

Receipt (pavti)

530/11633

Monday, August 05, 2024

1:14 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12041

दिनांक: 05/08/2024

गावाचे नाव: बाळकूम

दस्तावेजाचा अनुक्रमांक: टनन12-11633-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रविण वसंतराव भिवापुरकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3340.00

पृष्ठांची संख्या: 167

एकूण:

रु. 33340.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:34 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वग-२
दाणे क्र. १२

वाजार मुल्य: रु.7494217 /-

मोवदला रु.12059927/-

भरलेले मुद्रांक शुल्क : रु. 844500/-

1) देयकाचा प्रकार: DHC रकम: रु.1340/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824050805669 दिनांक: 05/08/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

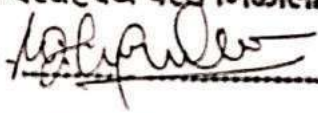
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824055305526 दिनांक: 05/08/2024

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005102212202425M दिनांक: 05/08/2024

वॅकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला
सही 
नांव



5/08/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.ठाणे 12

दस्त क्रमांक : 11633/2024

नोंदणी :

Regn:63m

गावाचे नाव : वाळकूम

1)विलेखाचा प्रकार	करारनामा
2)मोबदला	12059927
3) बाजारभाव(भाडेपट्ट्याच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	7494217

4) भू-मापन,पोटहिस्स व क्रमांक(असल्यास)

1) पात्रिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 47, माळा नं: 4 था मजला, इमारतीचे नाव: टॉवर ए,प्रिमेरा, ब्लॉक नं: कोलशेत रोड, रोड नं: वाळकूम,ठाणे, इतर माहिती: सदनिका क्षेत्र 61.47 चौ मी कार्पेट व ओपन वाल्कनी 3.09 चौ. मीटर व सोबत 1 पार्किंग स्पेस फर्स्ट बेसमेंट लेव्हल पार्किंग युनिट नं. S8 मह (Survey Number : 19/1/B, 19/2, 19/3, 19/4, 19/5, 19/6(pt), 19/7, 19/9, 19/10, 19/11, 19/12, 19/13/A, 19/13/B, 19/14, 19/15, 19/16/A, 19/16/B, 19/17,19/18, 19/19, 19/20/B, 19/21, 19/22, 19/24, 19/25/B, 19/26, 19/27/B, 19/28, 19/34/C, 19/35, 19/36, 19/39/B, 19/41/B, 19/46, 20/1, 20/2, 20/3, 80/2/C, 81, 82, 83/4/2/B, 83/7/B, 85/4 ;))

5) क्षेत्रफळ

1) 61.47 चौ.मीटर

3)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तऐवज करून देणा-या/जिहून ठेवणा-या क्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-अजाइल रियल इस्टेट प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार अजित कठारिया तर्फे कबुलीजवाबासाठी कु. मु. म्हणून योगेश बांदेकर वय:-48; पत्ता:-प्लॉट नं: 101, माळा नं: ., इमारतीचे नाव: कल्पतरू सिनर्जी, ब्लॉक नं: ग्रँड ह्याट समोर, रोड नं: सांताक्रूझ पूर्व, वाकोला, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AAGCA7403G

3)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रविण वसंतराव भिवापुरकर वय:-48; पत्ता:-प्लॉट नं: सी - 38, माळा नं: 3, इमारतीचे नाव: विंध्या, ब्लॉक नं: अणुशक्ती नगर, रोड नं: मानबुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:- AEQFB8676M

2): नाव:-वसुधा प्रविण भिवापुरकर वय:-40; पत्ता:-प्लॉट नं: सी - 38, माळा नं: 3, इमारतीचे नाव: विंध्या, ब्लॉक नं: अणुशक्ती नगर, रोड नं: मानबुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:- AR3PB8402J

