढून टाकणेत यावी. बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व पुरवठ्याची क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयस पाठविण्यात यावा ही विनंती.

- १) प्रस्तुत मूखडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील भजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत मूखडाधारक / विकासकावर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या मूखडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत मूखडाधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत मूखडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले मूखडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सादर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी मूखडाधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही. याची नोंद घ्यावी.
- ३) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासुन वंचित राहु नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे. याची कृपया नोंद घ्यावी.
- ४) प्रस्तावित बांधकाम क्षेत्र २०,००० चौ.मी. पेक्षा जास्त असल्याने केंद्र शासनाच्या वने व पर्यावरण विभागाचे ना हरकत प्रमाणपत्र (Environment clearance) व सुधारित रेल्वे विभागाचा ना हरकत दाखला जोता तपासणीपूर्वी सादर करणे बंधनकारक आहे.
- ५) सिडकोच्या भाडेकरारनामा. सुधारीत भाडेकरारनाम्यामधील अटी/शर्ती आपणांस बंधनकारक राहतील.
- ६) शासनाचे व नवी मुंबई महानगरपालिकेचे कोविड-१९ बाबतचे वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचनांचे पालन करणेच्या अटीस अधिन राहून बांधकाम परवानगी देण्यात येत आहे.
- ७) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कामदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.
- ८) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
- ९) आपण मागणी केल्यानुसार महाराष्ट्र शासन, नगर विकास विभाग यांचेकडील शासन निर्णय क्र.टिपीएस-१८२०/अनौ-२७/प्र.क्र.८०/२०/नवि-१३, दि.१४/०९/२०२१ अन्वये प्रचलित एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार अतिरिक्त चटई क्षेत्र निर्देशांकापोटी आकारण्यात येणा-या अधिमूल्यामध्ये ५० टक्के सवलत देण्यात आली असुन त्या अनुषंगाने सादर शासन निर्णयातील अटीचे पालन करणे आपणावर बंधनकारक राहिल.

प्रत माहितीसाठी :-

१. मे. ट्रायआर्चडिझाईनस्टुडिओ, वास्तुविशारद,
- १८, मूखंड क्र.१९, सेक्टर क्र. ११, बेलापूर, नवीमुंबई.
२. व्यवस्थापक शहर सेवा, सिडको लि.
३. उपआयुक्त (उपकर), नमुंमपा.
४. सहा. आयुक्त तथा विभाग अधिकारी, घणसोली, नमुंमपा.

आपली,

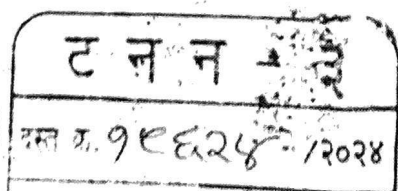


(ज्योती कवाडे)

सहाय्यक संचालक, नगररचना (अ.का.)

नवी मुंबई महानगरपालिका





NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/Case No. 20211CNMMC18491/538/2022

DATE : 25/02/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/S. Thalia And Gami Enterprises Through Partners (Mr.Murji Bhanji Gami), Plot No.17 & 18, Sector 02, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	4860.000m ²
Permissible F.S.I.	:	5.664
Permissible BUA	:	27529.598 m ²
Built up area proposed (Residential)	:	24633.838 m ²
Built up area proposed (Commercial)	:	2884.285 m ²
Total Built up area proposed	:	27518.123 m ²
No. Of Unit	:	Residential - 244 Units
	:	Commercial - 33 Units
	:	Hospital - 02 Units

- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such case shall not be any subsequent.



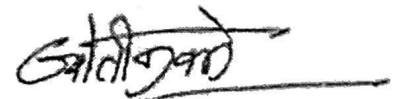
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- applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them
 - 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
 - 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
 - 8) The amount of S.D. Rs.7,23,215/- S.D. Rs. 97,200/- for Mosquito Prevention's Rs. 97,200/- for debris & S.D. Rs.24,500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
 - 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
 - 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
 - 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
 - 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
 - 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
 - 14) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
 - 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
 - 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
 - 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



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- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 20) The construction work shall be completed before dated 15/10/2023 as per condition mentioned in CIDCO Agreement dated 16/10/2019 and must be applied for Occupancy Certificate with all concerned NOC.
- 21) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 22) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE /H.O./VASHI/ 5471 /2021 dated 06/12/2021 by Divisional Fire officer, NMMC.
- 23) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.



(Jyoti Kawade)

