

## सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 6253/2024

नोंदणी :

Regn:63m



2/08/2024

## गावाचे नाव : ढोकाळी

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	4475000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकाराकारणी देतो की पट्टेदार ते नमुद करावे)	4334966
4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: फ्लॉट न.403, माळा नं: 4 था मजला ए व्किंग बिल्डिंग नं.21, इमारतीचे नाव: वाय स्क्वेअर, ब्लॉक नं: ढोकाळी, रोड नं: ठाणे वेस्ट, इतर माहिती: सर्व्हे नं.37/10,38/1 व इतर. क्षेत्र 29.44 चौ मी रेरा कार्पेट व बंदिस्त बाल्कनी क्षेत्र 3.81 चौ मी व ओपन बाल्कनी क्षेत्र 2.70 चौ मी( ( Survey Number : 37/10,38/1 व इतर. ; ) )
5) क्षेत्रफळ	1) 29.44 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव पत्ता.	1): नाव:-श्री मल्लिनाथ एन्टरप्राईज एल एल पी चे भागीदार सचिन चंद्र मिराणी तर्फे कु.मु. निखिल ठक्कर वय:-44; पत्ता:-प्लॉट नं: 309-312, माळा नं: -, इमारतीचे नाव: सेन्ट्रम आय टी पार्क, ब्लॉक नं: वागळे इंडस्ट्रियल इस्टेट, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABKFS2934C
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमिला सतिश म्हस्के वय:-31; पत्ता:-प्लॉट नं: डी-10, माळा नं: प्लॉट नं.54, इमारतीचे नाव: मत्स्यगंधा को.ओप.हो., ब्लॉक नं: आर जे ठाकुर कॉलेज जवळ, रोड नं: सावरकर नगर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CVYPM8767R 2): नाव:-सतिश शंकर म्हस्के वय:-35; पत्ता:-प्लॉट नं: डी-10, माळा नं: प्लॉट नं.54, इमारतीचे नाव: मत्स्यगंधा को.ओप.हो., ब्लॉक नं: आर जे ठाकुर कॉलेज जवळ, रोड नं: सावरकर नगर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AXEPM8745M
9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2024
10) दस्त नोंदणी केल्याचा दिनांक	22/08/2024
1) अनुक्रमांक, खंड व पृष्ठ	6253/2024
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	313250
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेर	



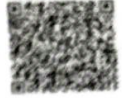
24/8/24  
सहाय्यक निबंधक वर्ग-२  
ठाणे-१

ग्यांवनामाठी विचारात घेतलेला तपशील:-

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



CHALLAN  
MTR Form Number-6



GRN	MH4007038847202425E	BARCODE	Date		21/08/2024-12:48:00	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
	Registration Fee		PAN No.(if Applicable)	ABKFS2934C			
Office Name	THN1_HQR SUB REGISTRAR THANE URBAN 1		Full Name	SHREE MALLINATH ENTERPRISE LLP			
Location	THANE		Flat/Block No.	FLAT NO 403 4TH FLOOR A WING BUILDING			
Year	2024-2025 One Time		Premises/Building	NO 21 Y SQUARE			
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	313250.00	Road/Street	DHOKALI			
0030063301	Registration Fee	30000.00	Area/Locality	THANE			
			Town/City/District				
			PIN	4	0	0	6
			PIN		0		7
			Remarks (If Any)	PAN2=CVYPM6707M-StampIdPayName=PR...			
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>ट न न १</p> <p>दस्तक ६२५३/२०२४</p> <p>२ १००</p> </div>				
			Amount In	Three Lakh Forty Three Thousand Two Hundred Fifty			
Total		3,43,250.00	Words	Rupees Only			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332024082113986	2885153166	
Cheque/DD No.			Bank Date	RBI Date	21/08/2024-12:48:51	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. . Date	Not Verified with Scroll			



Department ID :

NOTE.- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9699767607

हाच्य चालन काल दुय्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे, नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



**CHALLAN**  
**MTR Form Number-6**



MH007039847202425E	<b>BARCODE</b> [Barcode]	<b>Date</b> 21/08/2024-12:48:00	<b>Form ID</b> 25.2
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<b>Department</b> Inspector General Of Registration	<b>Payer Details</b>		
<b>Mode of Payment</b> Stamp Duty Registration Fee	<b>TAX ID / TAN (If Any)</b>	<b>PAN No. (If Applicable)</b> ABKFS2934C	
<b>Registration Name</b> THN1_HQR SUB REGISTRAR THANE URBAN 1	<b>Full Name</b>		SHREE MALLINATH ENTERPRISE LLP
<b>Location</b> THANE	<b>Flat/Block No.</b>		FLAT NO 403 4TH FLOOR A WING BUILDING
2024-2025 (One Time)	<b>Premises/Building</b>		NO 21 Y SQUARE

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0046401 Stamp Duty	313250.00	DHOKALI	THANE		4 0 0 6 0 7
0063301 Registration Fee	30000.00				

<b>Remarks (If Any)</b>		PAN2:-CYYPM8767R-Second Party Name-PRAM...	
[Stamp: 43250.00]		[Stamp: 3 900]	
<b>Amount In</b>	Three Lakh Forty Three Thousand Two Hundred Fifty	<b>Words</b>	Rupees Only
	3,43,250.00		



<b>Payment Details</b> IDBI BANK	<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>	<b>Bank CIN</b>	<b>Ref. No.</b>	69103332024082113986	2885153166
<b>DD No.</b>	<b>Bank Date</b>	<b>RBI Date</b>	21/08/2024-12:48:51	Not Verified with RBI
<b>Name of Bank</b>	<b>Bank-Branch</b>		IDBI BANK	
<b>Name of Branch</b>	<b>Scroll No. , Date</b>		Not Verified with Scroll	

Department ID : [Blank] Mobile No. : 9699767607  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 नॉट वॉलड फॉर अनरिजिस्टर्ड डॉक्युमेंट। नॉट वॉलड फॉर अनरिजिस्टर्ड डॉक्युमेंट। नॉट वॉलड फॉर अनरिजिस्टर्ड डॉक्युमेंट।

**Challan Defaced Details**

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-73-6253	0003914735202425	22/08/2024-11:16:42	IGR113	30000.00

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**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Thane this 22nd day of August in the Christian Year Two Thousand Twenty Four (2024);

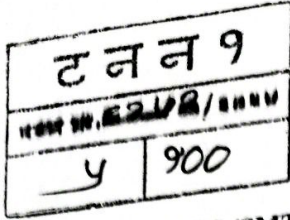
**BY AND BETWEEN**

**SHREE MALLINATH ENTERPRISE LLP**, Pan No. **ABKFS2934C** duly registered under the provisions of Limited Liability Partnership Act, 2008, having its administrative office at 309-312, Centrum IT Park, Next to Satkar Grand, Opp. Railadevi Talao, Wagle Estate, Thane(W) - 400604, through its Partner and Authorised Signatory Mr. **SACHIN C. MIRANI** hereinafter referred to as the "**PROMOTER/DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being constituting partner, their survivors or survivor and the heirs, executors, administrators and assigns of the last surviving partner) of the **FIRST PART**

