

Receipt (pavti)

73/8253

Tuesday, November 12, 2024

12:09 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 12256 दिनांक: 12/11/2024

गावाचे नाव: कावेसर

दस्तऐवजाचा अनुक्रमांक: टनन1-8253-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अपूर्वा अरुण कांबळी

नोंदणी फी

रु. 24900.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकूण:

रु. 27600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:28 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

सह दुय्यम निबंधक वर्ग-२

ठाणे-१

बाजार मूल्य: रु.0/-

मोबदला रु.2480700/-

भरलेले मुद्रांक शुल्क : रु. 148900/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124110004687 दिनांक: 12/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124116204463 दिनांक: 12/11/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.24900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010014678202425M दिनांक: 12/11/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) :

For Women - Corporations Are

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 8253/2024

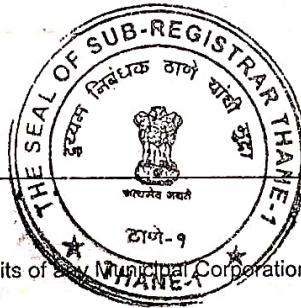
नोंदणी :

Regn:63m

2/11/2024

गावाचे नाव : कावेसर

विलेखाचा प्रकार	करारनामा
मोबदला	2480700
वाजारभाव(भाडेपट्ट्याच्या वतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	0
धू-मापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 205, माळा नं: 2 रा मजला, इमारतीचे नाव: गोदरेज एक्सक्लिझिट टॉवर- 3, रोड नं: मौजे कावेसर,ता. जि. ठाणे प, इतर माहिती: सदनिकेचे क्षेत्रफळ- 44.09 चौ. मीटर कारपेट व इतर लगतचे क्षेत्रफळ-0 चौ. मीटर यांसी एकूण क्षेत्रफळ- 44.09 चौ. मीटर कारपेट,कोकण गृह निर्माण व क्षेत्र विकास महामंडळ(म्हाडा घटक)यांनी ठरवलेल्या प्रमाणे मोबदला रक्कम प्रमाणे योग्य ते मुद्रांकशुल्क भरलेले आहे आणि या दस्तामध्ये वाजार मूल्य तक्तादर लागू नाही(म्हाडा 20 % गृह निर्माण योजना)((Survey Number : 141/5 AND 206/2 ;)
क्षेत्रफळ	1) 44.09 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:-गोदरेज मॅकब्रिक्स प्राइव्हेट लिमिटेड (पुर्वीचे अशांक मॅकब्रिक्स प्राइव्हेट लिमिटेड) चे ऑथोराइज सिग्रेटरी नॉरवर्ट मेडेस तर्फे कु मु म्हणुन सचिन शेवाळे वय:-41; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व , रोड नं: इस्टर्न एक्सप्रेस हायवे, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAQCA3260K
दस्तऐवज करून घेणा-या पक्षकाराचे व वा दिवाणी न्यायालयाचा हुकुमनामा किंवा दिश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अपूर्वा अरुण कांबळी वय:-24; पत्ता:-प्लॉट नं: 701; बिल्डिंग नं. ए-10, माळा नं: -, इमारतीचे नाव: वृंदावन को ऑप हौ सोसायटी लि, ब्लॉक नं: शैलेंद्र नगर, दहिसर हायवे मागे, रोड नं: दहिसर पु, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-EBEPK8884B
दस्तऐवज करून दिल्याचा दिनांक	12/11/2024
दस्त नोंदणी केल्याचा दिनांक	12/11/2024
अनुक्रमांक,खंड व पृष्ठ	8253/2024
वाजारभावाप्रमाणे मुद्रांक शुल्क	148900
वाजारभावाप्रमाणे नोंदणी शुल्क	24900
शेरा	