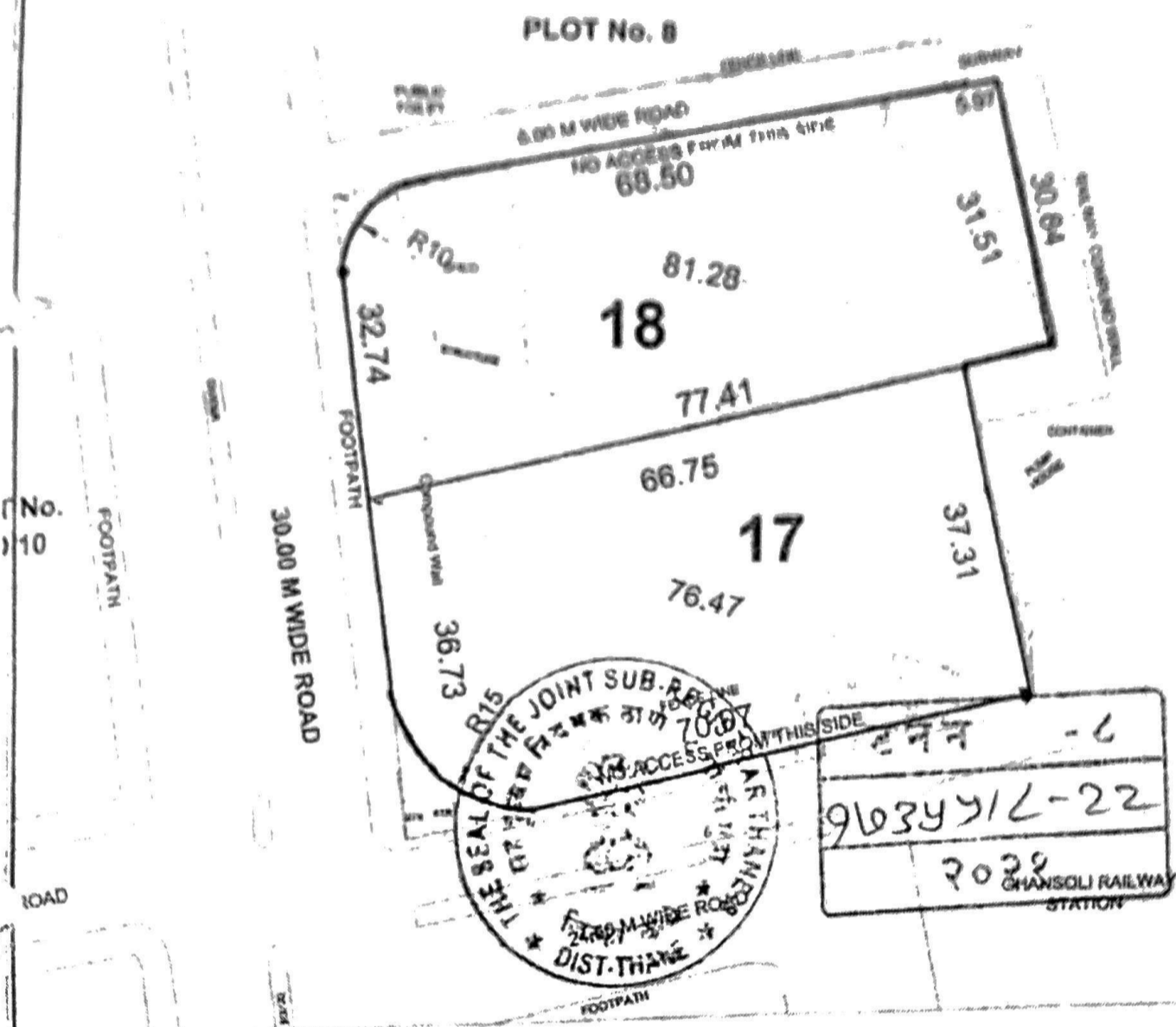
Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation



This registration is granted under section 5 of the Act to the following project under project registration number
P51700045247
Project: **GAMI ASTERS B WING**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 17 AND 18** at Navi Mumbai
(M Corp.), Thane, Thane, 400701;

1. **Thalia And Gami Enterprises** having its registered office / principal place of business at **Tehsil: Thane, District Thane, Pin: 400703.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/05/2022** and ending with **31/12/2026** 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.

Ref 1 CIDCOLAND & SURVEY/MARKETING PLOT/GHANSOLI/ASO/7019/0003 DATED 23 07 2019
 2. Marketing Scheme No CUC-MKT/02/2018-19



SR NO.	Sector No	Plot No	Gross Area	Curve Area+/-	Net Area
1	2	17	2527.94	57.94	2470.00
2	2	18	2408.42	18.42	2390.00
Total:					4860.00

- NOTES :-
1. The plot is confirmed on the basis of demarcation received from Survey section as per ref. 1)
 2. Confirmed Plot Boundary shown in Red line.
 3. All Dimension are in meter.
 4. This confirmation is subject to removal of encroachment at site.
 5. There are existing trees in the plot.

PROVISIONAL CONFIRMATION
 DATE..... 31.07.2019.....
 D'MAN/S.G. D'MAN *[Signature]*
 DEPUTY PLANNER(N).....
 ASSOCIATE PLANNER(N).....
 SENIOR PLANNER(N).....

TO: CCUC-MKT M(TS)-I EE (VASHI) ASO (THANE)

PART PLAN OF SECTOR-2, GHANSOLI

CIDCO LTD PLANNING(N)

NTS Scale

[North Arrow] NORTH

Local Disk\2017\Leases\Area Start\111 confirmation\GUP CONF 2017 & 18\ PLOT No.17 & 18\SECTOR No.2 GHANSOLI NODE\Date: 7/31/2019 4:31:27 PM: 51490

NOTE: The said plots are amalgamated as per request from received from Estate section vide No. CIDCO/M(TS)-I/A.E.O.II 2021 E - 52895 dt. 12.08.2021

[Signature]
 Estate Officer - I
 CIDCO Ltd., CIDCO Bhawan
 Navi Mumbai - 400 614



[Signature]
 Partner
 9034912-22
 80/1900

ADVOCATE

J. D. Patil

B.S.L.,LLB.

Off. : Shop No. 7 & 8, Munot Residency, Opp. H.O.C. Colony,
Old Thane Naka Road, Parvel - 410 200, Raigad.
Mob. : 9820771948 / 9324201935
Email : jdpatil7@yahoo.com

FORMAT - A
(Circular No :- 28/2021)

To,
Maharera

LEGAL TITLE REPORT

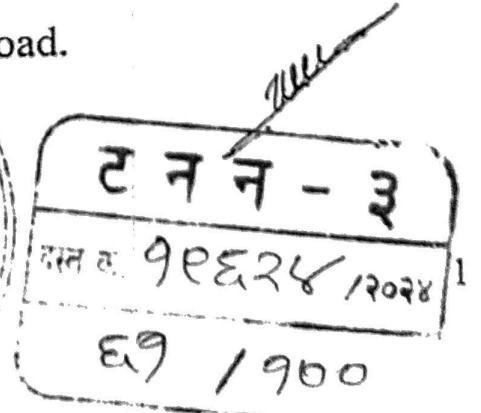
Sub :- Title clearance certificate with respect to Plot No. 17, & No. 18, Area admeasuring 4860 Sq. Mtrs. situated at Sector No. - 2, At Ghansoli, Navi Mumbai, Taluka - Thane, Dist - Thane, (hereinafter referred as the said plot No. 17 & 18)