3) दस्तऐवज करून दिल्याचा दिनांक 05/08/2024

10)दस्त नोंदणी केल्याचा दिनांक 05/08/2024

1)अनुक्रमांक,खंड व पृष्ठ 11633/2024

12)बाजारभावाप्रमाणे मुद्रांक शुल्क 844500

13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

14)शेग



स. दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	9/38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक
क्षेत्राचे नांव	Thane Municipal Corporation सर्व्हे नंबर / न. भू. क्रमांक : सर्व्हे नंबर#19

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
33200	103600	116000	129700	116000	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	67.617 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620 -
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	61.47 चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate- Rs.103600/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((103600-33200) * (100 / 100)) + 33200)
 = Rs.103600/-

मुख्य मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 103600 * 67.617
 = Rs.7005121.2/-

बंदिस्त वाहन तळाचे क्षेत्र
 बंदिस्त वाहन तळाचे मूल्य
 = 13.94 * (103600 * 25/100)
 = Rs.361046/-

लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य
 = 3.09 * (103600 * 40/100)
 = Rs.128049.6/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 7005121.2 + 0 + 0 + 0 + 361046 + 128049.6 + 0 + 0 + 0 + 0
 = Rs.7494217/-
 = ₹ चौऱ्याहत्तर लाख चौऱ्याणव हजार दोन शे सतरा /-

Home

Print

प्र.ह. दु.ध.म. निबंधक वर्ग-२
 ठाणे क्र. १२

ट न न १२



ट न न १२	
दस्ता क्र.	११६३३/२०२४
४	१६६०



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") made at Thane, this 5th day of August, in the year Two Thousand and Twenty Four,

[Handwritten signature]
[Handwritten initials]

BETWEEN

AGILE REAL ESTATE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai 400 055, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**,

AND

Mr. Pravin Vasant Rao Bhiwapurkar & Mrs. Vasudha Pravin Bhiwapurkar Indian Inhabitants having his/her/ their address at C-38, Vindhya, Anushakti Nagar, Mankhurd, Mumbai - 400094, Maharashtra, India, [or] _____, LLP, a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, having its registered office at _____, represented herein by its duly authorized partner _____, [or] Messrs. _____, a partnership firm, registered under the Indian Partnership Act, 1932, having its principal place of business at _____, represented herein by its duly authorized partner _____, [or] _____ Private Limited/Limited, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at _____ represented herein by

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[Handwritten signature]

[Handwritten initials]

its duly authorized signatory, [or] _____ HUF, a Hindu Undivided
 Family, having its address at _____, represented herein by its
 manager _____, [or] _____ trustees of the
 trust constituted under the Deed of Trust/Settlement dated _____
 their/its address at _____, [or] _____
 public trust registered under the _____ Act, 19 _____, having its registered
 at _____, represented herein by its trustees, hereinafter referred to as
 "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof,
 deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or
 respective heirs, executors, administrators, successors and permitted assigns, (ii) company or
 body corporate or juristic entity and permitted assigns (iii) partnership firm, its partners for
 time being, the survivor or last survivors of them and the legal heirs, executors and administrators
 and permitted assigns of such last survivor of them; (iv) trust, the trustees for the time being
 from time to time of the trust and the survivors or survivor of them and its/their successors
 permitted assigns) of the **Other Part**.

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually
 referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

A. The Promoter is entitled to (including to develop) the lands totally admeasuring
 approximately 4,35,180 square meters situate, lying and being at Village Balkum, Dist.
 Thane (hereinafter referred to as the "Whole Project Land"). The Promoter is in the process
 of buying/acquiring development rights of additional lands situated/adjacent to the Whole
 Project Land and at its discretion shall/may form part of the Whole Project Land.

B. The Whole Project Land also includes/is affected by road admeasuring approximately
 15,000 square meters and amenities/open space approximately admeasuring 1,03,94
 square meters. The above mentioned reservations and amenities which are affecting
 affect the Whole Project Land and/or may be shifted or altered from time to time as
 required by the Promoter and the Promoter has handed over/shall hand over the same to
 Thane Municipal Corporation (hereinafter referred to as the "TMC") and/or the concerned
 authorities as and when required from time to time.