सह दुय्यम निबंधक वगैरे
ठाणे-१

पंचांगनामाठी विचारान घेतलेला तपशील:-

द्रांक 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	MH010014678202425M	BARCODE	[Barcode]		Date	18/10/2024-13:41:54	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN1_HQR SUB REGISTRAR THANE URBAN 1				
Location				THANE				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.		Payer Details			
0030046401 Stamp Duty			148900.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee			24900.00		PAN No.(If Applicable)		EBEPK8884B	
Full Name				Apoorva Arun Kambli				
Flat/Block No.				FLAT NO. 205, 2ND FLOOR				
Premises/Building				GODREJ EXQUISITE TOWER 3				
Road/Street				VILLAGE KAVESAR, TALUKA AND DIST				
Area/Locality				THANE				
Town/City/District				THANE				
PIN				4 0 0 6 0 7				
Remarks (If Any)				PAN2-AAQCAS260K-SecondPartyName-GODREJ तनू न 9 PRIVATE LIMITED दस्त क्र 243/2024 १ १३५ Amount in Words Only One Lakh Seventy Three Thousand Eight Hundred Rupe				
Total				1,73,800.00				
Payment Details				PUNJAB NATIONAL BANK				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN Ref. No. 03006172024101800600 191024M80517				
Cheque/DD No.				Bank Date RBI Date 19/10/2024-10:38:57 Not Verified with RBI				
Name of Bank				Bank-Branch PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date Not Verified with Scroll				



Department ID : Mobile No. : 8082499499
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

(Signature)

(Signature)

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दस्त क्र ८२५३ / २०२४	
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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made and executed at Thane, this 12th day of Nov in the year 2024.

Between

GODREJ MACBRICKS PRIVATE LIMITED (earlier known as **ASHANK MACBRICKS PRIVATE LIMITED**, [PAN:AAQCA3260K] [CIN: U70100MH2017PTC302864], a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, hereinafter referred to as the "Developer" (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**;

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AND

Ms. Apoorva Arun Kambli (PAN: EBEPK8884B), aged 24 years, an adult Indian Inhabitant, residing at 701, Building No. A-10, Varundavan C.H.S Limited, Shailendra Nagar, Behind Dahisar Highway, Dahisar (East), Mumbai- 400068, Maharashtra, India;

OR

MESSERS _____ (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____, through its authorized representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____;

OR

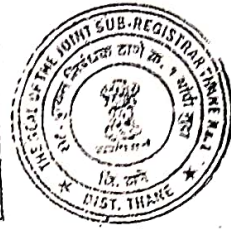
_____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____,

herein after referred to as the "**Allottee(s)**". (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **SECOND PART**.

The Developer and the Allottee(s) are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

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WHEREAS:

- A. By and under Deed of Conveyance dated 28th August 2019 and registered with the office of the Joint Sub-Registrar of Thane-5 under Serial No. TNN-5/14603/2019 entered into between the Developer and Nisarg Lifespace LLP, the Developer is the owner of all those pieces and/or parcels of contiguous land/plots bearing Survey No. 141/5 admeasuring 11200 square meters and Survey No. 206/2 admeasuring 6020 square meters, aggregating to 17220 square meters equivalent to approximately 4.26 acres (hereinafter referred to as the "**Larger Land**") lying, being and situate at village Kavesar, Thane and within the limits of Thane Municipal Corporation ("**TMC**") more particularly described in the **First Schedule** hereunder written and shown delineated by red colour on the Plan thereof hereto annexed as **Annexure A**.
- B. Out of the Larger Land, an area admeasuring 2,192.87 square meters falls under 60 meter wide Ghodbunder Road and an area admeasuring 401.34 square meters is not in possession of the Developer. Accordingly the Developer has not utilized the FSI accruing from the aforesaid area, which is not in possession of the Developer.
- C. The Developer proposes to develop the portion of Larger Land being 14,625.79 square meters ("**Project Land**") more particularly described in the **Second Schedule** hereunder written and shown delineated by blue colour on the Plan thereof hereto annexed as **Annexure A**.
- D. The Developer intends to commence the development of the **Project Land** in the name and style of "**Godrej Exquisite**" for predominantly residential/mixed use consisting of 03 no. of building(s) / wing(s) comprising of 04 shared part podium, 01 stilt and 39 upper floors ("**Project**").
- E. The Project also comprises of (i) vide Government notification no. TPB 4312/CR45/2012/(I)UD-11 dated November 8, 2013, certain areas are to be constructed and to be handed over to MHADA/competent authority towards EWS/LIG housing ("**MHADA Area**") as approved by the competent authority from time to time; (ii) vide Government notification no. TPS 1812/981/CR-250/13/UD-13 dated June 3, 2016, certain areas are to be constructed towards I to R housing ("**I to R Area**") as approved by the competent authority from time to time; (iii) certain areas are to be constructed and to be handed over to TMC towards constructed amenity ("**Constructed Amenity**") as approved from time to time. The Applicant/s understands that the size, specification, location of these areas may change as per regulatory requirements or as decided by the Developer and the Applicant/s consent to the aforementioned understanding and agree to execute required documents in this regard, if required.