I have investigated the title of the said plot on the request of Mr. Murji Bhanji Gami Partner of M/S. THALIA & GAMI ENTERPRISES having its office At - 101, 1st floor, Real Tech Park, Plot No.39/2, Sector No. 30 A, Vashi Navi Mumbai and Xerox copy of following documents made available to me for investigation of title of the said plot:-

1) **DESCRIPTION OF THE SAID PLOT :-**

All that piece of parcel of land known as plot being Plot No. 17 & 18, Sector No. 2, Ghansoli Navi Mumbai containing by measurement 4860 Square meters or thereabouts and is bounded as follows that is to say.

On the North by : 06.00 M wide road
On the South by : 24.50 M wide Road
On the East by : Railway Compound wall
On the West by : 30.50 M wide road.



J. D. Patil

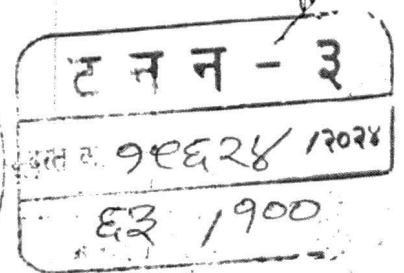
B.S.L.,LLB.

Off. : Shop No. 7 & 8, Munot Residency, Opp. H.O.C. Colony,
Old Thana Naka Road, Panvel - 410 206, Raigad.

Mob. : 9820771948 / 9324201935

Email : jdpatil7@yahoo.com

- x) Modified Agreement dated 18/11/2021 executed between the CIDCO Ltd., and M/s. THALIA & GAMI ENTERPRISES, regarding said plot no. 17 & 18.
- xi) Deed of Reconveyance dated 20/03/2023 regarding plot no. 18 together with structure and building constructed thereon executed between M/S. INDIABULLS HOUSING FINANCE LIMITED and M/s. THALIA & GAMI ENTERPRISES.
- xii) Deed of Reconveyance dated 23/03/2023 regarding plot no. 17 together with structure and building constructed thereon executed between ABHYUDAYA CO- OPERATIVE BANK LTD and M/s. THALIA & GAMI ENTERPRISES.
- xiii) Deed of Indenture of Mortgage dated 28/03/2023 regarding plot no. 17 & 18 together with structure and building constructed thereon executed between M/s. THALIA & GAMI ENTERPRISES and SHRI GAMI ENFOTECH PRIVATE LIMITED in favour of SBICAP TRUSTEE COMPANY LIMITED.
- xiv) Search Report dated 16/03/2020 of Search Clerk Mr. Kisan J. Bhide, regarding plot no.17.
- xv) Search Report dated 16/03/2020 of Search Clerk Mr. Kisan J. Bhide, regarding plot no.18.



J. D. Patil

Advocate

Shop No. 7 & 8, Manot Residency, Opp. HOC Colony,
Old Thana Naka Road, Panvel-410206
Dist. Thane

Search Report dated 19/07/2023 of the said plot no 17 & 18 is issued by Search Clerk Mr. Kisan J. Bhade for 3 years from 2020 to 2023.

On perusal of the above mentioned all documents relating to title of the said plot I am of the opinion that Subject to the compliance of the terms & conditions of the said all Allotment Letters, CIDCO'S NOC, Agreement to Lease, Modified Agreement regarding said plot no. 17&18. And Subject to the rights of SHICAP TRUSTEE COMPANY LIMITED under Deed of Indenture of Mortgage dated 28/03/2023 and Search Report dated 16/03/2020 & 19/07/2023 the title of M/S. THALIA & GAMI ENTERPRISES to the said plot No.17 &18 is clear & marketable & free from all registered encumbrances.

5) OWNERS OF THE PLOT LAND :-

Owner of the said Plot is CIDCO

Now as per the Modified Agreement dated 18/11/2021 M/S. THALIA & GAMI ENTERPRISES is the Owner cum Lessee / Licensee of the Said Plot No. 17 & 18.

The report reflecting the flow of the title of the M/S. THALIA & GAMI ENTERPRISES on the said plot no. 17 & 18 is enclosed herewith as annexure - A.

