

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 5710/2024

नोंदणी :

Regn:63m

07/2024

गावाचे नाव : ढोकाळी

विलेखाचा प्रकार	करारनामा
मोबदला	4475000
बाजारभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की पट्टेदार ते करावे)	4334966
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: फ्लॉट न.404, माळा नं: 4 था मजला ए विंग बिल्डिंग नं.21, इमारतीचे नाव: वाय स्केअर, 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 ओपन बाल्कनी क्षेत्र 2.70 चौ मी((Survey Number : 37/10,38/1 व इतर. ;))
क्षेत्रफळ	1) 29.44 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री मल्लिनाथ एंटरप्राईज 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
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सतिश शंकर म्हस्के वय:-35; पत्ता:-प्लॉट नं: डी-10 प्लॉट न.54 , माळा नं: -, इमारतीचे नाव: मत्स्यगंधा को.ओप.हौ.सोसा.ली , ब्लॉक नं: सावरकर नगर , रोड नं: ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:- AXEPM8745M
दस्तऐवज करून दिल्याचा दिनांक	29/07/2024
दस्त नोंदणी केल्याचा दिनांक	30/07/2024
अनुक्रमांक,खंड व पृष्ठ	5710/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	313250
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

30/7/24
सह दुय्यम निबंधक वर्ग-२
ठाणे-१

कनासाठी विचारात घेतलेला तपशील:-


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





CHALLAN
MTR Form Number-6



IRN	MH005938127202425E	BARCODE	Date		29/07/2024-17:38:55	Form ID	25.1
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 REGISTRA THANE URBAN 1	Full Name	SHREE MALLINATH ENTERPRISE LLP				
Location	THANE	Flat/Block No.	FLAT NO 404 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 0 7
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>टलन १</p> <p>दस्त २१/०७/२०२४</p> <p>2 900</p> </div>			
			PAN2=AXEP M8745M-SecondaryPartyName=				
			Amount In	Three Lakh Forty Three Thousand Two Hundred Fifty			
			Words	Rupees Only			
Total		3,43,250.00					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024072919884	2881345184		
Cheque/DD No.		Bank Date	RBI Date	29/07/2024-17:39:45	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9699767607

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

CHALLAN
MTR Form Number-6



MH005938127202425E	BARCODE	Date	29/07/2024-17:38:55	Form ID	25.1
Agent Inspector General Of Registration Stamp Duty Payment Registration Fee Name THAN1 HQR SUB REGISTRAR THANE URBAN 1 THANE 2024-2025 One Time		Payer Details TAX ID / TAN (If Any) PAN No. (If Applicable) ABRFB2934C Full Name SHREE MALLINATH ENTERPRISE LLP Flat/Block No. FLAT NO 404 4TH FLOOR A WING BUILDING Premises/Building NO 21 Y SQUARE			
Account Head Details		Amount In Rs.		Road/Street	
401 Stamp Duty		313250.00		DHOKALI	
301 Registration Fee		30000.00		Area/Locality THANE	
				Town/City/District	
				PIN 4 0 0 6 0 7	
				Remarks (If Any)	
				PAN2=AXEPM874M-SecondPartyName=SATISH टलन दस्त क्र 1090 / 2025 3 900	
		Amount In		Three Lakh Forty Three Thousand Two Hundred Fifty	
		Words		Rupees Only	
Agent Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	69103332024072919884	2881345184
DD No		Bank Date	RBI Date	29/07/2024-17:39:45	Not Verified with RBI
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		
Agent ID		Mobile No.	9699767607		
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. हाच कॅवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू					
Defaced Details					
Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount	
(IS)-73-5710	0003251048202425	30/07/2024-10:59:30	IGR113	30000.00	



ट न न १	
दस्त क. पु. १०/२०२४	
५	१००



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane this 29th day of JULY 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. Mishra 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**;

PREPARED BY	CHECKED BY
-------------	------------

टन न ९
दस्तावेज क्र. ५०९०/२०२४
९९००
(१) SHRI/SMT. Satish SHIRKAR/Wariske



PAN No. AXEPM8745M, Age 35 years, and

(2) SHRI/SMT. _____

PAN No. _____, Age _____ 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

टन न १
सर्वे क्र. ५०९०/२०२४
७/१००



meters or thereabouts and bearing various Taluka and District Thane and lying, being and situate at Kolshet Road, Thane, as per 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

ट न न १	
दस्त क्र.	५०९०/२०२४
८	१००



or passage 30 feet wide and situated on the First Land and identified on 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]

ट न न १
दस्त क्र. ५७१० / २०२४
२/३००



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 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.

ट न न १	
दस्त क्र. यु ११०/२०२४	
१०	१००



26th December, 1988 addressed by Shraddha Naraindas Chandandas Vashist to the said Trust, it was 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 Amrishi 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 Amrishi 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

ट न न १	
दस्त क ५७९० / २०२४	
११	१००



November, 1988, the said Trust appointed Nainesh Shah to perform various duties 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 interalia 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

A

टन न १	
दस्तावेज नं १०/२०२४	
२६	१००



to demand such Conveyance Deed or Lease Deed until such time. The Allottee/Purchaser shall also not be entitled

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. 404 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
through its Partner and Authorised Signatory

ट न न १	
दस्त क्र YU90/2024	
६०	१००



Mr. SACHIM. C. MIRANI

in the presence of.....

1.

M. S. Mirani
[Signature]

2.

[Signature]

Jyoti



SIGNED AND DELIVERED by the within
named ALLOTTEE/PURCHASER

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

Shri/Smt./M/s. _____

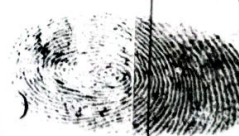
in presence of

1.

M. S. Mirani
[Signature]

2.