C. The Whole Project Land has been converted from industrial to commercial user (which
 includes residential and retail users). The TMC has sanctioned the layout plan ("Common
 Layout Plan") in respect of the Whole Project Land. The Common Layout Plan is annexed
 hereto and marked Annexure 'A'. The Promoter shall be entitled to revise the said Common
 Layout Plan as and when required and shall be entitled to all the benefits thereof.

D. Out of the Whole Project Land, following land parcels have been leased to Maharashtra
 Electricity Board ("MSEB") for installation and operation of an electric/power sub-station
 (i) out of Sub Plot A Land (defined below) - land admeasuring approximately 1000
 square meters vide agreement for lease dated 24th November, 1995 and (ii) out of Sub
 Plot B Land (defined below) land admeasuring approximately 600 square meters vide lease
 dated 19th July 2023, and the Promoter may/shall lease additional land parcels to MSEB
 in the future as and when required by MSEB.

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दस्त क्र. ११६३	११६३
५	१९६०



E. The Promoter has/shall earmark any or all parts/portions/plots of the Whole Project Land
 into sectors, and proposed to develop the Whole Project Land as per the Common Layout Plan
 for residential, commercial and/or retail development or such other use/development as may
 be permitted in a phase wise and segment wise manner, as it may deem fit, over a period of
 time, by, inter alia, constructing upon each such sector, multiple projects, for any other

[Handwritten signature]

2 *[Handwritten signature]* 10/22

Boundaries:-

- NORTH:** Adj. N. S. No 77 OF Village Balkum, Thane (west).
- SOUTH:** Adj. N. S. No - 12, Adj. N. S. No - 17, Adj. N. S. No - 18, Adj. N. S. No - 27, Adj. S. No 19/23 (Pt.) of Village Balkum Thane.
- WEST:** Amenity Space 1, Adj. N. S. No - 19/6 (Pt), 19/34/A, 19/40, 80/2a, 83/2B/1, 83/4/1A, 83/5, 83/6/A, 83/11/A, 85/2, 85/5 of Village Balkum Thane.
- EAST:** Adj. N. S. No - 18, Adj. N. S. No - 27, Adj. N. S. No 77, Adj. S. No 19/23(Pt.) 19/29(Pt.) of Village Balkum Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the "Sector A Land")

All those pieces or parcels of non-agricultural land or ground admeasuring approximately 98 square meters or thereabouts as detailed hereunder:

New survey nos. 19/6(pt.), 19/13A(pt.), 19/13B(pt.), 19/16A(pt.), 19/16B(pt.), 19/17(p 19/18(pt.), 19/20/B, 19/21, 19/22, 19/25/B, 19/26, 19/27/B, 19/28, 19/34/C(pt.), 19/35(p 19/46(pt.), 85/4(pt.) situated all at Village Balkum, in the City, Taluka and District of Thane ; within the Registration District and Sub District of Thane, Maharashtra and shown delineated a blue colored boundary line on the Revised Layout Plan annexed hereto at Annexure 'B1' and bounded as follows, that is to say:-

Boundaries: -

- NORTH:** N. S.NO 19/6(pt.), 19/13A(pt.), 19/13B(pt.), 19/16A(pt.), 19/16B(pt.), 19/17(p 19/18(pt.), 19/46(pt.), 85/4(pt.) of Village Balkum Thane.
- SOUTH:** N. S.NO 19/6(pt.), 19/34/C(pt.), 19/35(pt.) of Village Balkum Thane.
- WEST:** 30.0 MTR WIDE D.P. ROAD of Village Balkum Thane.
- EAST:** N. S.NO 19/18(pt.), ADJ. S.NO 19/23(pt.), 19/29(pt.) of Village Balkum Than

THE THIRD SCHEDULE ABOVE REFERED TO:
(Description of the "Apartment" and "Parking Space/s")

All that the proposed Apartment bearing no. 47, admeasuring approximately 61.47 square me Carpet Area (RERA), on 4th habitable floor in Tower A, together with 1 (One) vehicle Park Space/s as an amenity attached to the Apartment, in Project known as "Primera".

Balcony (Open) area attached to the Apartment is approximately 3.09 square meters.