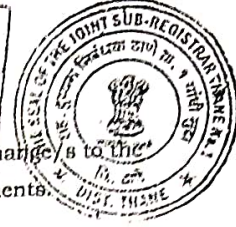
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- F. Under the Project Land, certain areas shall be built towards commercial/retail/shop use as decided by the Developer and approved by the competent authority from time to time.
- G. It is further clarified that the Allottee(s)/ Allottee(s)/inhabitants of the MHADA Area, I to R Area, Constructed Amenity and **Areas designated for the purpose of commercial use / activities ("Retail Area")** shall be entitled to access and make use of all Common Areas and Facilities within the Project.
- H. The said Project Land is presently accessible from the 60 meter wide Ghodbunder Road and delineated on the Location Plan **Annexure A** in green colour.
- I. The Developer is going to develop the Project Land and carry out the development in a phase-wise and segment-wise manner in consonance with the Relevant Laws in the manner the Developer may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasijudicial authority, etc. whether in effect on the date of this Agreement.
- J. In furtherance thereto, the Developer has a layout plan ("**Layout**") for the development of the Project Land. The Developer had made application to TMC for the sanction of the Layout of the Project Land, and has received the sanction along with the Development Permission Certificate for the Project Land bearing nos. V.P. No. S06/0310/18 TMC/TDD/3238/19 dated 5th November 2019 on terms and conditions more particularly contained therein which is annexed hereto and marked as **Annexure B**. Further TMC has issued revised Development Permission Certificate bearing nos. V.P. No. S06/0310/18 TMC/TDD/3330/20 dated 10th January 2020, which is annexed hereto and marked as **Annexure B-1**. Further TMC has issued revised Development Permission Certificate bearing nos. V.P. No. S06/0310/18 Revised TMC/TDD/3750/21 dated 15th November 2021, which is annexed hereto and marked as **Annexure B-2**. Further TMC has issued revised Development Permission Certificate bearing nos. V.P. No. S06/0310/18 TMC/TDD/3948/22 dated 9th February 2022, which is annexed hereto and marked as **Annexure B-3**. Further, TMC has issued part Occupancy Certificate bearing no. TMCB/PO/2024/APL/00096 dated 7th March, 2024 for Tower 1 (Ground Podium(P0), 1st Podium (P1)). The same is annexed hereto and marked as

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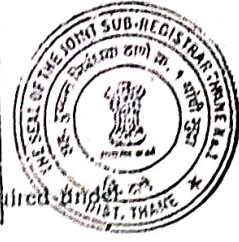


Annexure B-4. The Allottee(s) understands that there may be change/s to the approved plans in order to comply with aforementioned requirements.

- K. The Developer has appointed Saakaar Architects as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- L. The Developer has appointed Gokani Consultants Private Limited, as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- M. The Developer through its erstwhile Architect being M/s. Joshi Deshaware & Associates submitted the building plans in respect of the Project for sanction thereof and TMC has sanctioned the same. TMC has issued Commencement Certificate bearing Ref. No. TMC/TDD/3376/20 dated February 10, 2020 and revised Commencement Certificate bearing Ref. No. TMC/TDD/3760/21 dated 17th November, 2021 and Development Permission/Commencement Certificate bearing Ref. No. S06/0310/18 TMC/TDD/3948/22 dated 9th February 2022 which was further revised vide Ref. No. TMC/TDD/4449/23 dated 1st August, 2023 by TMC permitting the construction/development of part of the Project which is annexed hereto and marked as **Annexure C (Colly)**. Further, the Developer has also obtained part Occupation Certificate bearing TMCB/PO/2024/APL/00096 dated 7th March, 2024 for Tower 1 (Ground Podium(P0), 1st Podium (P1)) ("**PART OC**").
- N. The Developer has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with 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 ("**Rules**") with the Real Estate Regulatory Authority at Maharashtra under no. P51700024496; authenticated copy is attached in **Annexure D**;
- O. The Developer has sole and exclusive right to sell the Apartment/Flat in the said building/s to be constructed by the Developer in the Project and to enter into Agreement/s with the Allottee(s) of the Apartment/Flat and receive the sale consideration in respect thereof;
- P. On demand from the Allottee(s), the Developer has given inspection to the Allottee(s) of all the documents of title relating to the Project Land and the plans,