[Signature]



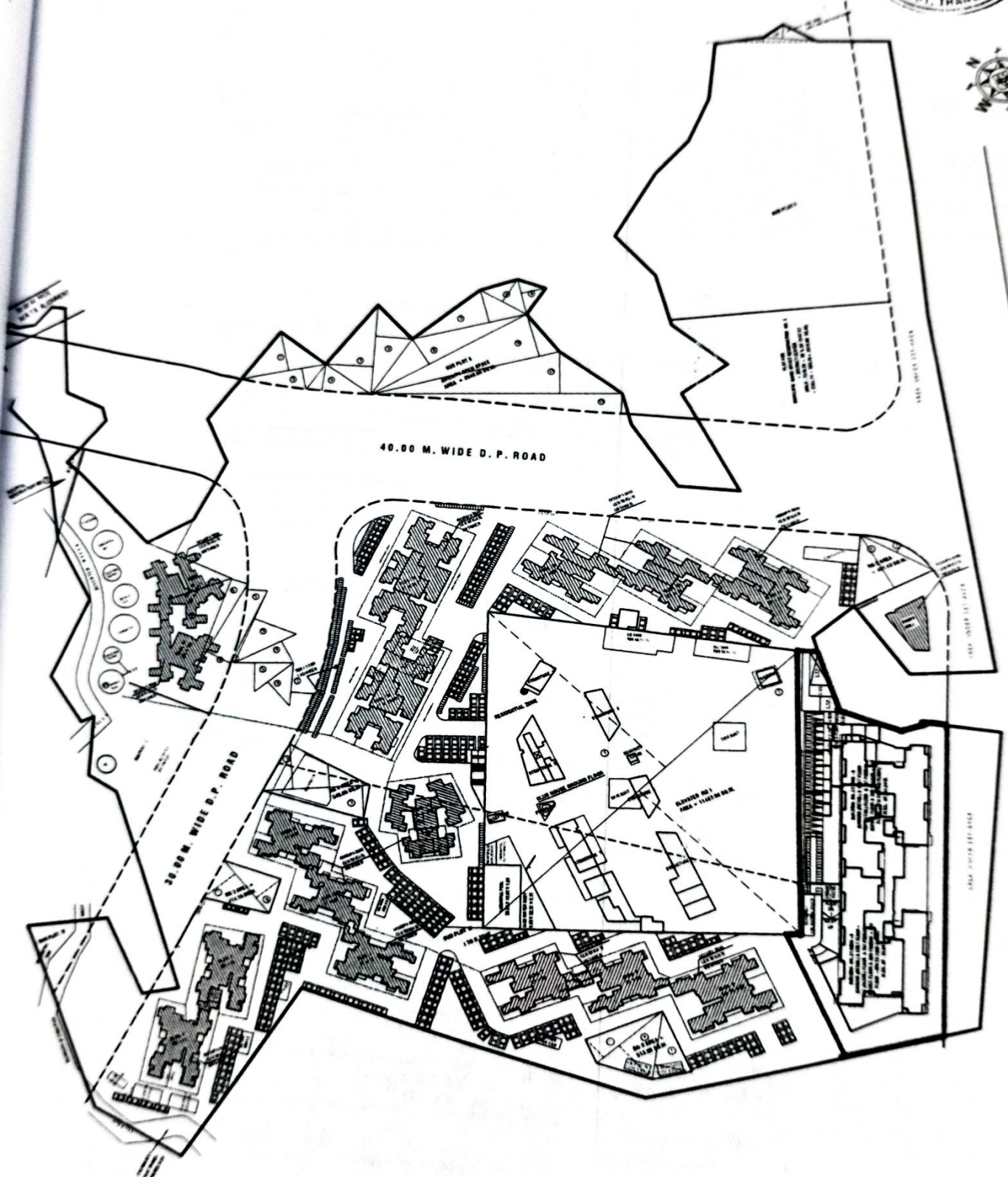
[Signature]

ANNEXURE

टन न १	
प्रस्त क्र. ७१०/२०२४	
४८	१००



PROPOSED LAYOUT PLAN



40.00 M. WIDE KOLSHEKROAD

टन न ९
दस्त क्र. ५७९०/२०२४
६८ १००



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 + 1st Floor/ Stilt + 2nd floor to 17th floor) Bldg No. 21 (Wing B & C) - (Lower Ground + Upper Ground / Stilt + 1st Floor/ Stilt + 2nd floor)

V. P. No. New V.P.No. S05/0105/16 TMCB TDD/0039/CP/C/2023/12 Date: 19/12/2023
To, Shri / Smt. Shri Sandeep Prabhu (Architect)
Shri (For M/s. SAAKAAR) (Owners)
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 मौजे-ढोकळी येथील सर्व्हे नं. ३७ हिस्सा नं. ४ व ५ तसेच सर्व्हे नं. ३७, हिस्सा नं. ७, १०, ११/ब व सर्व्हे नं. ३८ हिस्सा नं. १ या भूखंडाच्या इतर अधिकार सदरी असलेल्या कुळ कायदा/ सिर्नांग कायदाबाबतच्या नोंदी कमी करून अद्यावत ७/१२ उतारे तसेच फेरफार सादर करणे बंधनकारक राहिल.
६. इमारतीमधील प्रस्तावित व्हेंटिलेशन शाफटसाठी राष्ट्रीय भवन संहितेमधील भाग ८ सेक्शन १ मध्ये विहित केलेल्या तरतुदीनुसार कृत्रिम वायुविज्ञान व्यवस्था पुरविणे बंधनकारक राहिल.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966 IS PUNISHABLE

Office No. _____

Office Stamp _____

Date _____

Issued _____



Yours faithfully,

(Sunil Patil)

Executive Engineer

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

ट न न १
दस्त क्र १०१०/२०२४
७० १००



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)) + 1st (Retail) (Pt)/ Podium (Pt) + 2nd floor (Podium (Pt)/ Service Floor (Pt)) + 3rd + 4th to 23rd floors

C.C. - Bldg. No. 21 (Wing A) - (Ground floor (Retail) Pt/ Stilt (Pt)) + 1st (Retail) (Pt)/ Podium (Pt) + 2nd floor (Podium (Pt)/ Service Floor (Pt)) + 3rd floor + 4th to 23rd floors

(Wing B) - Ground floor (Retail) Pt/ Stilt (Pt)) + 1st (Retail) (Pt)/ Podium (Pt) + 2nd floor (Podium (Pt)/ Service Floor (Pt)) + 3rd + 4th to 7th floors.