NOTARIES BY SUB-REGISTRY

Sachin C. Mirani

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AND

(1) SHRI./SMT. Pramila Satish Mhaske

PAN No. CVYPM8767R, Age 31 years, and

(2) SHRI./SMT. Satish Shankar Mhaske

PAN No. AXEPM8745M, Age 35 years, and Indian Inhabitants, having

address at D-10, Plot No.54, Matsyagandha CHS, Near R.J.THakur College, Savarkar Nagar,

Thane - 400606

hereinafter referred to as the "ALLOTTEE/PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her /their heirs, executors, administrators and assigns/ all the Partners for the time being constituting the said firm, their survivors and their respective heirs, executors, administrators and assigns/ its successors and assigns) of the **SECOND PART**;

**WHEREAS:**

A. M/s. Money Magnum Constructions (formerly known as M/s. National Dyes) (hereinafter referred to as "Owner") a partnership firm, registered under the provisions of the Indian Partnership Act, 1932 with the Registrar of Firms, Mumbai (Maharashtra) under number B-117444; and having its principal place of business at Godrej Coliseum, A-Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion-East, Mumbai, 400022, Maharashtra, India are the holders and owners of all that piece and parcel of land and ground admeasuring 5,237 square meters and forming part of the land bearing Survey Nos. 37/10 and 38/1 both of Village Dhokali, Taluka & District Thane, and as more particularly described in the Schedule hereunder written and marked with Red Colour boundary line in the Plan as "Annexure - A" (hereinafter referred to as "the Project Land").

B. The Promoter/Developer is entitled to undertake the development of the said Project Land by putting up construction of multistoried building (other than the Excluded Commercial Portion) hereinafter referred to as "the Project Building".

C. The Excluded Commercial Portion to be situated on the Ground and First floor of Building No. 21 comprising of various Shop/Office Premises and which shall be retained by the Owner for itself and/or to be sell and transfer to Third Party Allottees/purchasers admeasuring 2368.59 sq. mtrs FSI (hereinafter referred to as "Excluded Commercial Portion").



D. The Project Land forms a part of a larger layout of development implemented by the Owners on the larger parcel of land admeasuring approximately 90,607.52 square

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meters or thereabouts and bearing various survey numbers all of Village Dhokali, Taluka and District Thane and lying, being and situate at Kolshet Road, Thane, the following details:

- i. Land bearing Old Survey Nos. 283A, 283B and New Survey Nos. 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 37/11, 37/12, 37/13, 38/1 and 38/2 admeasuring in the aggregate 85,300.00 square meters or thereabouts (hereinafter referred to as "**the First Land**");
  - ii. Land bearing Old Survey Nos. 146/1, 146/2 (part) and 146/2 (part) and New Survey Nos. 36/1, 36/2A, 36/2B admeasuring in the aggregate, 1,947.52 square meters or thereabouts (hereinafter referred to as "**the Second Land**"); and
  - iii. Land bearing Old Survey Nos. 147/2, 163/2 and New Survey Nos. 10/2, 27/2A admeasuring 3,360.00 square meters or thereabouts (hereinafter referred to as "**the Third Land**").
- E. The First Land, the Second Land and the Third Land together form a contiguous parcel of land admeasuring 90,607.52 square meters or thereabouts (hereinafter collectively referred to as "**the Gross Larger Land**"). Out of the Gross Larger Land, certain areas earmarked for various reservations under the applicable Development Plan for Thane, 1994 admeasuring approximately 28,524.00 square meters or thereabouts, have been handed over by the Owners to the Thane Municipal Corporation (hereinafter referred to as the "**TMC**") and such area is now vested with the TMC; and accordingly, the Owners were entitled to the balance portion admeasuring 62,083.52 square meters out of the Gross Larger Land (hereinafter referred to as "**the Net Larger Land**").
- F. The Owners have acquired and hold the Net Larger Land in the following manner:
- i. **First Land**
    - a) By and under an Order bearing Reference No. LND 8051 dated 19th February, 1957 read with an Order dated 28th February, 1959 bearing Reference No. CB/LND/8051 passed by the Collector of Thane, the Collector has granted the First Land in the Owners' favour (then being a sole proprietary concern of one Mr. M. V. Mazumdar, and known as M/s. National Dyes) in the manner and on the terms and conditions as stated therein (hereinafter referred to as "**the said Grant**");
    - b) By and under an Indenture of Right of Way dated 18th January, 1969, executed between Mr. M. V. Mazumdar, being the then sole proprietor of National Dyes of the First Part and Kamla Gurcharandas of the Second Part and registered with the office of the Sub-Registrar of Assurances, Bombay under no. 321 of 1969, the said Mr. M. V. Mazumdar has granted unto Kamla Gurcharandas, a right of



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passage 30 feet wide and situated on the First Land and identified by the plan annexed thereto (hereinafter referred to as "the Passage"), for the purpose of ingress to and egress from all that piece and parcel of land, situate, lying and being at Balkum Village admeasuring 3,111.031 square meters bearing Survey No.165, Hissa No.2 which adjoins the said land, as described in the Second Schedule thereto (hereinafter referred to as "Adjoining Land"), for the consideration and in the manner as stated herein. The Passage forms part of the First Land;

- c) By and under its Letter dated 5th February, 1990, bearing Reference No. Revenue/Desk-1/T-7/NAP/SR, the Collector, Thane granted M/s. National Dyes, a permission for change of user from Industrial to residential purpose on the terms and conditions as stated therein;
- d) By and under its Letter dated 13th February, 2004, bearing Reference No. DCL/Thane/VSSY/2004 addressed by the Deputy Labour Commissioner (Thane) to M/s. National Dyes, it was recorded that 35 workmen were employed in the factory on the First Land, was closed in the year 1974 because of financial/economic reason. No dispute or complaint with respect to the legal dues of the workers and no dispute of any nature was pending in the office of the Labour Commissioner;
- e) By and under its Letter dated 21st February, 2004 bearing reference No. JDI/MMR/MISC/Z-I/ National Dyes/2004/3141 addressed by the Joint Director of Industries (MMR) to M/s. National Dyes, the Joint Director of Industries recorded that the industry on the First Land was closed from year 1974 and additionally also noted the closure of the unit of M/s. National Dyes on the First Land;
- f) A dispute had arisen between the office of the Collector and M/s. National Dyes with regard to the computation of unearned income under the said Permission. Being aggrieved, the Owners and Mr. Kishor N. Shah, filed a Writ Petition bearing no.2856 of 2005 before the Bombay High Court against (i) State of Maharashtra (ii) the Collector, Thane and (iii) Town Planning and Valuation Department. Pursuant thereto, M/s. National Dyes has made payment of the sum of Rs.58,61,711/-, towards the full and final balance payment, under protest to the Tahsildar, Thane. It is reflected from the demand notice dated 25th February, 2005 that the Owners have also earlier paid an amount of Rs.5,35,789/- towards unearned income. By and under an order dated 11th January, 2008 passed by the Hon'ble High Court, the Writ Petition was disposed of with the directions as stated therein;