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duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

2. **Description of Apartment/Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

2.1 At the request of the Allottee(s), the Developer has agreed to sell to the Allottee(s) and the Allottee(s) has/have agreed to purchase from the Developer:-

- (a) a residential Apartment/Flat of the aforesaid Total Area bearing No. **0205**, on the **02nd** floor of the Building/Wing/Tower "**Godrej Exquisite Tower 3**" ("**Apartment/Flat**"), which is more particularly described in the **Third Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as **Annexure K**;
- (b) an exclusive right to use **0 (Zero)** covered car parking space unit bearing no. ----- admeasuring ----- (*breadth x length x vertical clearance*) located at ----- level as more particularly earmarked at **Annexure L** as annexed hereto ("**Car Park(s)**").

constructed or being constructed in the Project, along with the right to use the Common Areas and Facilities more particularly described in the **Annexure J**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Apartment/Flat to be provided by the Developer in the said Building(s)/Wing(s) and the Apartment/Flat as are set out in **Annexure I**, annexed hereto or its equivalent thereof. The Allottee(s) is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Allottee(s) shall not raise any objection in respect thereof hereafter.

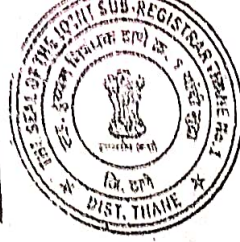
2.3 The **Carpet Area** of the Apartment/Flat is **44.09** square meters and the **Exclusive Areas** of the Apartment/Flat is **0.00** square meters aggregating to **Total Area** of **44.09** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital W above.

2.4 In consideration of the above, the Allottee(s) hereby agrees to pay to the Developer a total lump-sum sale consideration of **Rs. 2480700/-** ("**Total Consideration**"), comprising of the following:-

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Apartment/Flat.	2485800
(ii)	Amount paid by Allottee(s) to MHADA Authority	5100

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FIRST SCHEDULE

(Description of the Larger Land)

All that piece and parcel of land or ground bearing following survey numbers and admeasuring in aggregate approximately 17220 square meters equivalent to approximately 4.26 acres, situated at Village Kavesar, Taluka Thane, District Thane.

Particulars	Area (in Sq. Mts.)
Survey No. 141/5	11,200
Survey No. 206/2	6,020
Total	17220

SECOND SCHEDULE

(Description of the Project Land)

All that piece and parcel of land or ground being portion of Larger Land i.e. 14,625.79 square meters equivalent to approximately 3.61 acres, situated at Village Kavesar, Taluka Thane, District Thane.

THIRD SCHEDULE

(Description of Flat)