V. P. No. V.P.No. S05/0105/16 TMCB TDD 10/12/2024 / Auto DCR Date: 8/12/2024
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 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. 39/1, 39/2, 39/3, 39/4, 39/5, 39/6, 39/7, 39/8, 39/9, 39/10, 39/11, 39/12, 39/13 - 283-C (old), New S.No. 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9, 40/10, 40/11, 40/12, 40/13 - 283-D (old), New S.No. 41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10, 41/11, 41/12, 41/13 - 283-E (old), New S.No. 42/1, 42/2, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/11, 42/12, 42/13 - 283-F (old), New S.No. 43/1, 43/2, 43/3, 43/4, 43/5, 43/6, 43/7, 43/8, 43/9, 43/10, 43/11, 43/12, 43/13 - 283-G (old), New S.No. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13 - 283-H (old), New S.No. 45/1, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/10, 45/11, 45/12, 45/13 - 283-I (old), New S.No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 46/11, 46/12, 46/13 - 283-J (old), New S.No. 47/1, 47/2, 47/3, 47/4, 47/5, 47/6, 47/7, 47/8, 47/9, 47/10, 47/11, 47/12, 47/13 - 283-K (old), New S.No. 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13 - 283-L (old), New S.No. 49/1, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 49/10, 49/11, 49/12, 49/13 - 283-M (old), New S.No. 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 50/9, 50/10, 50/11, 50/12, 50/13 - 283-N (old), New S.No. 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 51/8, 51/9, 51/10, 51/11, 51/12, 51/13 - 283-O (old), New S.No. 52/1, 52/2, 52/3, 52/4, 52/5, 52/6, 52/7, 52/8, 52/9, 52/10, 52/11, 52/12, 52/13 - 283-P (old), New S.No. 53/1, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7, 53/8, 53/9, 53/10, 53/11, 53/12, 53/13 - 283-Q (old), New S.No. 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 54/12, 54/13 - 283-R (old), New S.No. 55/1, 55/2, 55/3, 55/4, 55/5, 55/6, 55/7, 55/8, 55/9, 55/10, 55/11, 55/12, 55/13 - 283-S (old), New S.No. 56/1, 56/2, 56/3, 56/4, 56/5, 56/6, 56/7, 56/8, 56/9, 56/10, 56/11, 56/12, 56/13 - 283-T (old), New S.No. 57/1, 57/2, 57/3, 57/4, 57/5, 57/6, 57/7, 57/8, 57/9, 57/10, 57/11, 57/12, 57/13 - 283-U (old), New S.No. 58/1, 58/2, 58/3, 58/4, 58/5, 58/6, 58/7, 58/8, 58/9, 58/10, 58/11, 58/12, 58/13 - 283-V (old), New S.No. 59/1, 59/2, 59/3, 59/4, 59/5, 59/6, 59/7, 59/8, 59/9, 59/10, 59/11, 59/12, 59/13 - 283-W (old), New S.No. 60/1, 60/2, 60/3, 60/4, 60/5, 60/6, 60/7, 60/8, 60/9, 60/10, 60/11, 60/12, 60/13 - 283-X (old), New S.No. 61/1, 61/2, 61/3, 61/4, 61/5, 61/6, 61/7, 61/8, 61/9, 61/10, 61/11, 61/12, 61/13 - 283-Y (old), New S.No. 62/1, 62/2, 62/3, 62/4, 62/5, 62/6, 62/7, 62/8, 62/9, 62/10, 62/11, 62/12, 62/13 - 283-Z (old), New S.No. 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12, 63/13 - 283-AA (old), New S.No. 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 64/10, 64/11, 64/12, 64/13 - 283-AB (old), New S.No. 65/1, 65/2, 65/3, 65/4, 65/5, 65/6, 65/7, 65/8, 65/9, 65/10, 65/11, 65/12, 65/13 - 283-AC (old), New S.No. 66/1, 66/2, 66/3, 66/4, 66/5, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13 - 283-AD (old), New S.No. 67/1, 67/2, 67/3, 67/4, 67/5, 67/6, 67/7, 67/8, 67/9, 67/10, 67/11, 67/12, 67/13 - 283-AE (old), New S.No. 68/1, 68/2, 68/3, 68/4, 68/5, 68/6, 68/7, 68/8, 68/9, 68/10, 68/11, 68/12, 68/13 - 283-AF (old), New S.No. 69/1, 69/2, 69/3, 69/4, 69/5, 69/6, 69/7, 69/8, 69/9, 69/10, 69/11, 69/12, 69/13 - 283-AG (old), New S.No. 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 70/11, 70/12, 70/13 - 283-AH (old), New S.No. 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/8, 71/9, 71/10, 71/11, 71/12, 71/13 - 283-AI (old), New S.No. 