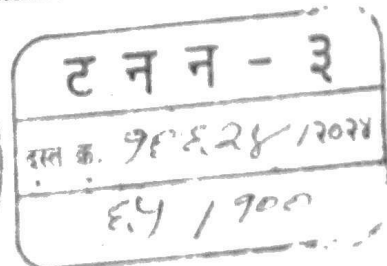
Encl :- Annexure - A
Date: - 21/07/2023

Adv. J. D. PATIL

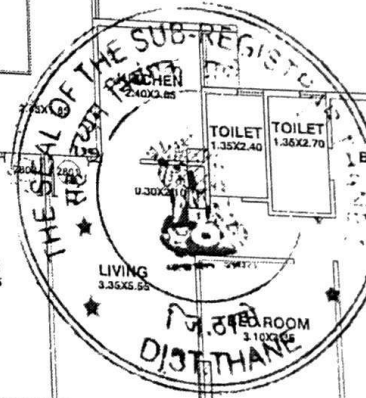
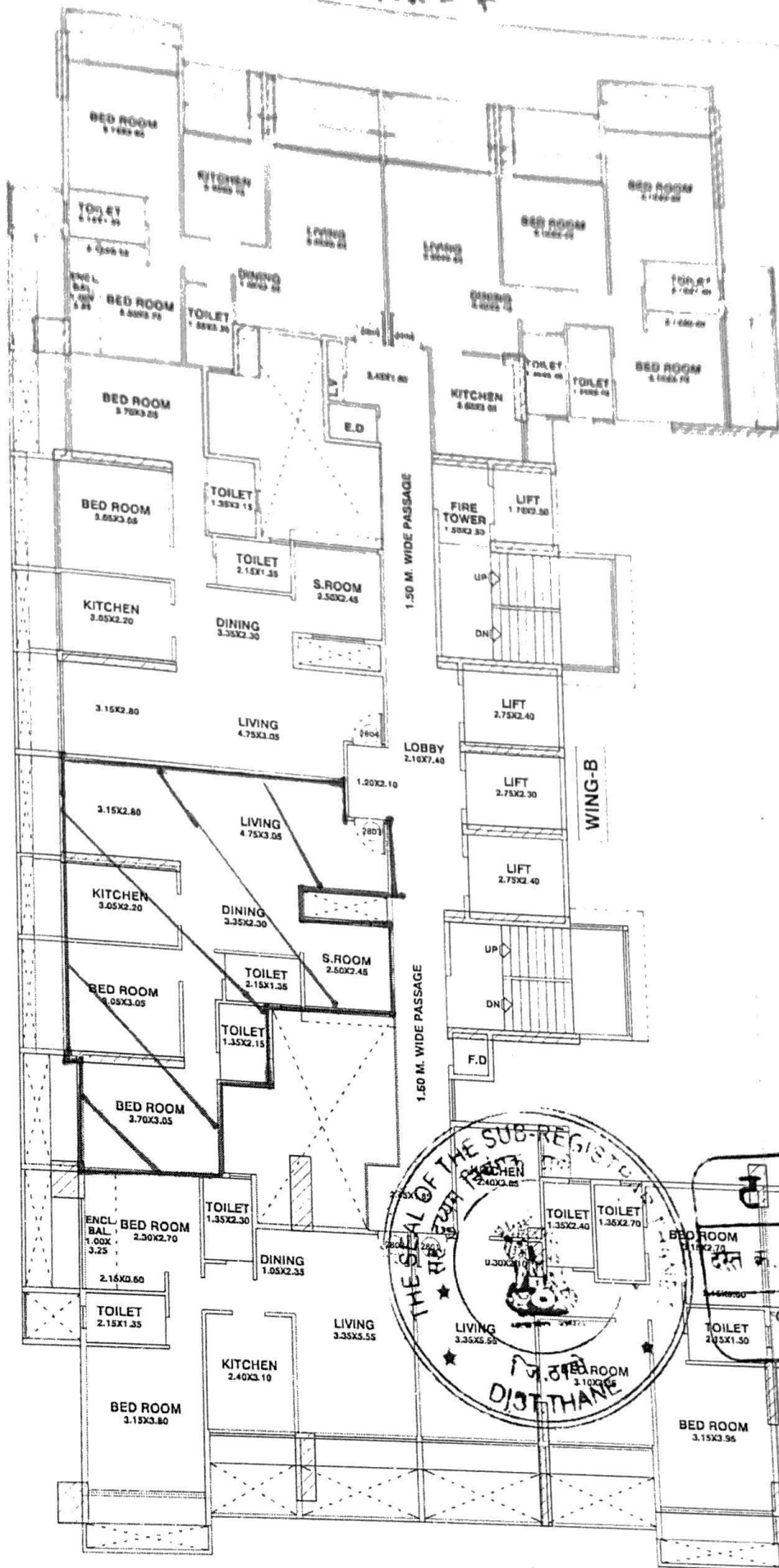
J. D. PATIL
B.S.L., LLB
ADVOCATE

Enroll No. NIAH/3900/1999

Shop No 7 & 8 Manot Residency Opp HOC Colony
Old Thana Naka Road Panvel-410206



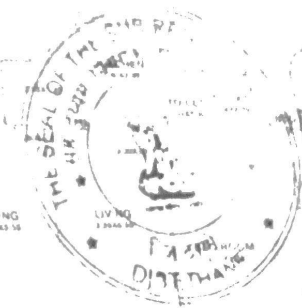
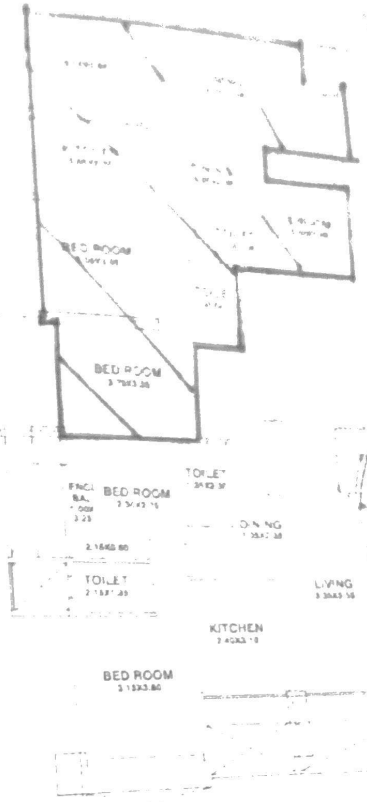
Annex - F



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TWENTY EIGHTH FLOOR PLAN

SHOP NO. : 2803 'B' wing	BUYER'S SIGN : 1) <i>[Signature]</i>	DEVELOPER'S SIGN : <i>[Signature]</i>	
PLOT AREA (SQ.FT.) :	BUYER'S SIGN : 2) <i>So. Malavade</i>	DEVELOPED BY	
PROJECT :-	THALIA & GAMI ENTERPRISES		NORTH ARCHITECTS
PROPOSED RESIDENTIAL CUM COMMERCIAL, BUILDING ON PLOT NO.- 17+18, SECTOR - 02, ANSOLI, NAVI MUMBAI.			TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIOR DESIGN



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17/11/2005

TWENTY EIGHTH FLOOR PLAN

FLAT/SHOP NO. : 2803 'B' wing

BUYER'S SIGN : 1) *[Signature]*

DEVELOPER'S SIGN :