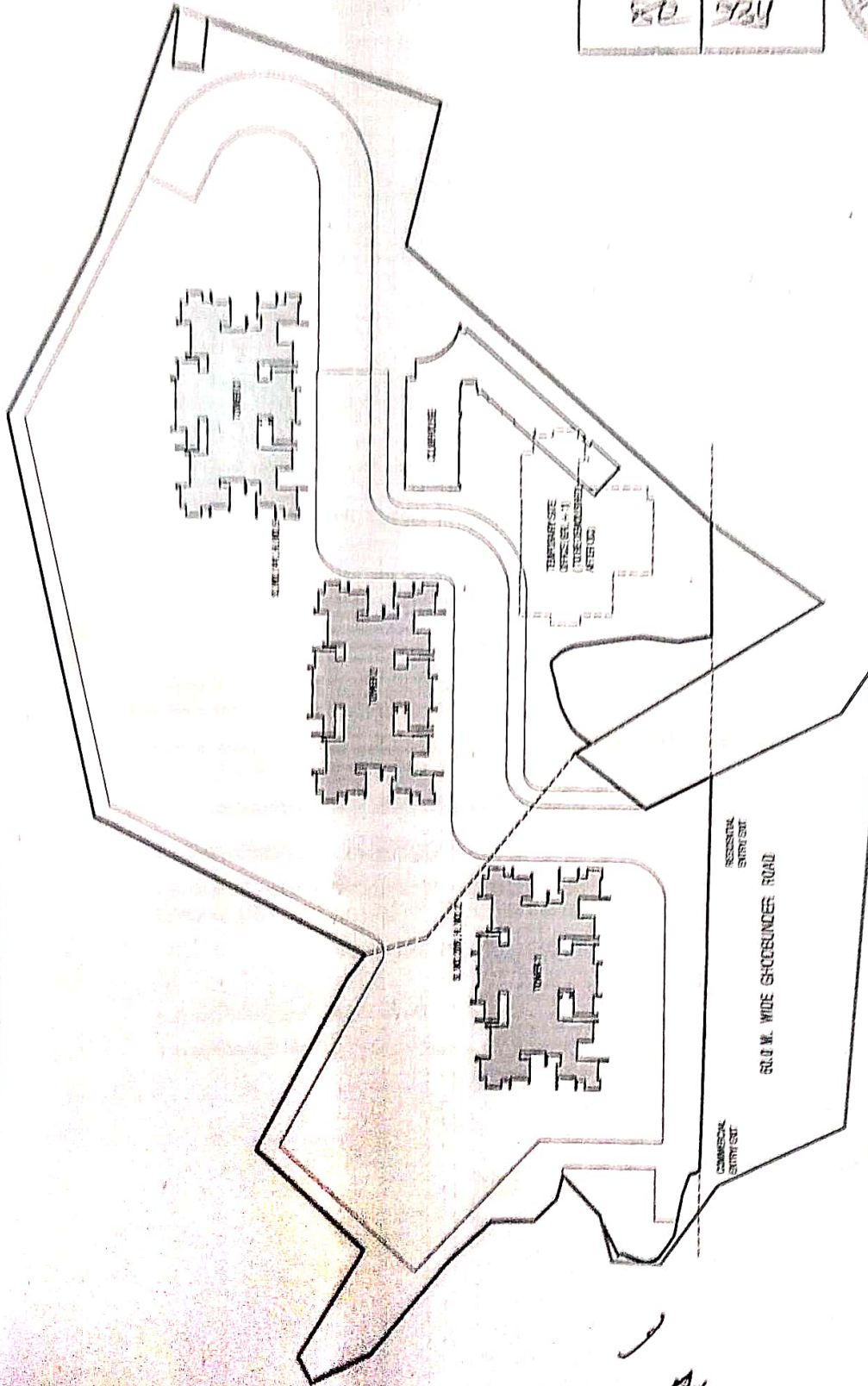
Apartment/Flat No. 0205 on 02nd floor in Building/Wing/Tower "Godrej Exquisite Tower 3" admeasuring 44.09 square meters of Carpet Area and Exclusive Areas of the Apartment/Flat admeasuring 0.00 square meters aggregating to 44.09 square meters ("Total Area") along with an exclusive right to use 0 (Zero) covered car parking space unit bearing no. ----- admeasuring ----- (breadth x length x vertical clearance) located at ----- level (as more particularly earmarked at Annexure L as annexed hereto ("Car Park(s)").

Annexure "A" Layout Plan

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दिनांक 24/2/2024	
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This plan has been approved/observed by the Officer, Jhansi, District, Jhansi.



AK



उप मुख्य अधिकारी (पणन) यांचे कार्यालय

कक्ष क्र. 255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051

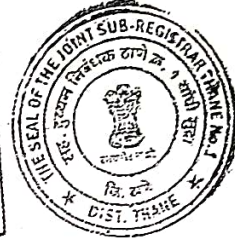
दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019



दिनांक: 22-03-2024

देकारपत्र (OFFER LETTER)

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दस्त क्र २५३/२०२४	
५०	९३५



प्रति,

श्री/श्रीमती,

APOORVA ARUN KAMBLI

C/O: ARUN KAMBLI 2 E/ 902 PARADISE HEIGHTS MHADA COMPLEX CHIKUWADI BORIVALI WEST MUMBAI
MUMBAI SUBURBAN MAHARASHTRA 400092

विषय: - कोंकण मंडळ, म्हाडा सोडल मार्च-2024

संकेत क्रमांक 365 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2830001283 प्रवर्ग .GP प्राधान्य क्र.2

महोदय/महोदया,

1.उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2.आपणांस सादरहू योजनेतील संकेत क्र.365 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक Tower-3, -,205,2चे वितरणासाठी देकार पत्र देण्यात येत आहे.

3.आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/ सदनिकाचा क्रमांक Tower-3, -,205,2

3.2) योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएस क्र. S. No. 141/5 and 206/2, मौजे Kavesar, ता. जि. Mouje Kavesar, Tal. and Dist. Thane. संकेत क्र. 365 आहे.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी. 44.10 आहे.