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 72/10, 72/11, 72/12, 72/13 - 283-AJ (old), New S.No. 73/1, 73/2, 73/3, 73/4, 73/5, 73/6, 73/7, 73/8, 73/9, 73/10, 73/11, 73/12, 73/13 - 283-AK (old), New S.No. 74/1, 74/2, 74/3, 74/4, 74/5, 74/6, 74/7, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13 - 283-AL (old), New S.No. 75/1, 75/2, 75/3, 75/4, 75/5, 75/6, 75/7, 75/8, 75/9, 75/10, 75/11, 75/12, 75/13 - 283-AM (old), New S.No. 76/1, 76/2, 76/3, 76/4, 76/5, 76/6, 76/7, 76/8, 76/9, 76/10, 76/11, 76/12, 76/13 - 283-AN (old), New S.No. 77/1, 77/2, 77/3, 77/4, 77/5, 77/6, 77/7, 77/8, 77/9, 77/10, 77/11, 77/12, 77/13 - 283-AO (old), New S.No. 78/1, 78/2, 78/3, 78/4, 78/5, 78/6, 78/7, 78/8, 78/9, 78/10, 78/11, 78/12, 78/13 - 283-AP (old), New S.No. 79/1, 79/2, 79/3, 79/4, 79/5, 79/6, 79/7, 79/8, 79/9, 79/10, 79/11, 79/12, 79/13 - 283-AQ (old), New S.No. 80/1, 80/2, 80/3, 80/4, 80/5, 80/6, 80/7, 80/8, 80/9, 80/10, 80/11, 80/12, 80/13 - 283-AR (old), New S.No. 81/1, 81/2, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13 - 283-AS (old), New S.No. 82/1, 82/2, 82/3, 82/4, 82/5, 82/6, 82/7, 82/8, 82/9, 82/10, 82/11, 82/12, 82/13 - 283-AT (old), New S.No. 83/1, 83/2, 83/3, 83/4, 83/5, 83/6, 83/7, 83/8, 83/9, 83/10, 83/11, 83/12, 83/13 - 283-AU (old), New S.No. 84/1, 84/2, 84/3, 84/4, 84/5, 84/6, 84/7, 84/8, 84/9, 84/10, 84/11, 84/12, 84/13 - 283-AV (old), New S.No. 85/1, 85/2, 85/3, 85/4, 85/5, 85/6, 85/7, 85/8, 85/9, 85/10, 85/11, 85/12, 85/13 - 283-AW (old), New S.No. 86/1, 86/2, 86/3, 86/4, 86/5, 86/6, 86/7, 86/8, 86/9, 86/10, 86/11, 86/12, 86/13 - 283-AX (old), New S.No. 87/1, 87/2, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13 - 283-AY (old), New S.No. 88/1, 88/2, 88/3, 88/4, 88/5, 88/6, 88/7, 88/8, 88/9, 88/10, 88/11, 88/12, 88/13 - 283-AZ (old), New S.No. 89/1, 89/2, 89/3, 89/4, 89/5, 89/6, 89/7, 89/8, 89/9, 89/10, 89/11, 89/12, 89/13 - 283-BA (old), New S.No. 90/1, 90/2, 90/3, 90/4, 90/5, 90/6, 90/7, 90/8, 90/9, 90/10, 90/11, 90/12, 90/13 - 283-BB (old), New S.No. 91/1, 91/2, 91/3, 91/4, 91/5, 91/6, 91/7, 91/8, 91/9, 91/10, 91/11, 91/12, 91/13 - 283-BC (old), New S.No. 92/1, 92/2, 92/3, 92/4, 92/5, 92/6, 92/7, 92/8, 92/9, 92/10, 92/11, 92/12, 92/13 - 283-BD (old), New S.No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, 93/7, 93/8, 93/9, 93/10, 93/11, 93/12, 93/13 - 283-BE (old), New S.No. 94/1, 94/2, 94/3, 94/4, 94/5, 94/6, 94/7, 94/8, 94/9, 94/10, 94/11, 94/12, 94/13 - 283-BF (old), New S.No. 95/1, 95/2, 95/3, 95/4, 95/5, 95/6, 95/7, 95/8, 95/9, 95/10, 95/11, 95/12, 95/13 - 283-BG (old), New S.No. 96/1, 96/2, 96/3, 96/4, 96/5, 96/6, 96/7, 96/8, 96/9, 96/10, 96/11, 96/12, 96/13 - 283-BH (old), New S.No. 97/1, 97/2, 97/3, 97/4, 97/5, 97/6, 97/7, 97/8, 97/9, 97/10, 97/11, 97/12, 97/13 - 283-BI (old), New S.No. 98/1, 98/2, 98/3, 98/4, 98/5, 98/6, 98/7, 98/8, 98/9, 98/10, 98/11, 98/12, 98/13 - 283-BJ (old), New S.No. 99/1, 99/2, 99/3, 99/4, 99/5, 99/6, 99/7, 99/8, 99/9, 99/10, 99/11, 99/12, 99/13 - 283-BK (old), New S.No. 100/1, 100/2, 100/3, 100/4, 100/5, 100/6, 100/7, 100/8, 100/9, 100/10, 100/11, 100/12, 100/13 - 283-BL (old), New S.No. 101/1, 101/2, 101/3, 101/4, 101/5, 101/6, 101/7, 101/8, 101/9, 101/10, 101/11, 101/12, 101/13 - 283-BM (old), New S.No. 102/1, 102/2, 102/3, 102/4, 102/5, 102/6, 102/7, 102/8, 102/9, 102/10, 102/11, 102/12, 102/13 - 283-BN (old), New S.No. 103/1, 103/2, 103/3, 103/4, 103/5, 103/6, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13 - 283-BO (old), New S.No. 104/1, 104/2, 104/3, 104/4, 104/5, 104/6, 104/7, 104/8, 104/9, 104/10, 104/11, 104/12, 104/13 - 283-BP (old), New S.No. 105/1, 105/2, 105/3, 105/4, 105/5, 105/6, 105/7, 105/8, 105/9, 105/10, 105/11, 105/12, 105/13 - 283-BQ (old), New S.No. 106/1, 106/2, 106/3, 106/4, 106/5, 106/6, 106/7, 106/8, 106/9, 106/10, 106/11, 106/12, 106/13 - 283-BR (old), New S.No. 107/1, 107/2, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13 - 283-BS (old), New S.No. 108/1, 108/2, 108/3, 108/4, 108/5, 108/6, 108/7, 108/8, 108/9, 108/10, 108/11, 108/12, 108/13 - 283-BT (old), New S.No. 109/1, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/8, 109/9, 109/10, 109/11, 109/12, 109/13 - 283-BU (old), New S.No. 110/1, 110/2, 110/3, 110/4, 110/5, 110/6, 110/7, 110/8, 110/9, 110/10, 110/11, 110/12, 110/13 - 283-BV (old), New S.No. 111/1, 111/2, 111/3, 111/4, 111/5, 111/6, 111/7, 111/8, 111/9, 111/10, 111/11, 111/12, 111/13 - 283-BW (old), New S.No. 112/1, 112/2, 112/3, 112/4, 112/5, 112/6, 112/7, 112/8, 112/9, 112/10, 112/11, 112/12, 112/13 - 283-BX (old), New S.No. 113/1, 113/2, 113/3, 113/4, 113/5, 113/6, 113/7, 113/8, 113/9, 113/10, 113/11, 113/12, 113/13 - 283-BY (old), New S.No. 114/1, 114/2, 114/3, 114/4, 114/5, 114/6, 114/7, 114/8, 114/9, 114/10, 114/11, 114/12, 114/13 - 283-BZ (old), New S.No. 115/1, 115/2, 115/3, 115/4, 115/5, 115/6, 115/7, 115/8, 115/9, 115/10, 115/11, 115/12, 115/13 - 283-CA (old), New S.No. 116/1, 116/2, 116/3, 116/4, 116/5, 116/6, 116/7, 116/8, 116/9, 116/10, 116/11, 116/12, 116/13 - 283-CB (old), New S.No. 