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दस्ता क्र. ११६३३ / २०२४	
४०	१६०



Annexure 'E'
(MAHARERA REGISTRATION CERTIFICATE)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51700055574**

Project: **Primera**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey Nos of village Balkum Thane west as per declaration uploaded in other technical at Thane (M Corp.), Thane, Thane, 400607;**

1. **Agile Real Estate Pvt.Ltd.** having its registered office / principal place of business at **Tehsil: Andheri, District Mumbai Suburban, Pin: 400055.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Release 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 (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **04/04/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 04/04/2024 11:13:42

दिनांक १२	
Place: Mumbai	
दस्त क्र. ११६३३	/२०२४
७९	९६०



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

Annexure 'F'

(DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE)



Thane Municipal Corporation

APPENDIX 'D-1'

**SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE**

Building Name : TOWER (T3)	Building Use : Mercantile Building
Name of PWork : TOWER-1 (T3)	
Floor Name: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, TERRACE FLOOR	
Building Name : TOWER (A)	Building Use : Mixed Use
Name of PWork : TOWER-1 (A)	
Floor Name: SECOND BASEMENT PARKING FLOOR, FIRST BASEMENT PARKING FLOOR, GROUND - SHOP - PARKING FLOOR, FIRST PODIUM - PARKING FLOOR, SECOND PODIUM - RESIDENTIAL - PARKING FLOOR, THIRD PODIUM - RESIDENTIAL - PARKING FLOOR, FOURTH PODIUM - RESIDENTIAL - PARKING FLOOR, FIFTH PODIUM - RESIDENTIAL - PARKING FLOOR, SIXTH PODIUM - RESIDENTIAL - PARKING FLOOR, SEVENTH PODIUM-RESI-COMM-PARKING FLOOR PLAN, ECODECK-8TH PODIUM-RESI.COMM. FLOOR, FIRST - RESIDENTIAL FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST - RESIDENTIAL FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST - RESIDENTIAL FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR, TERRACE FLOOR	
Building Name : TOWER (B)	Building Use : Mixed Use
Name of PWork : TOWER-1 (B)	
Floor Name: SECOND BASEMENT PARKING FLOOR, FIRST BASEMENT PARKING FLOOR, GROUND - SHOP - PARKING FLOOR, FIRST PODIUM - PARKING FLOOR, SECOND PODIUM - RESIDENTIAL - PARKING FLOOR, THIRD PODIUM - RESIDENTIAL - PARKING FLOOR, FOURTH PODIUM - RESIDENTIAL - PARKING FLOOR, FIFTH PODIUM - RESIDENTIAL - PARKING FLOOR, SIXTH PODIUM - RESIDENTIAL - PARKING FLOOR, SEVENTH PODIUM-RESI-COMM-PARKING FLOOR PLAN, ECODECK-8TH PODIUM-RESI.COMM. FLOOR, FIRST - RESIDENTIAL FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST - RESIDENTIAL FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST - RESIDENTIAL FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR, TERRACE FLOOR	

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M/S AGILE REAL ESTATE PRIVATE LIMITED (OWNER)
(Yogesh Vitthal Bandekar Authorize Signatory) (Owner)
Thane

Atul Madanlal Gulañ (Lic:CA/86/10206) Architect
121/C Kalpataru Sparkle, Near MIG Club, Bandra East, Mumbai-
400051

Sir,

With reference to your application No. S05/0207/21/1 (V.P.No.TMCB/TDD/0097/[P/C]/2024/AutoDCR), dated 08 January, 2024 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, Maharashtra Municipal Corporations Act, 1949; to carry out development work / Building on Plot No.:0, Village:Balkum, CTS No. :0, Survey No.:19/1/B,19/2,19/3,19/4,19/5,19/6 (P),19/7,19/9,19/10,19/11,19/12,19/13/A,19/13/B,19/14,19/15,19/16/A,19/16/B,19/17,19/18,19/19,19/20/A,19/20/B,19/21,19/22,19/24,19/25/A,19/25/B,19/26,19/27/A,19/27/B,19/28,19/34/B,19/34/C,19/35,19/36,19/39/A,19/39/B,19/41/A,19/41/B,19/44,19/46,20/1,20/2,20/3,80/2/B,80/2/C,81,82,83/2/B/2,83/4/1/B,83/4/2/A,83/4/2/B,83/6/B,83/7/A,83/7/B,83/7/C,83/11/B,83/12,85/3,85/4,86/1/B,86/2/B,86/3/B,87/1/C, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : Online - 85

Date 04 March, 2024

Office Stamp.