3.4) सदनिकाची अंदाजित किंमत रु. 2,48,58,000/-

Signature valid

Signed By: R. Santosh
Ghag
Reason:

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Issued

the city of, Thane.

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3.5) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सदर प्रशासकीय आकारपोटी अर्जासमवेत भरणा केलेल्या अनामत रकमेची वजावट करून उर्वरित रकमेचा (खाटील तक्त्यामधील स्तंभ -5 मध्ये नमूद रकम) ऑनलाइन पद्धतीने भरणा करावा.

योजना संकेत क्र.	सदनिकेची एकूण विक्री किंमत	1% प्रशासकीय आकार रकम	म्हाडाकडे अर्जासमवेत भरणा केलेली अनामत रकम	मंडळाकडे भरावयाची उर्वरित रकम	विकासकास भरावयाची उर्वरित रकम
365	2485800	24858	1000	2460942	2460942
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वरील रकमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रकम आपणांस योजनेचे विकासक Godrej Exquisite M/s. Godrej Macbricks Pvt. Ltd. यांचेकडे करावयाचा आहे.

4. संकेत क्र. 365 अंतर्गत अनुक्रमे अल्प व अल्प उत्पन्न गट सदनिका 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पासाठी निर्मित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थ्यांची यादी योजनेचे विकासक Godrej Exquisite M/s. Godrej Macbricks Pvt. Ltd. यांना द्यावयाची आहे.

5. सदर योजनेचे बांधकाम Godrej Exquisite M/s. Godrej Macbricks Pvt. Ltd. या विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकामाचा दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई-सुविधा इत्यादी बाबत विकासक

6. 20% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्मित केलेल्या शासन निर्णयानुसार सदर योजनेमधील बाह्य सुविधांचे काम विकासकाने करावयाचे आहे.

7. जाहिरातीत नमूद केलेली किंमत सदनिकेची मूळ विक्री किंमत असून लाभार्थ्यांना जाहिरातीमध्ये नमूद केलेल्या सदनिकांच्या रकमेव्यतिरिक्त वाहनतळ चार्जेस, जीएसटी, मुद्रांक शुल्क व नोंदणी शुल्क, प्रॉपर्टी टॅक्स व देखभाल शुल्क थकबाकीसह, एम. एस. ई. बी. चार्जेस, सोसायटी रजिस्ट्रेशन चार्जेस, दस्तावेज नोंदणीसाठी लागणारे लिगल शुल्क, सोसायटीच्या नावे जमीन हस्तांतरण चार्जेस इ. शासकीय/महानगरपालिकेकडील शुल्काचा भरणा करावा लागेल.

8. या योजनेअंतर्गत म्हाडाकडे 1 टक्के प्रशासकीय शुल्काचा भरणा केल्यानंतर लाभार्थी यांना गृह कर्ज उभारणीसाठी ना हरकत प्रमाणपत्र देण्याची जबाबदारी विकासकाची राहिल.

9. सदर देकारपत्रातील सर्व अटी-शर्तीची पूर्तता करून सदनिकेच्या विक्री किंमतीपोटी मागील कोष्टकामध्ये (स्तंभ -3 मध्ये) दर्शविल्याप्रमाणे सदर 1% रकम देकारपत्र निर्मित केल्याच्या दिनांकापासून 30 दिवसांत पात्र लाभार्थ्यांनी म्हाडाकडे भरणा करावी व सदनिकेची उर्वरित विक्री किंमत विकासकाने लाभार्थी यांनी लेखी पत्रान्वये काढविलेल्या वेळापत्रकानुसार मुदतीत भरणा करणे बंधनकारक राहिल. विकासकाने दिलेल्या वेळापत्रकानुसार लाभार्थी याने सदनिकेच्या उर्वरित विक्री किंमतीचा भरणा न केल्यास व विकासकाने तसा प्रस्ताव सादर केल्यानंतर प्राधिकरणाच्या दिनांक 01/04/2017 रोजीच्या परिपत्रकानुसार सदनिका वितरण रद्द करणेबाबत कार्यवाही करण्यात येईल तसेच एकूण सदनिका विक्री किंमतीच्या रकमेमधून 1% एवढी रकम समपहरण करून उर्वरित रकम विनाव्याज परत करण्यात येईल, अर्जदाराने सदनिकेच्या प्रशासकीय रकमेपोटी निरंक रकमेचा भरणा केल्यास तथा उपरोक्त समपहरण करावयाची रकम अनामत रकमेपेक्षा कमी असल्यास, अनामत रकमेचा परतावा करण्यात येणार नाही. आपण अर्जात नमूद केलेल्या आपल्या बँक खात्यामध्ये NEFT/RTGS द्वारे नियमानुसार परिगणित होणारी रकम विनाव्याज जमा करण्यात येईल यांची कृपया नोंद घ्यावी.