CARPET AREA (SQ.FT.):

BUYER'S SIGN : 2) *So Malawade*

DEVELOPED BY

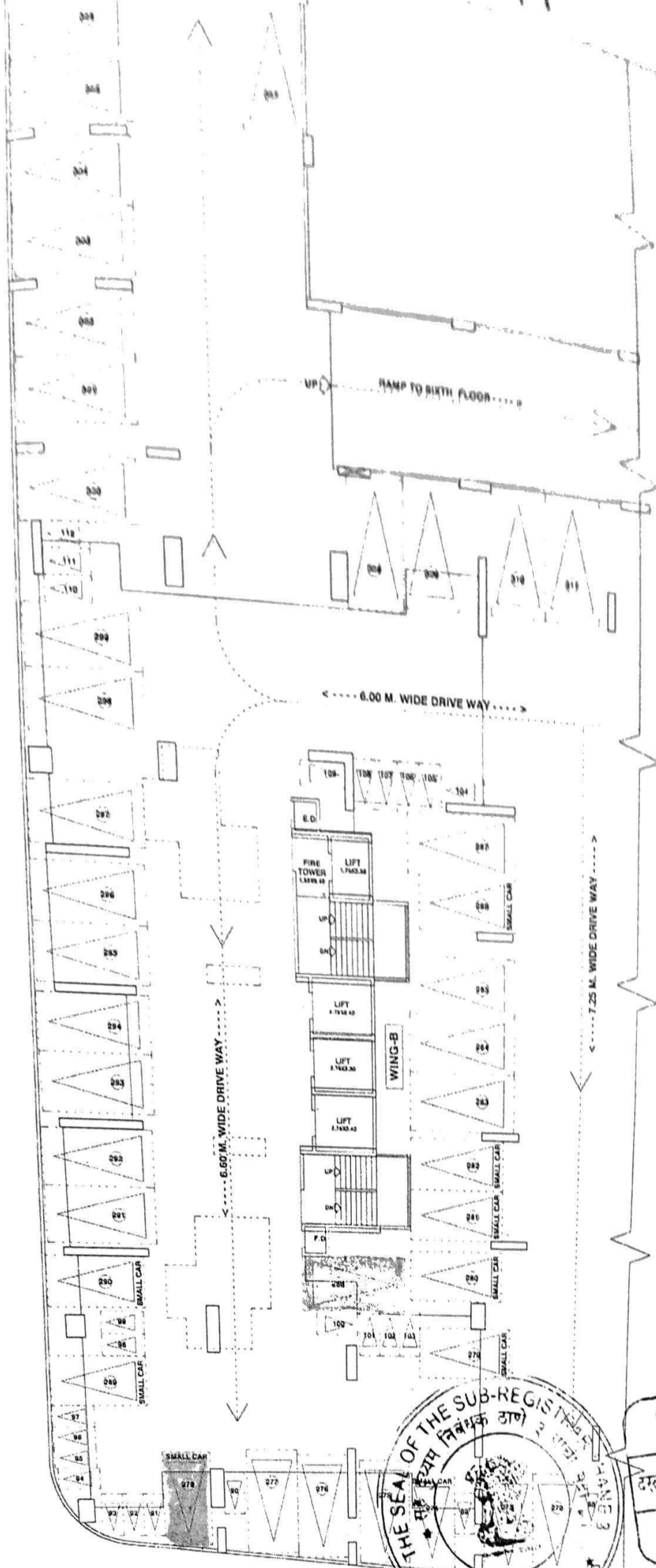
PROJECT :-

THALIA & GAMI ENTERPRISES

PROPOSED RESIDENTIAL CUM COMMERCIAL,
BUILDING ON PLOT NO.- 17+18, SECTOR - 02
GHANSOLI, NAVI MUMBAI.


NORTH

ARCHITECTS



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FOURTH FLOOR PLAN

AT/SHOP NO. :	BUYER'S SIGN : 1) <i>[Signature]</i>	DEVELOPER'S SIGN : <i>[Signature]</i>	
CARPET AREA (SQ.FT.) :	BUYER'S SIGN : 2) <i>S.D. Nalwade</i>		
PROJECT :- PROPOSED RESIDENTIAL CUM COMMERCIAL, BUILDING ON PLOT NO.- 17+18, SECTOR - 02 GHANSOLI, NAVI MUMBAI.	DEVELOPED BY THALIA & GAMI ENTERPRISES		NORTH ARCHITECTS  TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIOR DECORATORS <small>HEAD OFF: BROADWAY, SECTOR 02, NAVI MUMBAI, DISTRICT THANE, MAHARASHTRA, INDIA. PHONE: 9820011111. WEBSITE: WWW.TRIARCHDESIGNSTUDIO.COM</small>

ARCHITECTS & INTERIOR DESIGNERS

Date 13th Sep 2022

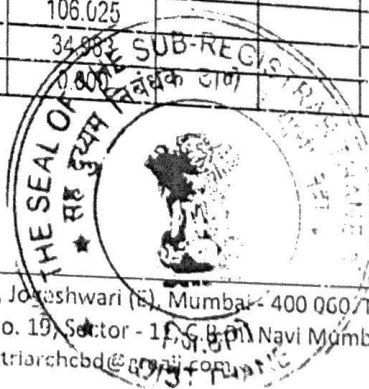
To Whom So Ever It May Concern
 The total Proposed Rera Carpet Area statement (Residential Area - B wing) on Plot No 17+18, Sector 02, Ghansoli, Navi Mumbai is as mentioned below

PLOT NO.- 17+18, SECTOR-02, GHANSOLI, NAVI MUMBAI. AREA STATEMENT (RESIDENTIAL AREA) (B-WING)