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 117/7, 117/8, 117/9, 117/10, 117/11, 117/12, 117/13 - 283-CC (old), New S.No. 118/1, 118/2, 118/3, 118/4, 118/5, 118/6, 118/7, 118/8, 118/9, 118/10, 118/11, 118/12, 118/13 - 283-CD (old), New S.No. 119/1, 119/2, 119/3, 119/4, 119/5, 119/6, 119/7, 119/8, 119/9, 119/10, 119/11, 119/12, 119/13 - 283-CE (old), New S.No. 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8, 120/9, 120/10, 120/11, 120/12, 120/13 - 283-CD (old), New S.No. 121/1, 121/2, 121/3, 121/4, 121/5, 121/6, 121/7, 121/8, 121/9, 121/10, 121/11, 121/12, 121/13 - 283-CE (old), New S.No. 122/1, 122/2, 122/3, 122/4, 122/5, 122/6, 122/7, 122/8, 122/9, 122/10, 122/11, 122/12, 122/13 - 283-CE (old), New S.No. 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7, 123/8, 123/9, 123/10, 123/11, 123/12, 123/13 - 283-CE (old), New S.No. 124/1, 124/2, 124/3, 124/4, 124/5, 124/6, 124/7, 124/8, 124/9, 124/10, 124/11, 124/12, 124/13 - 283-CE (old), New S.No. 125/1, 125/2, 125/3, 125/4, 125/5, 125/6, 125/7, 125/8, 125/9, 125/10, 125/11, 125/12, 125/13 - 283-CE (old), New S.No. 126/1, 126/2, 126/3, 126/4, 126/5, 126/6, 126/7, 126/8, 126/9, 126/10, 126/11, 126/12, 126/13 - 283-CE (old), New S.No. 127/1, 127/2, 127/3, 127/4, 127/5, 127/6, 127/7, 127/8, 127/9, 127/10, 127/11, 127/12, 127/13 - 283-CE (old), New S.No. 128/1, 128/2, 128/3, 128/4, 128/5, 128/6, 128/7, 128/8, 128/9, 128/10, 128/11, 128/12, 128/13 - 283-CE (old), New S.No. 129/1, 129/2, 129/3, 129/4, 129/5, 129/6, 129/7, 129/8, 129/9, 129/10, 129/11, 129/12, 129/13 - 283-CE (old), New S.No. 130/1, 130/2, 130/3, 130/4, 130/5, 130/6, 130/7, 130/8, 130/9, 130/10, 130/11, 130/12, 130/13 - 283-CE (old), New S.No. 131/1, 131/2, 131/3, 131/4, 131/5, 131/6, 131/7, 131/8, 131/9, 131/10, 131/11, 131/12, 131/13 - 283-CE (old), New S.No. 132/1, 132/2, 132/3, 132/4, 132/5, 132/6, 132/7, 132/8, 132/9, 132/10, 132/11, 132/12, 132/13 - 283-CE (old), New S.No. 133/1, 133/2, 133/3, 133/4, 133/5, 133/6, 133/7, 133/8, 133/9, 133/10, 133/11, 133/12, 133/13 - 283-CE (old), New S.No. 134/1, 134/2, 134/3, 134/4, 134/5, 134/6, 134/7, 134/8, 134/9, 134/10, 134/11, 134/12, 134/13 - 283-CE (old), New S.No. 135/1, 135/2, 135/3, 135/4, 135/5, 135/6, 135/7, 135/8, 135/9, 135/10, 135/11, 135/12, 135/13 - 283-CE (old), New S.No. 136/1, 136/2, 136/3, 136/4, 136/5, 136/6, 136/7, 136/8, 136/9, 136/10, 136/11, 136/12, 136/13 - 283-CE (old), New S.No. 137/1, 137/2, 137/3, 137/4, 137/5, 137/6, 137/7, 137/8, 137/9, 137/10, 137/11, 137/12, 137/13 - 283-CE (old), New S.No. 138/1, 138/2, 138/3, 138/4, 138/5, 138/6, 138/7, 138/8, 138/9, 138/10, 138/11, 138/12, 138/13 - 283-CE (old), New S.No. 139/1, 139/2, 139/3, 139/4, 139/5, 139/6, 139/7, 139/8, 139/9, 139/10, 139/11, 139/12, 139/13 - 283-CE (old), New S.No. 140/1, 140/2, 140/3, 140/4, 140/5, 140/6, 140/7, 140/8, 140/9, 140/10, 140/11, 140/12, 140/13 - 283-CE (old), New S.No. 141/1, 141/2, 141/3, 141/4, 141/5, 141/6, 141/7, 141/8, 141/9, 141/10, 141/11, 141/12, 141/13 - 283-CE (old), New S.No. 142/1, 142/2, 142/3, 142/4, 142/5, 142/6, 142/7, 142/8, 142/9, 142/10, 142/11, 142/12, 142/13 - 283-CE (old), New S.No. 143/1, 143/2, 143/3, 143/4, 143/5, 143/6, 143/7, 143/8, 143/9, 143/10, 143/11, 143/12, 143/13 - 283-CE (old), New S.No. 144/1, 144/2, 144/3, 144/4, 144/5, 144/6, 144/7, 144/8, 144/9, 144/10, 144/11, 144/12, 144/13 - 283-CE (old), New S.No. 145/1, 145/2, 145/3, 145/4, 145/5, 145/6, 145/7, 145/8, 145/9, 145/10, 145/11, 145/12, 145/13 - 283-CE (old), New S.No. 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7, 146/8, 146/9, 146/10, 146/11, 146/12, 146/13 - 283-CE (old), New S.No. 147/1, 147/2, 147/3, 147/4, 147/5, 147/6, 147/7, 147/8, 147/9, 147/10, 147/11, 147/12, 147/13 - 283-CE (old), New S.No. 148/1, 148/2, 148/3, 148/4, 148/5, 148/6, 148/7, 148/8, 148/9, 148/10, 148/11, 148/12, 148/13 - 283-CE (old), New S.No. 149/1, 149/2, 149/3, 149/4, 149/5, 149/6, 149/7, 149/8, 149/9,