Signature valid
Signed By: R. Santosh Ghag
Reason:

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Issued

the city of, Thane.

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10. सदर प्रकल्पामध्ये सामाईक पार्किंग उपलब्ध असून या व्यतिरिक्त स्वमालकीचे कवर्ड पार्किंग (उपलब्धतेनुसार) हवे असल्यास विकासकाकडे संपर्क साधावा लागेल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त अतिरिक्त किंमत आकारल्यास/ मागणी केल्यास ती भरणे क्रमप्राप्त राहिल व त्याकरिता म्हाडा जवाबदार राहणार नाही याची कृपया नोंद घ्यावी.

11. यशस्वी व पात्र ठरलेला अर्जदार विदाहित असल्यास सदनिकेचे विलुप्तपत्र अर्जदार व पत्नी/पत्नी या दोघांच्या संयुक्त नावे देण्याची कार्यवाही ही महाराष्ट्र शासन पत्र क्र. १५५५५-२०१५ प्र. क्र. १६४/गृनिभू/गृनिवि दिनांक २४.०९.२०१५ अन्वये करणे विकासकास करावयाची आहे याची कृपया नोंद घ्यावी.

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12. सदर प्रकल्पाची विकसकामार्फत महारेरा कायद्यांतर्गत झालेल्या नोंदणीनुसार लाभार्थी यांनी टप्पेनिहाय रक्कमेचा भरणे करणे बंधनकारक राहिल. महानगरपालिकेचे सर्व कर, पाणीपट्टी, मल-निस्सारण आकार, वीज आकार इत्यादी लाभार्थी यांना/ सहकारी गृहनिर्माण संस्थेस त्या त्या स्थानिकसंस्थाकडे परस्पर भरावे लागतील.

13. महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मिळकत व्यवस्थापन विनियम १९८१ मधील तरतुदीनुसार मंडळाच्या सदनिकेची ५ वर्षांच्या कालावधीपर्यंत विक्री करता येणार नाही, सदनिकेची अनधिकृत विक्री, हस्तांतरण झाल्याचे आढळून आल्यास आपल्याविरुद्ध कायदेशीर कारवाई केली जाईल.

14. सदनिका ताब्यात घेताना व सदनिका ताब्यात घेतल्यानंतर गाळ्याची कसल्याही प्रकारची देखभाल व दुरुस्तीची जबाबदारी मंडळावर राहणार नाही.

15. आरक्षण प्रवर्गाकरिता (जातपडताळणी प्रमाणपत्र ते उपलब्ध नसल्यास जातीचा दाखला) शासन परिपत्रक क्र. लोआप्र.११०९/प्र. क्र.३४९/गृनिभू-१, मंत्रालय, मुंबई दि. ०७/०५/२०१० अन्वये म्हाडा अंतर्गत अनुसूचित जाती - नवबौध्दांसह, अनुसूचित जमाती, भटक्या जमाती, विमुक्त जमाती या प्रवर्गातील अर्जदारांना वितरीत करण्यात येणारे गाळे/ सदनिकांचा ताबा देण्यापूर्वी संबंधित लाभार्थ्याने जात पडताळणी समितीकडून जात वैधता प्रमाणपत्र (Caste Validity Certificate) सादर करणे बंधनकारक असेल (ज्या अर्जदारांकडे समितीद्वारे निर्गमित प्रमाणपत्र उपलब्ध असेल अशा प्रमाणपत्रांची पडताळणी Online संगणकीय प्रणालीद्वारे केली जाईल) व अर्जदाराने सादर केलेले प्रमाणपत्र संबंधित समितीकडे प्रमाणपत्राची वैधता तपासण्यासाठी पाठविण्यात येईल. संबंधित समितीचा अहवाल प्राप्त झाल्यापश्चात अर्जदाराला सदनिकेचा ताबा देण्याची कार्यवाही करण्यात येईल.