SR NO.	FLAT NOS	RERA CARPET AREA		ENCLOSED BALCONY		NATURAL TERRACE	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1	801	77.860	838.085	0.000	0.000		
2	802	59.407	639.457	3.250	34.983		
3	803	59.976	645.582	9.827	105.778		
4	804	59.951	645.313	9.850	106.025		
5	805	59.407	639.457	3.250	34.983		
6	806	78.150	841.207	0.000	0.000		
7	901	77.860	838.085	0.000	0.000	7.525	80.939
8	902	59.407	639.457	3.250	34.983		
9	903	59.976	645.582	9.827	105.778		
10	904	59.951	645.313	9.850	106.025		
11	905	59.407	639.457	3.250	34.983		
12	906	78.150	841.207	0.000	0.000		
13	1001	77.860	838.085	0.000	0.000		
14	1002	59.407	639.457	3.250	34.983		
15	1003	59.976	645.582	9.827	105.778		
16	1004	59.951	645.313	9.850	106.025		
17	1005	59.407	639.457	3.250	34.983		
18	1006	78.150	841.207	0.000	0.000		
19	1101	77.860	838.085	0.000	0.000		
20	1102	59.407	639.457	3.250	34.983		
21	1103	59.976	645.582	9.827	105.778		
22	1104	59.951	645.313	9.850	106.025		
23	1105	59.407	639.457	3.250	34.983		
24	1106	78.150	841.207	0.000	0.000		
25	1201	77.860	838.085	0.000	0.000		
26	1202	59.407	639.457	3.250	34.983		
27	1203	59.976	645.582	9.827	105.778		
28	1204	59.542	640.910	3.250	34.983		
29	1205	78.150	841.207	0.000	0.000		
30	1301	77.860	838.085	0.000	0.000	10.915	117.489
31	1302	59.407	639.457	3.250	34.983		
32	1303	59.976	645.582	9.827	105.778		
33	1304	59.951	645.313	9.850	106.025		
34	1305	59.407	639.457	3.250	34.983		
35	1306	78.150	841.207	0.000	0.000		

**HEMANT
 PANDURAN
 G DHAVALÉ**

Digitally signed by HEMANT PANDURAN
 DHAVALÉ
 DN: cn=HEMANT PANDURAN DHAVALÉ,
 SERIAL=1640, o=CGR4052781C083104AD7
 BFA34480C87E12448E3342AD710A13275
 1DFA247, s=Maharashtra, postalCode=400615,
 c=Personnel, Co=IN
 Reason: I am the author of this document
 Location: your signing location here
 Date: 2022.09.13 15:12:30
 PDF Reader Version: 10.0.1



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Regd. Office : Bhagwati Bhuvan, Saraswati Baug, Jyeshthwari (S), Mumbai - 400 060 / Tel.: 2835 4441, 2836 5599
 Branch Office : 18, Gauri Commercial Complex, Plot No. 19, Sector - 17, G. B. P. Navi Mumbai - 400 614. Tel.: 022 4970 0501
 Email: triarchcbd@gmail.com

36	1401	77.050	838.085	0.000	0.000					0.000	0.000
37	1402	59.407	639.457	3.250	34.983					0.000	0.000
38	1403	59.976	645.582	9.827	105.778					0.000	0.000
39	1404	59.951	645.313	9.850	106.025					0.000	0.000
40	1405	59.407	639.457	3.250	34.983					0.000	0.000
41	1406	78.150	841.207	0.000	0.000					0.000	0.000
42	1501	77.860	838.085	0.000	0.000					0.000	0.000
43	1502	59.407	639.457	3.250	34.983					0.000	0.000
44	1503	59.976	645.582	9.827	105.778					0.000	0.000
45	1504	59.951	645.313	9.850	106.025					0.000	0.000
46	1505	59.407	639.457	3.250	34.983					0.000	0.000
47	1506	78.150	841.207	0.000	0.000					0.000	0.000
48	1601	77.860	838.085	0.000	0.000					0.000	0.000
49	1602	59.407	639.457	3.250	34.983					0.000	0.000
50	1603	59.976	645.582	9.827	105.778					0.000	0.000
51	1604	59.951	645.313	9.850	106.025					0.000	0.000
52	1605	59.407	639.457	3.250	34.983					0.000	0.000
53	1606	78.150	841.207	0.000	0.000					0.000	0.000
54	1701	77.860	838.085	0.000	0.000					0.000	0.000
55	1702	59.407	639.457	3.250	34.983					0.000	0.000
56	1703	59.976	645.582	9.827	105.778					0.000	0.000
57	1704	59.542	640.910	3.250	34.983					10.915	117.485
58	1705	78.150	841.207	0.000	0.000					0.000	0.000
59	1801	77.860	838.085	0.000	0.000					0.000	0.000
60	1802	59.407	639.457	3.250	34.983					0.000	0.000
61	1803	59.976	645.582	9.827	105.778					0.000	0.000
62	1804	59.951	645.313	9.850	106.025					0.000	0.000
63	1805	59.407	639.457	3.250	34.983					0.000	0.000
64	1806	78.150	841.207	0.000	0.000					0.000	0.000
65	1901	77.860	838.085	0.000	0.000					0.000	0.000
66	1902	59.407	639.457	3.250	34.983					0.000	0.000
67	1903	77.457	833.747	0.000	0.000					0.000	0.000
68	1904	77.457	833.747	0.000	0.000					0.000	0.000
69	1905	59.407	639.457	3.250	34.983					0.000	0.000
70	1906	78.150	841.207	0.000	0.000					0.000	0.000
71	2001	77.860	838.085	0.000	0.000					0.000	0.000
72	2002	59.407	639.457	3.250	34.983					0.000	0.000
73	2003	77.457	833.747	0.000	0.000					0.000	0.000
74	2004	77.457	833.747	0.000	0.000					0.000	0.000
75	2005	59.407	639.457	3.250	34.983					0.000	0.000
76	2006	78.150	841.207	0.000	0.000					0.000	0.000
77	2101	77.860	838.085	0.000	0.000					0.000	0.000
78	2102	59.407	639.457	3.250	34.983					0.000	0.000
79	2103	77.457	833.747	0.000	0.000					0.000	0.000
80	2104	77.457	833.747	0.000	0.000					0.000	0.000
81	2105	59.407	639.457	3.250	34.983					0.000	0.000
82	2106	78.150	841.207	0.000	0.000					0.000	0.000