*[Handwritten signature]*

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g) The office of the Collector, Thane has by and under a Letter dated 16th August 2007 bearing Reference no. KRA/Mahsool/K-1/T-1/Land/Vashist-1900 directed that as M/s. National Dyes had paid 50% of the unearned income in accordance with the said Permission, Condition no.4 of the grant of the First Land (as stated in Recital D (i) (a) above) stood deleted. These directions have been upheld by the revenue minister vide his Order dated 17th November, 2008.

ii. Second Land

- a) By and under an Indenture of Sale dated 1st June, 1988 executed by and between (i) Jyoti Amrish Barkule; (ii) Shraddha Naraindas Vashist; (iii) Archana Anil Oturkar, the daughters of Nandlal Ramdas Gujral (Vendors therein), of the One Part and Naraindas Chandandas Vashist (Purchaser therein) of the Other Part and registered with the Sub-Registrar of Assurances at Thane under no.4156 of 1988; Jyoti Amrish Barkule, Shraddha Narain Vashist and Archana Anil Oturkar conveyed the Second Land in favour of Naraindas Chandan Vashist, for the consideration and in the manner as stated therein;
- b) By and under Deed of Rectification dated 9th August, 1988 executed by and between (i) Jyoti Amrish Barkule; (ii) Shraddha Naraindas Vashist; (iii) Archana Anil Oturkar (Vendors therein) of the First Part, Shraddha Naraindas Vashist (the Confirming Party therein) of the Second Part and Naraindas Chandandas Vashist (Purchaser therein) of the Third Part, the Indenture of Sale dated 1st June, 1988 was subsequently modified to read that an undivided 2/3rd interest of the Second Land belonging to Jyoti Amrish Barkule and Archana Anil Oturkar, was conveyed to Naraindas Chandandas Vashist (Purchaser therein). It was clarified that, Shraddha Naraindas Vashist was and shall continue to be the owner of her undivided 1/3rd interest in the Second Land jointly with Naraindas Chandandas Vashist, who shall be the owner of 2/3rd share in the Second Land. This Deed of Rectification has not been registered;
- c) By and under a Deed of Conveyance dated 30th November, 1988 executed by and between (i) Mrs. Shraddha Naraindas Vashist; (ii) Naraindas Chandandas Vashist (therein referred to as Vendors) of the One Part and the then Trustees of the D. K. Family Trust (hereinafter referred to as "said Trust") (therein referred to as the Purchasers) of the Other Part and registered under no. TNN-1/7130 of 2006, (i) Shraddha Naraindas Vashist and (ii) Naraindas Chandandas Vashist conveyed their respective undivided right, title and interest in the Second Land to the Purchasers therein for the consideration and on the terms and conditions as contained therein.



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Naraindas Vashist and Naraindas Chandandas Vashist dated 26th December, 1988 addressed by Shraddha Naraindas Vashist and Naraindas Chandandas Vashist stated that Shraddha Naraindas Vashist and Naraindas Chandandas Vashist would hand over the originals of the following documents as and when received by them to the said Trust (a) Original Deed of Conveyance dated 1st June, 1988 bearing Registration No. 4156 of 1988 executed between (i) Jyoti Amrish Barkule; (ii) Shraddha Naraindas Vashist, (iii) Archana Anil Oturkar of the One Part and Naraindas Chandandas Vashist of the Other Part and (b) Original Deed of Rectification dated 9th August, 1988 executed between (i) Jyoti Amrish Barkule; (ii) Shraddha Naraindas Vashist, (iii) Archana Anil Oturkar of the First Part, Shraddha Naraindas Vashist of the Second Part and Naraindas Chandandas Vashist of the Third Part. The Deed of Conveyance dated 1st September, 2006 executed between the said Trust through its Trustees (Vendors therein) of the One Part and National Dyes (Purchasers therein) of the Other Part (as stated below) provides that, (1) the Original Deed of Conveyance dated 1st June, 1988 bearing Registration No. 4156 of 1988 as detailed hereinabove and (2) the Certified True Copy of Deed of Rectification dated 9th August, 1988 as detailed hereinabove have been handed over to National Dyes.

- e) By and under a Deed of Conveyance dated 1st September, 2006 (unregistered) executed between the said Trust, through its Trustees, Kishor Shah and Vimal Shah (Vendors therein) of the One Part and M/s. National Dyes (Purchasers therein) of the Other Part, the Trustees therein, sold, transferred and conveyed the Second Land to M/s. National Dyes for the consideration and in the manner as provided therein. The Deed of Conveyance records that (a) the Second Land is land locked and there is no independent access to the Second Land (b) the Second Land falls within the District Centre Reservation and (c) the Second Land falls in second belt of the chemical zone from the Bayer Compound.
- f) By and under an Irrevocable General Power of Attorney dated 1st September, 2006 executed by the said Trust, through its trustees pursuant to Deed of Conveyance dated 1st September, 2006 appointed Nainesh Shah, partner of M/s. National Dyes to act on its behalf and undertake such acts in respect of Second Land as set out herein. The Power of Attorney conferred power to inter-alia transfer the Second Land and undertake various actions for redevelopment of the Second Land;
- g) By and under an Administrative Power of Attorney dated 31st October, 2006, executed by the said Trust, through its trustees in favour of Nainesh Shah, partner of M/s. National Dyes, pursuant to the Deed of Conveyance dated 30th

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November, 1988, the said Trust appointed Nafesh Shah to perform various acts inter-alia, for development of the Second Land

- h) By and under a Deed of Confirmation dated 2nd May, 2008 executed by the said Trust, through its trustees (Vendors therein) of the First Part and M/s. National Dyes (Purchaser therein) of the Other Part and registered before the Sub-Registrar of Thane under no.3757 of 2008, the Parties therein modified certain terms of the Deed of Conveyance dated 1st September, 2006 and also confirmed the same as stated therein and also registered the Deed of Confirmation with the Deed of Conveyance dated 1st September, 2006 annexed thereto;
- i) By and under a Deed of Confirmation dated 2nd May, 2008 executed by the said Trust, through its trustees (Vendors therein) and M/s. National Dyes (Purchasers therein) and registered with the Sub-Registrar of Assurances at Thane under no. 3758 of 2008, the parties confirmed the Irrevocable General Power of Attorney dated 1st September, 2006 and recorded that National Dyes is in exclusive occupation, possession and enjoyment of the Second Land. The Irrevocable General Power of Attorney dated 1st September, 2006 was annexed to Deed of Confirmation;