टन न 9
 41110
 दस्तावेज नं. 18/2/1
 18/2/1



- 7) Final Order passed by Hon'ble Court shall be binding on the Owner/ Developer. In the event of any adverse order/ direction passed by the Hon'ble Bombay High Court or the Supreme Court as the case may be it shall be binding upon Owner/ Developer.
- 8) compensate incremental basic FSI utilised for Building no.1&2 purchasing Premium FSI. O.C shall not be granted until compliance of above Thane Municipal Corporation shall not supply water for construction.
- 9) Condition mentioned in Past Permissions shall be binding upon Owner/ Developer.
- 10) Information Board should be displayed on site till Occupation Certificate.
- 11) 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.
- 12) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 13) 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.
- 14) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 15) 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.
- 16) 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
- 17) 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.
- 18) 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)
- 19) It shall be binding upon the Owner/ Developer to obtain revised Environment Clearance before applying for further Commencement Certificate.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA 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.

सावधान

Office Stamp.

Date:

Copy To:

1) Dy Municipal Commissioner -

Zone

21 & 22

Road Widening

PROFORMA - AREA STATEMENT

PROPOSED RESIDENTIAL BUILDING UNDER CONTROL OF BUILDING BY LAWS NO. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STAMPS OF APPROVAL OF PLANS

CONTENTS OF SHEET
 1. GENERAL INFORMATION
 2. SITE PLAN
 3. FLOOR PLAN
 4. SECTION
 5. ELEVATION
 6. OTHER DRAWINGS

This is approved subject to conditions
 Prescribed in Form No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



टन न 9
 दस्त क्रय 090/2028
 W3 900



AREA STATEMENT

SR NO	DESCRIPTION	AREA WSQ.M
1	AREA OF PLOT (AS PER 7/12)	9060.50
2	DEDUCTION FOR AREA NOT IN POSSESSION	74.60
3	BALANCE PLOT AREA (1-2)	9032.83
4	DEDUCTION FOR	
	a. AREA UNDER 30.0 M. 40.0 M. & 40.0 M. ROAD	2154.00
	b. 30.0 M. W. D.P. M.H. I.S. ALIGHMENT	170.00
	c. MUNICIPAL WARD OFFICE NO. 4	2385.74
	d. HOSPITAL RESERVATION NO. 4	250.00
	TOTAL (a+b+c+d)	5459.74
5	BALANCE PLOT AREA (3-4)	3573.09
6	DEDUCTION FOR	
	a. 5% AMENITY OPEN SPACE ON 1 TO R (19266.32)	963.32
	b. 5% AMENITY OPEN SPACE ON (96133.09 - 19266.32) = 5% ON (46873.23)	2343.66
	c. SUB PLOT E (AMENITY PLOT) (AS PER 7/12)	3540.00
	TOTAL (a+b)	6847.00
7	BALANCE PLOT AREA (5-6)	2725.09
8	LESS a. SUB PLOT B (AS PER 7/12)	368.00
	b. SUB PLOT C (AS PER 7/12)	6050.00
	c. SUB PLOT D (AS PER 7/12)	9420.57
	TOTAL (a+b+c)	13448.57
9	BALANCE SUB PLOT A (8-8)	6274.82
10	% OF SUB PLOT W.R.T. NET PLOT AREA (8 ABOVE)	70.80%
11	PERMISSIBLE F.S.I.	1.10
12	PERMISSIBLE BUILT UP AREA (9 X 11)	6902.40
13	ADD FOR F.S.I.	
	A. FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
	MAXIMUM 1.4 OF (3) X (10) = 73421.43	27205.43
	OUT OF WHICH 0.30 OF 73421.43 IS SLAM TER = 22026.43	
	0.70 OF 73421.43 IS NON SLAM TER = 51395.00	
	1. 2x + 2d (AMENITY)	20327.02
	2. 20364.00 - 20364.00 (LIFT D IN SUB PLOT C)	8028.00
	3. TER UTILISED FROM DPC 14 (CONSTRUCTED AMENITY)	845.00
	4. TER UTILISED FROM DPC 148 (PRESERVATION)	1485.00
	5. TER UTILISED FROM DPC 190 (PRESERVATION)	
	6. ADDITIONAL FSI BY WAY OF PREMIUM	8640.00
	0.5 OF (3) X (10) = 21997.40	10218.00
	10 IN UTILISED	5312.00
	TOTAL (A + B)	164484.29
14	PERMISSIBLE BUILT UP AREA (12 + 13)	77618.10
15	EXISTING BUILT UP AREA (GROSS) 1 TO 16 & SHOP IN CHAIN	20818.32
16	BALANCE FSI FOR FSI IN 21 (14 - 15)	104424.78
17	TOTAL PERMISSIBLE ENTITLEMENT OF FSI BY THE PROFORMA	104424.78
	a. BASIC FSI + TER + PREMIUM FSI (14 ABOVE)	104424.78
	b. PERMISSIBLE AMENITY AREA UPTO 50% FOR COMM. HEAVY (2380.59 / 1.8 = 1322.55) 50% OF 1322.55 = 1007.71	
	c. PERMISSIBLE AMENITY AREA UPTO 50% FOR RESIDENTIAL (4	