HEMANT
PANDURAN
G DHAVALE

Digitally signed by HEMANT PANDURANG DHAVALE
DN: CN=HEMANT PANDURANG DHAVALE,
SERIALNUMBER=CC94D5E9794E0B3104A,
E=87872344@90087E1244R833492AD710A1,
32761DF424, S=848989878,
PostalCode=400615, O=Personal, C=IN
Reason: I am the author of this document.
Location: your signing location here
Date: 2022-09-13 15:13:04
Fest: Pkcs7, Version: 1.0.0.1

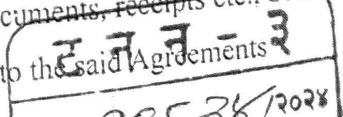
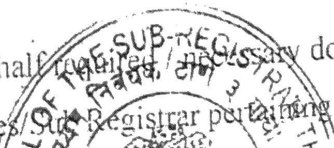
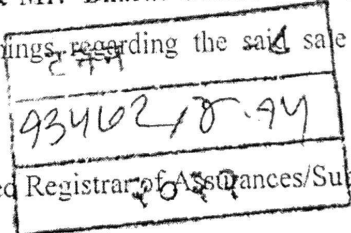
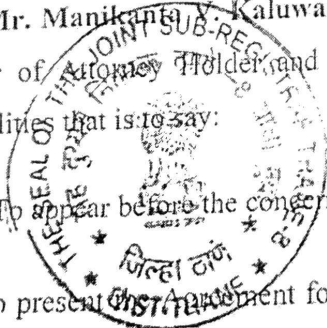


ट न न - ३

WHEREAS the Partners of the Thalia & Gami Enterprises, are required to execute Agreement for Sale/Sale Deed/Agreement, Rectification Deed, Cancellation or Termination Agreement, Re-conveyance Deed, etc. to be executed between the firm and the Purchaser of shop/units/offices relating to Firm's project known as "GAMI EVA" situated at Plot no. 86, Sector 21, Ghansoli, Navi Mumbai. 400 701, having RERA registration no. P51700031192. & "GAMI ASTERS" situated at Plot no. 17 & 18, Sector 02, Ghansoli, Navi Mumbai. 400 701, and having RERA registration no. P51700025311 for A-Building and P51700045247 for B-building. however due to our busy schedule and other business related commitment, it is difficult for all of us to attain the concerned office of Registrar of Assurances for registering the various documents as mentioned above; hence we have decided to appoint and nominate Mr. Manikanta V. Kaluwa age 35 years, Indian Inhabitant, PAN No. APPPK0883& Aadhaar No. 4490- 7217- 9826, residing at SS-2, Room no. 581, Sector 2, Koperkhairne, Navi Mumbai, 400 709. & Mr. Bharat Gulabrao Ranjane age 35 years, Indian Inhabitant, PAN No. AMGPR3819L & Aadhaar No. 9249-7147-8851, residing at Shree Vighnaharta Apartment, House no. 1039/1040. Sector 7, Koperkhairne, Navi Mumbai, 400 709. as to be our true and lawful Power of Attorney Holder to do or execute or to cause or to be done or executed any or all of the following things, matters etc. in our name, for us and on behalf of the firm, one or more of the following acts, deeds and things regarding the said sale of flats and registration formalities.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH THAT, We M/s. Thalia and Gami Enterprises ("The Promoters/Developers"), do hereby nominate, constitute and appoint the said Mr. Manikanta V. Kaluwa & Mr. Bharat Gulabrao Ranjane as to be our true and lawful Power of Attorney Holder and things regarding the said sale of shops/Units and registration formalities that is to say:

1. To appear before the concerned Registrar of Assurances/Sub-Registrar.
2. To present the Agreement for Sale/Sale Deed/Agreement, Rectification Deed, Cancellation or Termination Agreement of the flat/shop to be executed between the firm and the Purchaser for Registration and to admit the execution thereof.
3. To comply with the registration formalities including payment to be made, acceptance of receipts, to apply for certified copies and to receive the same.
4. To sign, and acknowledge on our behalf all necessary documents, receipts etc., before the concerned Registrar of Assurances/Sub-Registrar pertaining to the said Agreements