iii. Third Land

- a) By and under a Deed of Conveyance dated 4th November, 1946 executed between Bhikchand Hansaji Sheth (therein referred to as the Seller) and Mrs. Manorama Subharao Tonsekar (hereinafter referred to as “**Manorama Tonsekar**”) (therein referred to as the Purchaser) and registered at the Sub-Registrar of Assurances, Thane under no.773 of 1946, Bhikchand Hansaji Sheth sold inter-alia the Third Land to Manorama Subharao Tonsekar for the consideration as stated therein.
- b) By and under a General Power of Attorney dated 25th January, 1995 (hereinafter referred to as “**the First POA**”) executed by Manorama Tonsekar in favour of one Krishnakumar Gurunath Hermady (hereinafter referred to as “**Krishnakumar**”), Manorama Tonsekar constituted and appointed Krishnakumar to act as her constituted attorney and undertake such acts inter-alia in respect of the said Third Land, as set out therein.
- c) By and under an Agreement dated 19th May, 1998 executed between Manorama Tonsekar (through her Constituted Attorney, Krishnakumar) (therein referred to as the Owner) of the One Part and (i) Jayshree Ramesh Mehta and (ii) Ramesh Amrutlal Mehta (hereinafter referred to as “**the said Mehtas**”) (therein referred to as the Developers) of the Other Part, the Owner therein agreed to grant to the said Mehtas, development rights to develop the Third Land for the consideration

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is not registered. The Third Land has been delivered to the said Mehtas by Krishnakumar vide a Possession Receipt dated 19th May, 1998. The Development Agreement as stated therein.

- d) By and under an Irrevocable General Power of Attorney (hereinafter referred to as "the Second POA") dated 19th May, 1998 executed by Manorama Tonsekar (through her Constituted Attorney), Manorama Tonsekar appointed the said Mehtas to act jointly and/or severally with respect to the acts, deeds, matters and things as set out therein with respect to the development of the Third Land;
- e) By and under a Deed of Declaration dated 29th June, 2004 executed by the said Mehtas and registered at the office of the Sub-Registrar of Assurances, Thane under no.4794 of 2004, the said Mehtas confirmed the execution of the Agreement dated 19th May, 1998 and also annexed the Agreement dated 19th May, 1998 and the First POA to the Deed of Declaration dated 29th June, 2004;
- f) By and under a Deed of Declaration dated 29th June, 2004 executed by the said Mehtas and registered at the office of the Sub-Registrar of Assurances, Thane under no. 4795 of 2004, the said Mehtas confirmed the execution of the Second POA which was annexed to the aforesaid Deed of Declaration dated 29th June, 2004.
- g) By and under a Deed of Declaration dated 17th November, 2004 executed by (i) Laxman Barku Patil, (ii) Yashwant Laxman Patil (iii) Sitaram Laxman Patil and registered with the Sub-Registrar of Assurances, Thane under no.8217 of 2004, it has been recorded that (i) Laxman Barku Patil (ii) Yashwant Laxman Patil, (iii) Sitaram Laxman Patil were the tenants of Manorama Tonsekar in respect of the Third Land and they had no objection to the grant of development rights in favour of Mehtas. (i) Laxman Barku Patil, (ii) Yashwant Laxman Patil and (iii) Sitaram Laxman Patil further confirmed that they no longer have any right, title or interest in the Third Land in the manner as stated therein and confirmed having handed over possession of the Third Land to the said Mehtas.
- h) By and under an Agreement dated 11th July, 2005, executed between the Mehtas (therein referred to as the Vendors) of the One Part and M/s. National Dyes (therein referred to as the Purchasers) of the Other Part and registered at the office of the Sub-Registrar of Assurances, Thane under no.5333 of 2005, the said Mehtas agreed to inter-alia sell, transfer and grant development rights with respect to the Third Land, along with all benefits of any nature whatsoever in the Agreement dated 19th May, 1998, the Declarations as stated in Recitals D (iii) e, f and g above, unto and in favour of National Dyes for the consideration and on the terms and conditions as contained therein.

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Promoter/Developer shall be liable for all respects. The Allottee/Purchaser shall also not be entitled to demand such Conveyance Deed or Lease Deed until such time.

### SCHEDULE I

All that piece and parcel of land and ground admeasuring 5,237 square meters or thereabouts forming part of the layout Sub Plot A in the layout approved by the Thane Municipal Corporation on 8th April, 2023 (whereon the construction of the Proposed Building no. 21 is approved); and forming part of the land bearing Survey Nos. 37/10 and 38/1 both of Village Dhokali, Taluka & District Thane which land is bounded as follows:

- On or towards the North : Podium;
- On or towards the South : 40 Mt. DP Road;
- On or towards the East : Blossom School
- On or towards the West : Private property.

### SCHEDULE II

#### (Premises)

Flat Premises bearing No. 403 having area admeasuring 29.44 sq. mtrs.  
 RERA Carpet along with appurtenant Enclosed balcony admeasuring 3.81 sq. mtrs.  
 and appurtenant Open balcony admeasuring 2.70 sq. mtrs. on 4th Floor of  
A wing of Project Building (Building No. 21) named as "Y Square" being  
 constructed on the Project Land

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

SIGNED SEALED & DELIVERED by the within named PROMOTER/DEVELOPER SHREE MALLINATH ENTERPRISE LLP

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through its Partner and Authorised Signatory

Mr. SACHIN C. MIRANI

in the presence of.....

- 1.
- 2.



*Handwritten signature*

SIGNED AND DELIVERED by the within named ALLOTTEE/PURCHASER

Shri/Smt./M/s. Pramila Satish Mhaske

Shri/Smt./M/s. Satish Shankar Mhaske

in presence of

- 1.
- 2.