ट न न ९
दस्त क्र १०९० / २०२४
६४ ९००



ANNEXURE - H



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

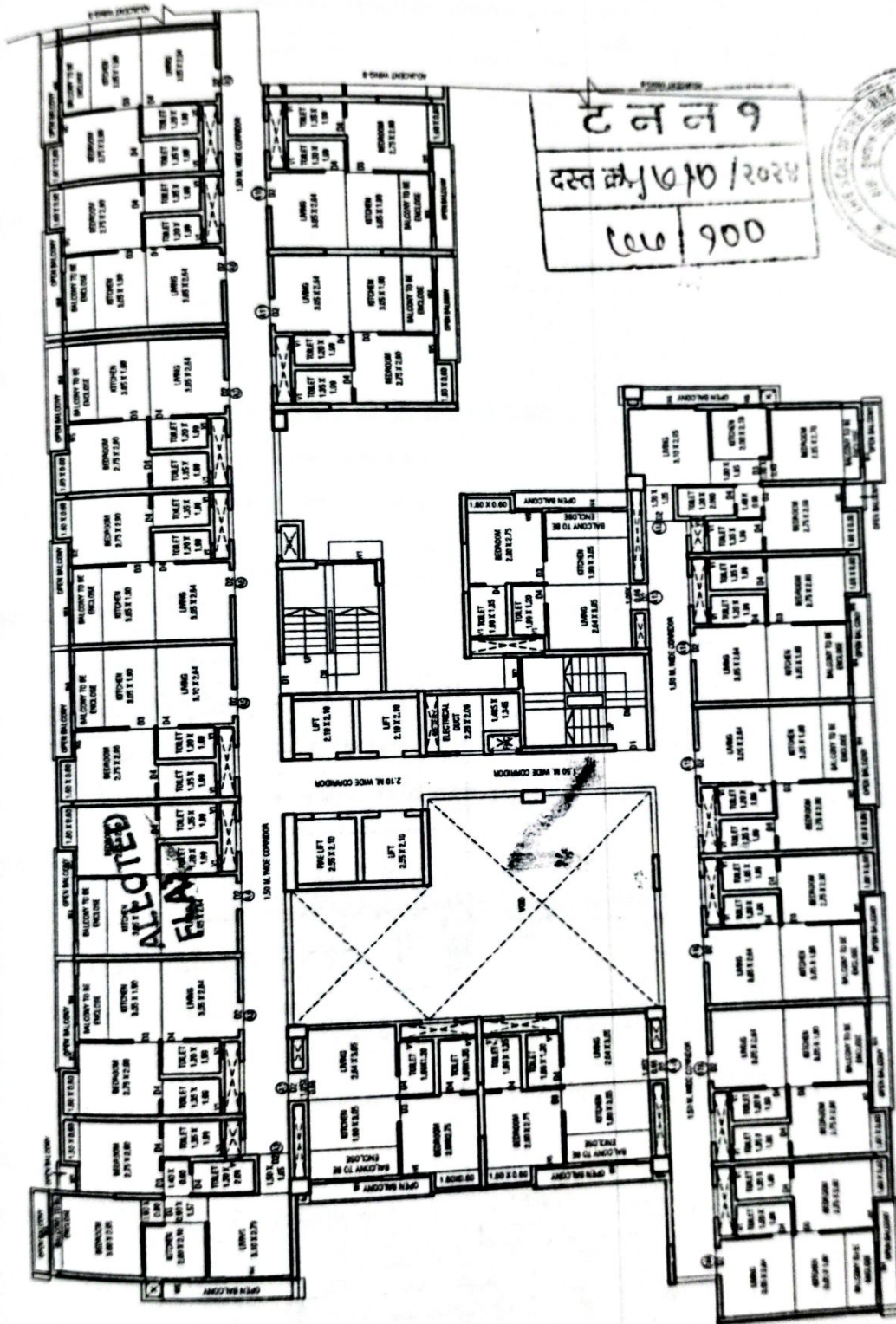
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ANNEXURE - J

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

PODIUM VIEW

ROAD VIEW



टन न 9
 दस्त क्र 10/10/2028
 लव 900



Flat No 404

Floor 4th

Handwritten signature

Handwritten signature
 PURCHASER



ट न न 9
दस्त क्र. 40990 / 2024
९० १००



घोषणापत्र
याद्वारे घोषित करता की, दुपट्टम निबंधक...
मी निवेदिता लोडि या विषयका दस्त नोंदणीसाठी सादर करणया
आणि चंद्र कार्यालयात चौक या विषयका दस्त नोंदणीसाठी सादर करणया
आणि आहे की सचिन मिरानी व इ. यांनी दि. 23/2/18 रोजी मला
दिलेल्या कुलमुखात्पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पत्ती
करण कबुलीकरण दिला आहे. सादर कुलमुखात्पत्र तिहून देणार यांनी कुलमुखात्पत्र
रद्द करेते नाही किंवा कुलमुखात्पत्र तिहून देणार टयक्तीपेकी कोणीही मयत झाले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखात्पत्र रद्दबातल ठरलेते नाही. सादर
कुलमुखात्पत्र पूर्णपणे विध अस्तु उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथन पुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
विशेत मी पाव राहीन याची मला जाणीव आहे.
दिनांक 15/5/2024