Yours faithfully,
Assistant Director Town Planning

OFFICE OF THE Thane Municipal Corporation
Building Permit No.: TMCB/TDD/0097/[P/C]/2024/AutoDCR
Date: 04 March, 2024

SANCTIONED

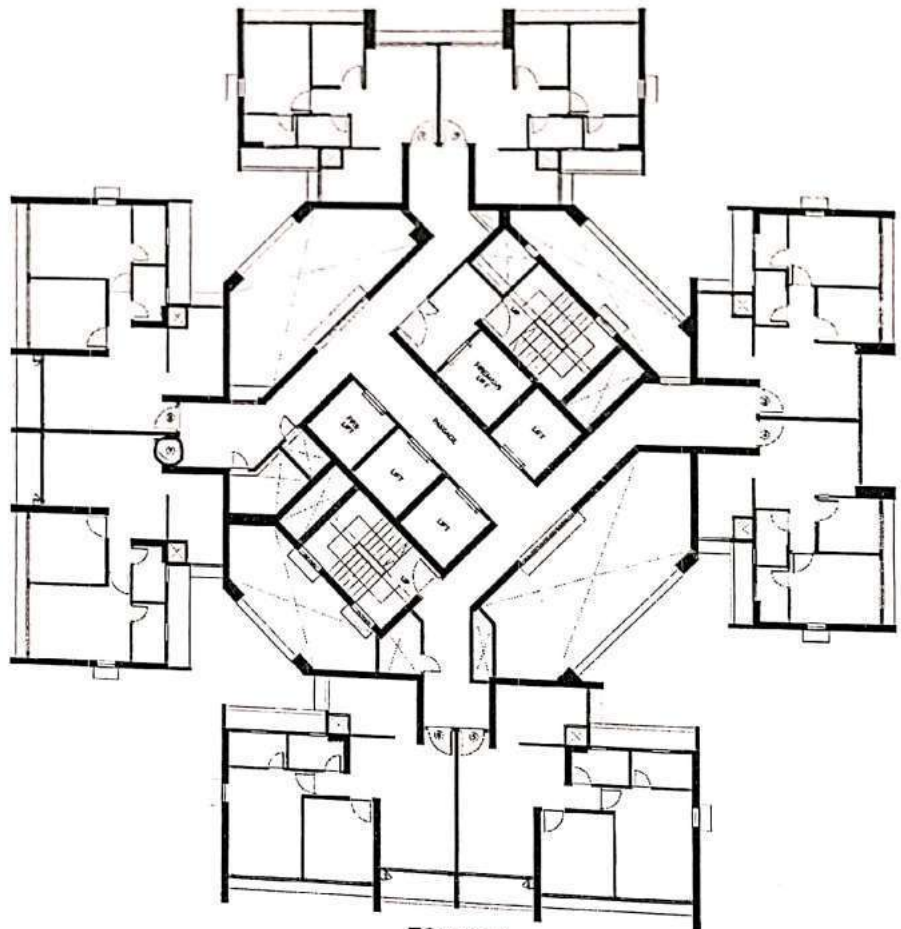
Signature of the Authority

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Annexure 'H'

(TYPICAL FLOOR PLAN OF THE APARTMENT)