*Handwritten signature*



*Handwritten signature*

ANNEXURE -

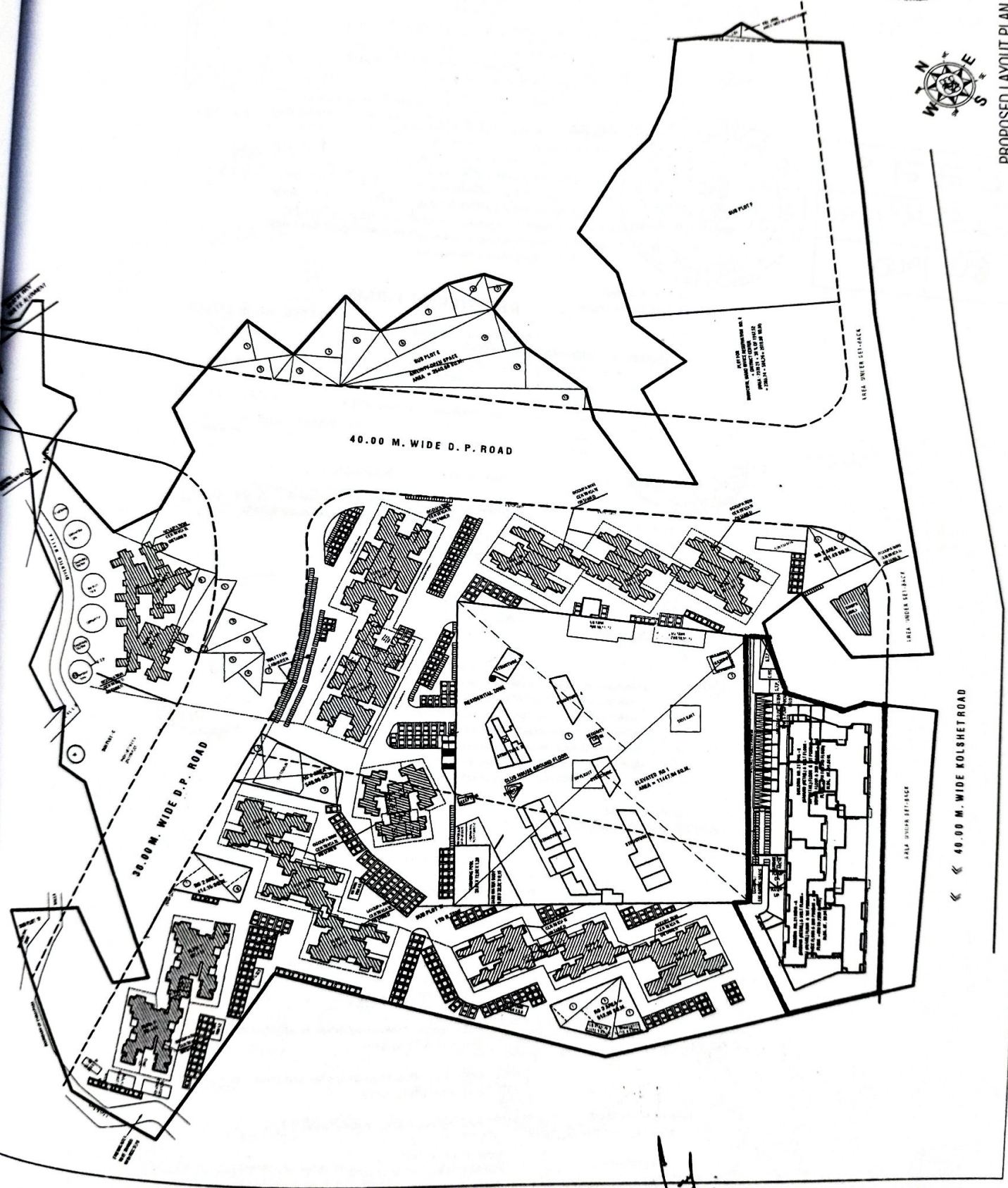
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PROPOSED LAYOUT PLAN



*J.J.*

*[Handwritten signature]*

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ANNEXURE - E

Certificate No. 5457



**THANE MUNICIPAL CORPORATION, THANE**

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

Amended PERMISSION

Sub Plot 'A' :- Bldg. No. 21 (Wing A) - (Lower Ground + Upper Ground / Stilt + 1<sup>st</sup> Floor/ Stilt + 2<sup>nd</sup> floor to 17<sup>th</sup> floor) Bldg No. 21 (Wing B & C) - (Lower Ground + Upper Ground / Stilt + 1<sup>st</sup> floor/ Stilt + 2<sup>nd</sup> floor)

V. P. No. New V.P.No. S05/0105/16 TMCB TDD/0039/CP/C/2023 / Auto Date: 19/12/2023  
To, Shri / Smt. Old V.P.No. 2003.94 (Architect)  
Sandeep Prabhu  
(For M/s SAKAAR) (Owners)  
Shri M/s Money Magnum Constructions (Owners/ POA)

With reference to your application No. 6087 dated 17/10/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Dhokali Sector No. V Situated at Road/ Street 40 m. Wd. Kolshet Road S.No./C.S.T.No./F.P.No. S.No. 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 37/11, 37/12, 37/13 - 283-A (old), New S.No. 38/1, 38/2 - 283-B (old), New S.No. 36/1, 36/2A, 36/2B - 145/1, 146/2 (Pt), 146/2 (Pt) (old), New S.No. 10/2 - 147/2 (old), New S.No. 27/2A, 27/2B-163/2  
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
५. विकास प्रस्तावातील पुढील कोणत्याही परवानगीपूर्वी मोजे ढोकाली येथील सर्व्हे नं. ३७ हिस्सा नं. ४ व ५ तसेच सर्व्हे नं. ३७, हिस्सा नं. ७, १०, ११ व सर्व्हे नं. ३८ हिस्सा नं. १ या भूखंडाच्या इतर अधिकार सदरी असलेल्या कुळ कायदा/ रिकर्ना कायद्याबाबतच्या नोंदी कमी करून अद्यावत ७/१२ उतारे तसेच फेरफार सादर करणे बंधनकारक राहिल.
६. इमारतीमधील प्रस्तावित व्हेंटोलेशन शाफ्टसाठी राष्ट्रीय भवन संहितेमधील भाग ८ सेक्शन १ मध्ये विहित केलेल्या तरतुदीनुसार कृत्रिम वायुविजन व्यवस्था पुरविणे बंधनकारक राहिल.

साधधान

"संयुक्त नकाशातूनूनर साधधान न यरणे तसेच  
निवृत्त निकाशातूनूनर साधधान न यरणे तसेच

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

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



Yours faithfully,

(Sunil Patil)  
Executive Engineer

Town Development Department,  
Municipal Corporation of  
the city of, Thane.

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ANNEXURE - G



Certificate No. 5547

# THANE MUNICIPAL CORPORATION, THANE

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

Amended  
Permission - Bldg. No. 21 (Wing A & B) - (Ground floor (Retail) Pt/ Stilt (Pt)) + 1<sup>st</sup> (Retail) (Pt)/ Podium (Pt) + 2<sup>nd</sup> floor (Podium (Pt)/ Service Floor (Pt)) + 3<sup>rd</sup> + 4<sup>th</sup> to 23<sup>rd</sup> floors  
C.C. - Bldg. No. 21 (Wing A) - (Ground floor (Retail) Pt/ Stilt (Pt)) + 1<sup>st</sup> (Retail) (Pt)/ Podium (Pt) + 2<sup>nd</sup> floor (Podium (Pt)/ Service Floor (Pt)) + 3<sup>rd</sup> floor + 4<sup>th</sup> to 23<sup>rd</sup> floors  
(Wing B) - Ground floor (Retail) Pt/ Stilt (Pt)) + 1<sup>st</sup> (Retail) (Pt)/ Podium (Pt) + 2<sup>nd</sup> floor (Podium (Pt)/ Service Floor (Pt)) + 3<sup>rd</sup> + 4<sup>th</sup> to 7<sup>th</sup> floors.