19/04/2021

19/04/2021

Index-II

सूची क्र.2

दुय्यम नियंत्रक : मद्र द.नि. ठाणे 11

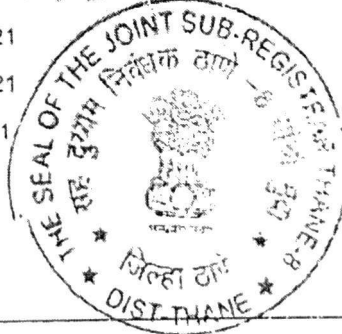
दम्प क्रमांक : 5690/2021

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

(1) वित्तपत्राचा प्रकार	करारनामा
(2) भावदना	7423.52
(3) बाजारभाव (भाडेपट्ट्याच्या शब्दनिपट्ट्याकार आकारणी देतो की पट्टेदार ते नसू शकते)	17141444
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनगा इतर वर्णन : इतर माहिती: भूखंड क्र. 86, सेक्टर - 21, घणसोली, नवी मुंबई, ता. मुका आणि जिल्हा ठाणे (क्षेत्रफळ 449.91 चौ. मी.) (Plot Number : 86 ; SECTOR NUMBER : 21 ;) 2) 449.91 चौ. मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असलेले त्रुटी.	
(7) दम्पगवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. संतोष नामदेव पाटील -- वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: घर नं 123 , नवघर अली, घणसोली गाव, नवी मुंबई, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पं नं:- ASYPP0150G 2): नाव:- सिडको लिमिटेड तर्फे -- वय:-40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: निर्मल, दूनग मजला नरिमन पॉइंट, मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पं नं:-
(8) दम्पगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): व. संमर्से थालीया अंड गामी इंटरप्रायझेस तर्फे भागीदार श्री. सुरजी भानुजी गामी -- वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 101 पहिला मजला रिअल टेक पार्क प्लॉट नं 39/2, नेक्टर 30 ए, वाशी, नवी मुंबई, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400703 पं नं:- AANFT4444L
(9) दम्पगवज करून दिल्याचा दिनांक	19/04/2021
(10) दम्प नोंदणी केल्याचा दिनांक	19/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5690/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	85710/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3000/-
(14) शिर्षक	



दनन	- ८
9346216 794	
२०२२	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority, or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

प्र. सह दुय्यम नियंत्रक सर्व-२
ठाणे क्र. ११





Authority Letter

This is to confirm that, Mr. Murji Bhanji Gami, one of the partners of the partnership company M/s. Thalia & Gami Enterprises., having its Office at 101, 1ST Floor, Real Tech Park, Plot no. 39/2, Sector- 30A, Vashi, Navi Mumbai, is singly authorized to sign and execute Agreement to Sale under RERA, allotment letter, Cancellation Deeds, Rectification Deeds, Power of Attorney, Letter of Possession and all incidental Deeds and Documents with the prospective purchasers of the Project 'Gami Asters' situated on Plot no 17 & 18, Sector 2, Ghansoli and having RERA no.P51700025311 for A-wing, and no P51700045247 for B-wing.

Further, Mr. Murji Bhanji Gami is authorized to appoints any person through POA for admission of the above documents before the sub-registrar's office.

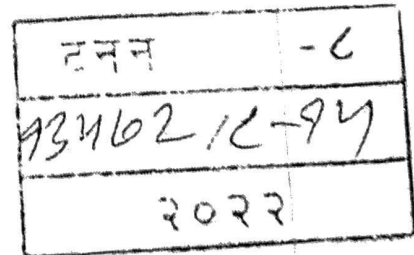
DATED THIS 27th day of July, 2022.

For,

Thalia & Gami Enterprises.,

[Handwritten Signature]
Bindiya Beed

Partners (1) Shri. Murji Bhanji Gami (2) Miss. Bindiya Ambala! Gami



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHWETA DINESH NALAWADE

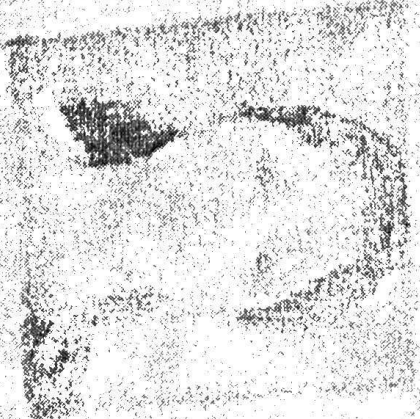
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06/03/1988

Account Number

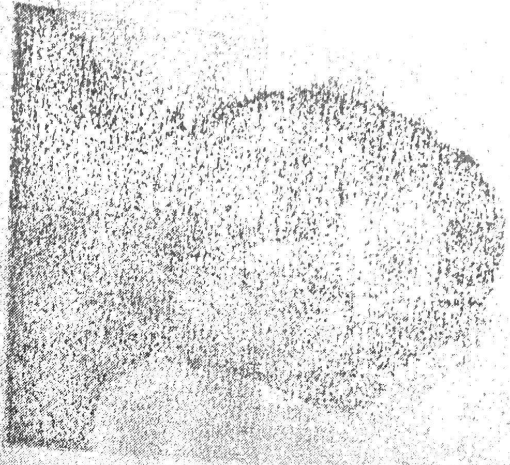
AZHPPA6531E

S. Nalawade





भारत सरकार
Government of India



श्वेता दिनेश नलावडे
Shweta Dinesh Nalavade
जन्म तारीख/DOB: 06.03/1988
लिंग/FEMALE

5089 8336 0403

VID : 9131 6767 7295 2541

भारत सरकार, भारतीय ओळख



ट न न - ३
दस्तावेज क्र. १९६२४/२०२४
९४/१००

भारत सरकार

Government of India

श्वेता दिनेश नलावडे

Shweta Dinesh Nalawade

जन्म तारीख/DOB: 06/03/1988

प्राकार/FEMALE



ट न न - ३
दस्तावेज क्र. १९६२४/२००

Director General

INCOME TAX DEPARTMENT

DINESH LAXMIAN MALAWAD

LAXMAN BABURAO MALAWAD

16/04/1986

AMPHISON



ट न न - ३
दस्ता क्र. १०६२४/१२०२४
०६/१००

GOVT

Ketan Sir

Please Tick

Saving A/C No	Branch FILE No.:
CIF NO. :	Tie up no (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up
Applicant Name : <u>DINESH LAXMAN MALAWADE</u>	
Co-Applicant Name : <u>SHWETA DINESH MALAWADE</u>	
Contract (Resi.) :	Mobile :
Loan Amount : <u>50,00,000/-</u>	Tenure <u>20 year</u>
Interest Rate :	EMI :
Loan Type : <u>NEW HL</u>	SBI LIFE :
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : GHANSOLI

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : KARJAT NEW PANVEL (Code No) 12869 60383

Contact Person : RAVI KUMAR SINGH Mobile No. 8928960396

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>vestu Keta</u> <u>20/9/24</u>	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT KARJAT NEW PANVEL circle BRANCH