ट न न 9
दस्त क्र. 40990 / 2024
१० २२



घोषणापत्र
याद्वारे घोषित करता की, दुपट्टम निबंधक...
मी गणेशा लोडि या विषयका दस्त नोंदणीसाठी सादर करणया
आणि चंद्र कार्यालयात चौक या विषयका दस्त नोंदणीसाठी सादर करणया
आणि आहे की रमेश शाह व इ. यांनी दि. 21/5/19 रोजी मला
दिलेल्या कुलमुखात्पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पत्ती
करण कबुलीकरण दिला आहे. सादर कुलमुखात्पत्र तिहून देणार यांनी कुलमुखात्पत्र
रद्द करेते नाही किंवा कुलमुखात्पत्र तिहून देणार टयक्तीपेकी कोणीही मयत झाले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखात्पत्र रद्दबातल ठरलेते नाही. सादर
कुलमुखात्पत्र पूर्णपणे विध अस्तु उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथन पुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
विशेत मी पाव राहीन याची मला जाणीव आहे.
दिनांक 15/5/2024

ट न न 9
दस्त क्र. 40990 / 2024
१० २२



12/4/2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, all partners of **SHREE MALLINATH ENTERPRISE LLP** hereby authorises and appoint three partners of the firm i.e. 1) Mr. Sachin C. Mirani or 2) Mr. Ramesh V. Shah or 3) Mr. Dhaval H. Savla to sign Agreements for Sale, Cancellation Deed, Rectification Deed, Supplementary Agreement, Application, Affidavit, Indemnity, Declaration, Documents and/or any other document to be executed with Allotee/Purchasers of the Flat /Premises in the project "Y Square" to be constructed on all that piece and parcel of Plot of land admeasuring 5,237 square meters or thereabouts and bearing Survey Nos. 37/10 and 38/2 both of Village Dhokali, Tahuka & District Thane Tal. & Dist. Thane and within the limits of Thane Municipal Corporation and Registration District and Sub-District Thane.

Mr. Sachin C. Mirani or 2) Mr. Ramesh V. Shah or 3) Mr. Dhaval H. Savla, on behalf of firm i.e. **SHREE MALLINATH ENTERPRISE LLP** hereby unconditionally and without any prejudice, accept and undertake all declarations and representations made by them shall be binding on our firm, shall be deemed treated as made by firm and irrevocably acceptable to firm

For **SHREE MALLINATH ENTERPRISE LLP**
Partners

- 1) Mr. Sachin C. Mirani
- 2) Mr. Vivek M. Mangla
- 3) Mr. Deepak P. Jain
- 4) Mr. Ramesh V. Shah
- 5) Mr. Jenish M. Shah
- 6) Mr. Navin P. Savla
- 7) Mr. Kamlesh Bajaj




(Handwritten signatures and names)

ट न न १
दस्त क्र. ७१०/२०२४
घोषणापत्र ६९/१००



मी ~~निखिल ठक्कर~~ याद्वारे घोषित करतो की, दुय्यम निबंधक-----
 शी-१ यांचे कार्यालयात ~~करारनामा~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
 आला आहे. श्री ~~अचिन मिश्रा~~ व इ. यांनी दि. 15/5/24 रोजी मला
 दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
 करून कबुलीजबाब दिला आहे. सदर 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 सदरचे
 कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
 सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
 शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 30/5/2024


 कुलमुखत्यारपत्रधारकाचे नाव
 व सही

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 SHREE MALLINATH ENTERPRISE LLP

24/10/2007

Permanent Account Number

ABKFS29340

20092012

11:06 AM

दस्त गोपवारा भाग-2

टनन 1 900/900
दस्त क्रमांक: 5710/2024

17/07/2024 11 06:38 AM

क्रमांक : टनन 1/5710/2024
भा. प्रकार :- करारनामा

पक्षकाराचे नाव व पत्ता
1 नाव: श्री मल्लिनाथ एन्टरप्राईज एल एल पी चे भागीदार सचिन चंद्र भिराणी तर्फे कु.मु. निखिल ठडार
पत्ता: प्लॉट नं: 309-312, माळा नं: -, इमारतीचे नाव: सेन्द्रम आय टी पार्क, ब्लॉक नं: बागळे इंडस्ट्रियल इस्टेट, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: ABKFS2934C
2 नाव: सतिश शंकर म्हस्के
पत्ता: प्लॉट नं: डी-10 प्लॉट नं.54, माळा नं: -, इमारतीचे नाव: मत्स्यगंधा को.ओप.हौ.सोसा.ली, ब्लॉक नं: सावरकर नगर, रोड नं: ठाणे वेस्ट, महाराष्ट्र, ठाणे.
पिन नंबर: AXEPM8745M

पक्षकाराचा प्रकार

लिहून देणार
वय :- 44
स्वाक्षरी:-

लिहून घेणार
वय :- 35
स्वाक्षरी:-

छायाचित्र



ठसा प्रमाणित



दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 30 / 07 / 2024 11 : 05 : 52 AM

इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. पक्षकाराचे नाव व पत्ता

नाव: प्रतीक नंदू
वय: 26
पत्ता: मुलुंड मुंबई
पिन कोड: 400080

नाव: निकेश शिगवण
वय: 24
पत्ता: किरण बिल्डिंग दादा पाटील वाडी रोड ठाणे
पिन कोड: 400602

स्वाक्षरी

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



क्र.4 ची वेळ: 30 / 07 / 2024 11 : 06 : 53 AM

Registrar Thane 1

सम निबंधक वर्ग-2

पुस्तक क्रमांक 9
दस्त क्रमांक 90/90! 2024 वर नोंदला
असुन त्यास एकूण 900 पाने आहेत.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
SHREE MALLINATH ENTERPRISE LLP	eChallan	69103332024072919884	MH005938127202425E	313250.00	SD	0003251048202425	30/07/2024
	DHC		0724293117532	2000	RF	0724293117532D	30/07/2024
SHREE MALLINATH ENTERPRISE LLP	eChallan		MH005938127202425E	30000	RF	0003251048202425	30/07/2024



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

5710 /2024

Scanned Document for correctness through thumbnail (4 pages on a side) print out after scanning immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com