V. P. No. V.P.No. S05/0105/16 TMCB TDD 0112(P/L)2024/Auto DCR Date: 8/14/2024  
To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAKAAR)  
Shri M/s Money Magnum Constructions (Owners) (Owners/ POA)

With reference to your application No. 8431 dated 20/12/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Dhokali Sector No. V Situated at Road / Street 40 m Wid. Kolshet Road S. No. / C.S.T. No. / F. P. No. S.No. 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 37/11, 37/12, 37/13 - 283-A (old), New S.No. 38/1, 38/2 - 283-B (old), New S.No. 38/1, 38/2 - 283-B (old), New S.No. 10/2, 14/2 (old), New S.No. 37/1A, 37/1B, 16/2  
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory Permissions, as required from State and Central Govt. Departments undertaking shall be taken by the applicant. If any irregularity is found at later date, the Permission shall stand cancelled.
- 6) It shall be binding upon Owner/ Developer to provide Mechanical Ventilation as per NBC Part 8 Section 1 for proposed Ventilation Shaft.

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

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

Yours faithfully,  
  
Municipal Corporation of  
the city of Thane. P.F.D

7)  
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- 7) Final Order passed by Hon'ble Court shall be binding upon the Owner/ Developer in the event of any adverse order/ direction passed by the Hon'ble Supreme Court as the case may be. It shall be binding upon Owner/ Developer to compensate incremental basic FSI utilised for Building no.21 from land conveyed to Thane Municipal Corporation shall not supply water for construction.
- 8) Condition mentioned in Past Permissions shall be binding upon Owner/ Developer.
- 9) Information Board should be displayed on site till Occupation Certificate.
- 10) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
- 11) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 12) Provision for recycling of Gray water , where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
- 13) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 14) 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.
- 15) All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170, TC-2, shall be followed, if applicable
- 16) Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned 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.
- 17) The owner/developer shall submit the completion certificate 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)
- 18) It shall be binding upon the Owner/ Developer to obtain revised Environment Clearance before applying for further Commencement Certificate.
- 19)

**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,

(Sunil Patil)  
0810412024

Executive Engineer,  
Town Development Department,  
Thane Municipal Corporation,  
The city of Thane.



Office No.

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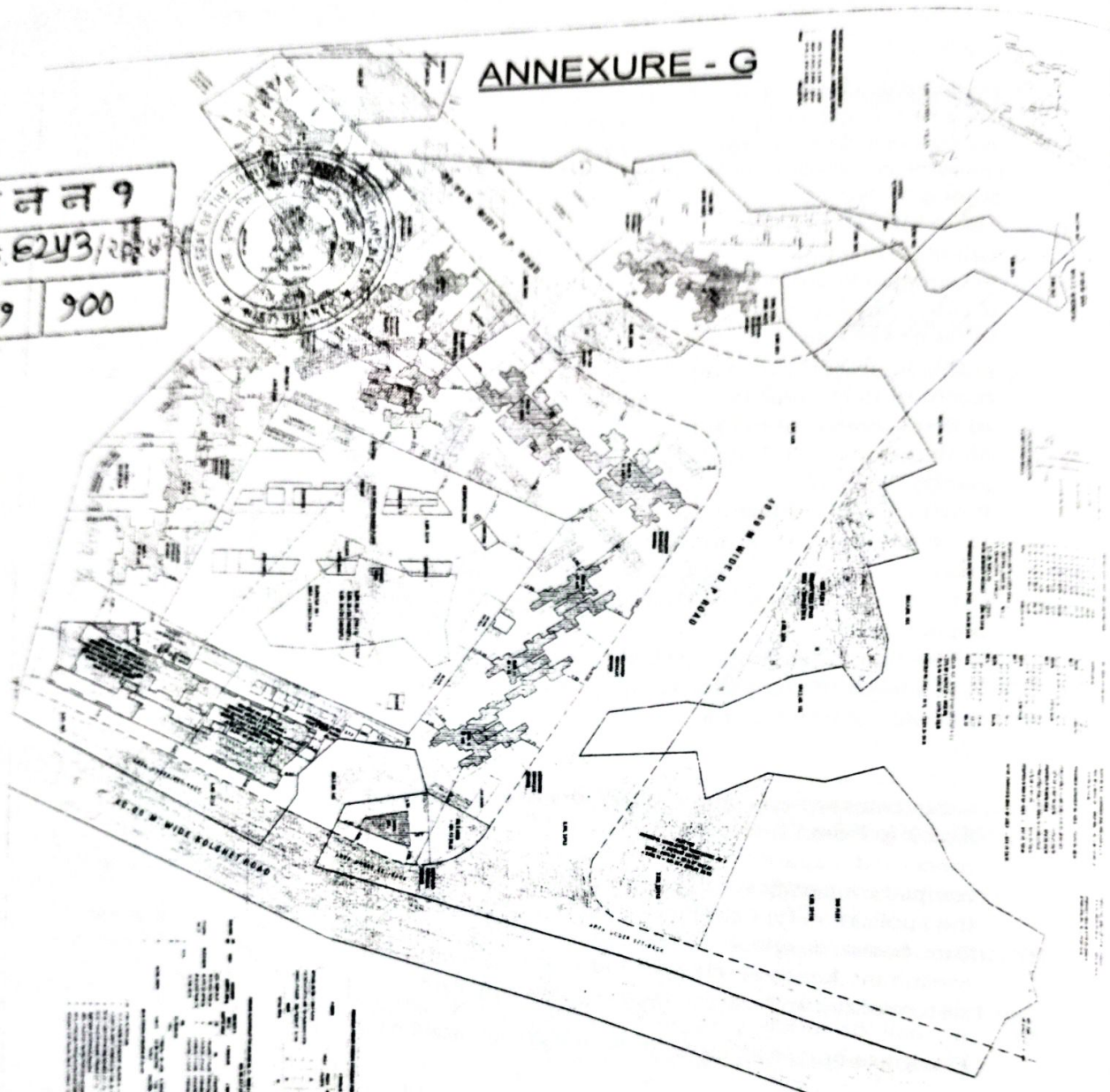
Office Stamp.  
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Copy To:

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

# ANNEXURE - G

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Sl. No.	Plot No.	Area (sq. m)	Remarks
1	1	1000	Plot 1
2	2	1000	Plot 2
3	3	1000	Plot 3
4	4	1000	Plot 4
5	5	1000	Plot 5
6	6	1000	Plot 6
7	7	1000	Plot 7
8	8	1000	Plot 8
9	9	1000	Plot 9
10	10	1000	Plot 10
11	11	1000	Plot 11
12	12	1000	Plot 12
13	13	1000	Plot 13
14	14	1000	Plot 14
15	15	1000	Plot 15
16	16	1000	Plot 16
17	17	1000	Plot 17
18	18	1000	Plot 18
19	19	1000	Plot 19
20	20	1000	Plot 20
21	21	1000	Plot 21
22	22	1000	Plot 22
23	23	1000	Plot 23
24	24	1000	Plot 24
25	25	1000	Plot 25
26	26	1000	Plot 26
27	27	1000	Plot 27
28	28	1000	Plot 28
29	29	1000	Plot 29
30	30	1000	Plot 30
31	31	1000	Plot 31
32	32	1000	Plot 32
33	33	1000	Plot 33
34	34	1000	Plot 34
35	35	1000	Plot 35
36	36	1000	Plot 36
37	37	1000	Plot 37
38	38	1000	Plot 38
39	39	1000	Plot 39
40	40	1000	Plot 40
41	41	1000	Plot 41
42	42	1000	Plot 42
43	43	1000	Plot 43
44	44	1000	Plot 44
45	45	1000	Plot 45
46	46	1000	Plot 46
47	47	1000	Plot 47
48	48	1000	Plot 48
49	49	1000	Plot 49
50	50	1000	Plot 50