TOWER A
1ST-2ND, 4TH-7TH, 9TH-12TH, 14TH-17TH, 19TH-22ND,
24TH-27TH, 29TH-32ND, 34TH-37TH & 39TH-40TH
TYPICAL FLOOR PLAN



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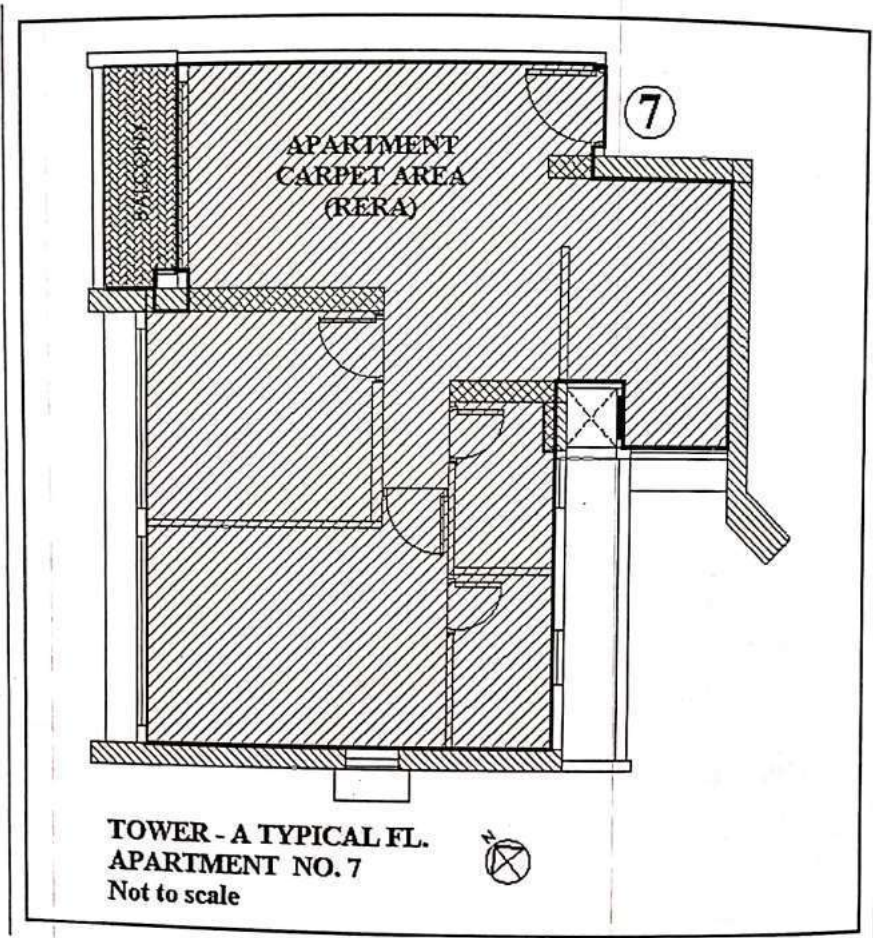


Not To Scale

Apartment No. 47 on 4th Habitable Floor of Tower 'A' in the Project

Annexure 'I-1'

(APARTMENT PLAN DEPICTING APARTMENT AREAS)



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Not To Scale

Apartment No. 47 on 4th Habitable Floor of Tower 'A' in the Project

2024/10/2

Please Tick

Saving A/C No : _____

CIF NO. : _____

LOS Reference No. : _____

Applicant Name : _____

Co-Applicant Name : _____

Contract (Resi.) : _____ Mobile : _____

Loan Amount : _____ Tenure : _____

Interest Rate : _____ EMI : _____

Loan Type : _____ SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : _____

Property Cost : _____

Name of Developer / Vendor : _____

Branch FILE No _____

Tin up no
(if applicable) _____

PAL/Take Over/NEW/Resale/Top up _____

RBO - ZONE - Branch : _____ (Code No) _____

Contact Person : _____ Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	25/10	L. G. Naik	
SEARCH - 2			
VALUATION - 1			
VALUATION - 2			
		RESIDENCE VERIFICATION	
		OFFICE VERIFICATION	
		SITE INSPECTION	

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



RASMECCC - PANV
Sharda Terrace, Plc
Sector 11, CBD Be
Navi Mumbai 400

HL TO BE PARKED AT _____

BR