**PROFORMA - I AREA STATEMENT**

PROPOSED RESIDENTIAL FOR OTHER PURPOSES (OTHER THAN) IN ABOVE NEW  
NO. 37/12, 37/13, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 37/11,  
37/12, 37/13, 37/14, 37/15, 37/16, 37/17, 37/18, 37/19, 37/20, 37/21,  
37/22, 37/23, 37/24, 37/25, 37/26, 37/27, 37/28, 37/29, 37/30, 37/31,  
37/32, 37/33, 37/34, 37/35, 37/36, 37/37, 37/38, 37/39, 37/40, 37/41,  
37/42, 37/43, 37/44, 37/45, 37/46, 37/47, 37/48, 37/49, 37/50, 37/51,  
37/52, 37/53, 37/54, 37/55, 37/56, 37/57, 37/58, 37/59, 37/60, 37/61,  
37/62, 37/63, 37/64, 37/65, 37/66, 37/67, 37/68, 37/69, 37/70, 37/71,  
37/72, 37/73, 37/74, 37/75, 37/76, 37/77, 37/78, 37/79, 37/80, 37/81,  
37/82, 37/83, 37/84, 37/85, 37/86, 37/87, 37/88, 37/89, 37/90, 37/91,  
37/92, 37/93, 37/94, 37/95, 37/96, 37/97, 37/98, 37/99, 37/100

**STAMPS OF APPROVAL OF PLANS**

**CERTIFICATE OF AREA**

THE MUNICIPAL CORPORATION  
MUMBAI

Plans are approved subject to conditions  
Prescribed in Form No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

*(Signature)*  
Municipal Corporation  
The City of Mumbai



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**AREA STATEMENT**

SIR NO	DESCRIPTION	AREA IN SQ.M
1.	AREA OF PLOT (AS PER 7/12)	90607.52
2.	DEDUCTION FOR AREA NOT IN POSSESSION	74.00
3.	BALANCE PLOT AREA (1 - 2)	90532.83
4.	DEDUCTION FOR: <ul style="list-style-type: none"> <li>a. AREA UNDER 30.0 M., 40.0 M. &amp; KOLSHET ROAD</li> <li>b. 30.0 M. W. D.P. M.R.T.S. ALIGNMENT</li> <li>c. MUNICIPAL WARD OFFICE NO. 4</li> <li>d. HOSPITAL RESERVATION NO. 4</li> </ul>	21594.00 170.00 2385.74 2550.00 24599.74
5.	BALANCE PLOT AREA (3 - 4)	66133.20
6.	DEDUCTION FOR: <ul style="list-style-type: none"> <li>a. 5% AMENITY OPEN SPACE ON TO R (19266.32)</li> <li>b. 5% AMENITY OPEN SPACE ON (66133.09 - 19266.32) = 5% ON (46873.23)</li> <li>c. SUB PLOT E (AMENITY PLOT) (AS PER 7/12)</li> </ul>	963.32 2343.86 3540.00
	TOTAL (a + b)	3306.98
7.	BALANCE PLOT AREA (5 - 6)	62826.11
8.	LESS: a. SUB PLOT G (AS PER 7/12)	306.00
	b. SUB PLOT C (AS PER 7/12)	6050.00
	d. SUB PLOT F (AS PER 7/12)	0429.57
	TOTAL (a + b + c + d)	19365.57
9.	BALANCE SUB PLOT A (8 - 8)	46747.82
10.	% OF SUB PLOT W.R.T. NET PLOT AREA (5 ABOVE)	70.60%
11.	PERMISSIBLE F.S.I.	1.10
12.	PERMISSIBLE BUILT UP AREA (9 X 11)	51482.27
13.	ADD FOR F.S.I.: <ul style="list-style-type: none"> <li>A. TOTAL CREDIT AVAILABLE BY DEVELOPMENT RIGHTS MAXIMUM 1.4 OF (9) X (10) = 73421.43</li> <li>OUT OF WHICH 0.30 OF 73421.43 IS BLUM IDR = 22026.43</li> <li>0.70 OF 73421.43 IS NON BLUM IDR = 51395.00</li> <li>B. 2% = 24 * 86 (AMENITY)</li> <li>C. TOR UTILISED FROM DRC 14 (CONSTRUCTED AMENITY)</li> <li>D. TOR UTILISED FROM DRC 189 (PRESERVATION)</li> <li>E. ADDITIONAL TOR BY WAY OF PREMIUM</li> <li>F. 0.5 OF (9) X (10) = 31907.40</li> </ul>	20327.02 6298.00 845.00 4455.00 8640.00 10219.00 53012.92
	TOTAL (A + B)	104434.28
14.	PERMISSIBLE BUILT UP AREA (12 + 13)	77618.06
15.	BALANCE FOR BLOCK 21 (14 - 15)	26815.32
16.	TOTAL PERMISSIBLE ENTITLEMENT OF FSI BY THE PROPOSAL: <ul style="list-style-type: none"> <li>a. BALANCE FSI + TOR + PREMIUM (FSI BY THE PROPOSAL)</li> <li>b. PERMISSIBLE ANNUALITY AREA (UP TO 60% FOR COMMERCIAL)</li> <li>c. PERMISSIBLE ANNUALITY AREA (UP TO 60% FOR RESIDENTIAL)</li> </ul>	104434.28 1057.71 15294.22
	TOTAL ANNUALITY	120786.22
17.	TOTAL PERMISSIBLE ENTITLEMENT OF FSI BY THE PROPOSAL (a + b + c)	120786.22
18.	PERMISSIBLE BUILT UP AREA (COMBINATION + PROPOSAL)	77618.06
19.	FBI COMMERCIAL (18 X 17)	43183.88
20.	ANNUALITY AREA (UP TO 14)	120786.21
		1.00
		104434.28

**NOTES**  
1. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN BLACK.  
2. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN RED.  
3. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN GREEN.  
4. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN BLUE.  
5. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN YELLOW.  
6. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN PINK.  
7. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN PURPLE.  
8. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN BROWN.  
9. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN GREY.  
10. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT BLUE.  
11. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN LIGHT GREEN.  
12. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT RED.  
13. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN LIGHT BLUE-GREEN.  
14. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT RED-GREEN.  
15. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN LIGHT BLUE-PURPLE.  
16. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT RED-PURPLE.  
17. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN LIGHT BLUE-BROWN.  
18. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT RED-BROWN.  
19. PERMISSIBLE BUILT UP AREA TO BE SHOWN IN LIGHT BLUE-GREY.  
20. PERMISSIBLE ANNUALITY AREA TO BE SHOWN IN LIGHT RED-GREY.

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP

*(Signature)*  
SIGNATURE OF ARCHITECT

**OWNER'S DECLARATION**

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

*(Signature)*  
OWNER (S) NAME AND SIGNATURE

**NAME AND ADDRESS OF OWNER P.O.A.H.**  
M/S MONEY MAGNUM CONSTRUCTIONS (FORMERLY KNOWN AS NATIONAL DWLS) SAMRUDDHI OFFICE FLOOR, PLOT NO. 157, 16TH ROAD, NEAR AMBEDKAR GARDEN, CHEMURH (2), MUMBAI - 400 071.

*(Signature)*  
SIGNATURE OF OWNER P.O.A.H.  
*(Signature)*  
SIGNATURE OF ARCHITECT

**NAME AND ADDRESS OF ARCHITECT**  
Siddhant ARCHITECTS  
2ND FLOOR, MANAKHATA, A WING, NEAR TND, ALMUDA ROAD, PANDHARPADA, THANE (W), 400 006  
PHONE - 9821871134, 9821871135  
E-MAIL - siddhantarchitects@gmail.com

DRAWN BY	SCALE	DATE	CHKD BY	CHKD BY	REGISTRATION NO. OF ARCHITECT
G. KAPOOR/SAAD	1:500	20-12-2023	PLASHANT	MDSB	CA02011680

# ANNEXURE - H

ट न न १
दस्त क्र. E243/2024
03 900



## Maharashtra Real Estate Regulatory Authority CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Y SQUARE Plot Bearing / CTS / Survey / Final Plot No.: 37/1,37/2,37/3,37/4,37/5,37/6,37/7,37/8,37/9,37/10,37/11,37/12,37/13-283-A(OLD), NEW S NO 38/1,38/2 - 283-B(OLD), NEW S NO-36/1,36/2A,36/2B-146/1,146/2(PT) (OLD), NEW S NO-10/2,147/2 (OLD) NEW S NO-27/2A,27/2B-163/2t Thane (M Corp.), Thane, Thane, 400607* registered with the regulatory authority vide project registration certificate bearing No P51700015652 of

1. **Shree Mallinath Enterprise Llp** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400604.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/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 up to **30/04/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



Dated: 21/05/2024  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:21-05-2024 19:41:32

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

ANNEXURE - J

BLDG. NO. 21 WING-A  
TYPICAL FLOOR PLAN  
(4<sup>TH</sup> TO 8<sup>TH</sup>, 10<sup>TH</sup> TO 13<sup>TH</sup>, 15<sup>TH</sup> TO 18<sup>TH</sup> & 20<sup>TH</sup> TO 23<sup>RD</sup>)

PODIUM VIEW

ROAD VIEW



त न न १  
दस्त क्र. E243/2022  
VE 900



Flat No 403

Floor 4th

PROMOTER

PURCHASER


घोषणापत्र

ट न न १	
दस्त क्र. E2Y3 2024	
E2	900



मी ~~निखिल ठक्कर~~ याद्वारे घोषित करतो की, दुय्यम निबंधक-----  
यांचे कार्यालयात ~~कशांनाभा~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. ~~सचिन मिराठी~~ व इ. यांनी दि. 15/5/24 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 22/8/2024

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHREE MALLINATH ENTERPRISE LLP



भारत सरकार  
GOVT. OF INDIA

24/10/2007

Permanent Account Number  
ABKFS29310

20082012

2024, 11:20 AM

2024/08/2024 11 21:34 AM

दस्तावेज क्रमांक: टनन1/6253/2024

कारारनामा प्रकार: कारारनामा

दस्त गोपबारा भाग-2

टनन1 900/900

दस्त क्रमांक: 6253/2024

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	<p>नाव: श्री मल्लिनाथ एन्टरप्राईज एल एल पी व्हे भागीदार सचिन चंद्र विराणी                      तर्फे कु.पु. निबिल ठाकरे                      पत्ता: प्लॉट नं: 309-312, माळा नं: -, इमारतीचे नाव: सेन्ट्रल आय टी पार्क,                      ब्लॉक नं: बागळे इन्डस्ट्रियल इस्टेट, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र,                      ठाणे                      पिन नंबर: ABKFS2934C</p>	<p>लिहून घेणार                      वय :-44                      स्वाक्षरी: [Signature]</p>		
2	<p>नाव: पमिला सतिश म्हस्के                      पत्ता: प्लॉट नं: डी-10, माळा नं: प्लॉट नं: 54, इमारतीचे नाव: मत्स्यगंधा                      को.ओप.ही., ब्लॉक नं: आर जे ठाकुर कॉलेज जवळ, रोड नं: सावरकर नगर                      ठाणे, महाराष्ट्र, ठाणे.                      पिन नंबर: CVYPM8767R</p>	<p>लिहून घेणार                      वय :-31                      स्वाक्षरी: [Signature]</p>		
3	<p>नाव: सतिश शंकर म्हस्के                      पत्ता: प्लॉट नं: डी-10, माळा नं: प्लॉट नं: 54, इमारतीचे नाव: मत्स्यगंधा                      को.ओप.ही., ब्लॉक नं: आर जे ठाकुर कॉलेज जवळ, रोड नं: सावरकर नगर                      ठाणे, महाराष्ट्र, ठाणे.                      पिन नंबर: AXEPM8745M</p>	<p>लिहून घेणार                      वय :-35                      स्वाक्षरी: [Signature]</p>		

दस्तावेज करून देणार तयाकधीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 दिनांक: 22 / 08 / 2024 11 : 20 : 26 AM

क्र.सं.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	<p>नाव: प्रतीक नंदू                      वय: 26                      पत्ता: मुंबई मुंबई                      पिन कोड: 400080</p>	<p>[Signature]                      स्वाक्षरी</p>		
2	<p>नाव: निकेश शिगवण                      वय: 24                      पत्ता: किरण बिल्डिंग दादा पाटील वाडी रोड ठाणे                      पिन कोड: 400602</p>	<p>[Signature]                      स्वाक्षरी</p>		

पुस्तक क्रमांक 9 मध्ये  
 दस्त क्रमांक E2431 2024 वर नोंदल्या  
 असून त्यास एकूण 900 पाने आहेत.

दिनांक: 22 / 08 / 2024 11 : 21 : 21 AM

Register Type 1  
 (संयोजक भाग)

दस्तावेज क्रमांक वर्ग-2

क्र.सं.	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	eChallan	69103332024082113986	MH007039847202425E	313250.00	दिनांक: 22/8/2024 SD	0003914735202425	22/08/2024
2	DHC		0824215708026	2000	RF	0824215708026D	22/08/2024
3	eChallan			30000	RF	0003914735202425	22/08/2024