16. आपण सादर केलेल्या कागदपत्रामधील भविष्यात कोणतेही कागदपत्रे खोटी/ बनावट आढळून आल्यास वितरणाच्या कोणत्याही टप्प्यावर तसेच वितरणानंतरही कोणत्याही टप्प्यावर सदनिकेचे वितरण म्हाडा अधिनियम, १९७६ अंतर्गत अंतर्गत रद्द करण्यात येईल.

17. सदनिकेच्या वितरणाबाबत शासनाचे व प्राधिकरणाचे वितरणासंबंधी सर्व कायदे, नियम, अटी-शर्ती तसेच वेळोवेळी होणाऱ्या सुधारणा/ बदल लागू राहतील.

18. कॉकण मंडळाने/ म्हाडाने सदनिकांच्या वितरणासाठी किंवा याबाबतच्या कोणत्याही कामासाठी, कोणालाही प्रतिनिधी/ सल्ला देणारा वा प्रॉपर्टी एजंट म्हणून नेमलेले नाही अर्जदाराने कोणत्याही अनधिकृत व्यक्तीशी परस्पर पैशाचा व्यवहार केल्यास त्याला कॉकण मंडळ/ म्हाडा जबाबदार राहणार नाही. तसेच अर्जदारांस कोणी व्यक्ती परस्पर म्हाडाचे नावे पैसे उकळणे किंवा फसवणूक करणे इ. बाबी आढळल्यास म्हाडाच्या मुख्य दक्षताव सुरक्षा अधिकारी/ प्रा. आणि मिळकत व्यवस्थापक/ कॉकण मंडळ/ पणन यांचेशी संपर्क साधावा.

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Signature valid
Signed By: Rakesh Santosh Ghag
Reason:

Issued

the city of, Thane.

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(P.T.O.)

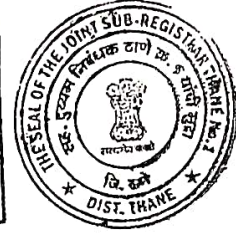
19. प्रधानमंत्री आवास योजनेअंतर्गत (PMAY) कर्ज संलग्न व्याज अनुदान (Credit Link Subsidy-CLSS) घेण्यासाठी सदर सदनिकेकरीता आपण निर्देशित बँकांकडून कर्ज घेऊ शकता. याबाबत अधिक माहिती HUDCO/ National Housing Bank यांचे कडून प्राप्त करावी.

20. अर्जदारास 1% प्रशासकीय आकार स्तंभ क्र. 5 मध्ये दर्शविलेली रक्कम रु. 1,4858/- किंमतीचा भरणा करावा.

आपला विश्वासू,

मिळकत व्यवस्थापक/पणन
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ म्हाडा,
मुंबई

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Signature valid

Signed By: *Runil Santosh Ghag*
Reason:

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the city of, Thane.

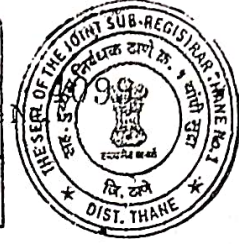
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Annexure "B"
Development Permission dated 5th November, 2019



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दस्त क्र. 243/1919
५४ १३५



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

इमारत 'अ' = बेसमेंट १ + बेसमेंट २ + तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते २९ मजले करीता

इमारत क्र. 'बी', 'सी' = बेसमेंट १ + बेसमेंट २ + स्टिल्ट + १ मजला.

पोडीयम, क्लव हाऊस = तळ + १ (पार्ट) मजले करीता

V. P. No. एस ०६/०३१०/१८ TMC/TDD/3238/19 Date: 05/11/19
To, Shri / Smt. मे. जोशी देशान्वरे अण्ड असो (Architect)

Shri मे. निर्मल लाईफ स्पेस तर्फे (Owners)
श्री. योगेश ठक्कर (मालक व कुलमुखत्यारपत्र धारक)

With reference to your application No. ६८५५ dated ०४/०८/२०१८ 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. वरील प्रमाणे in village कावेसर Sector No. ६ Situated at Road / Street ६० मी डी पी रस्ता S. No. / G.S.T. No. / F.P. No. २०६/२ व १४१/५

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) सी.सी. पूर्वी ६०.०० मी डी.पी. रस्त्याखालील क्षेत्र ठा.म.पा.स हस्तांतरण करीत असल्याबाबत नोंदणीकृत ट्रान्सफर डीड व ताबा पावती सादर करणे आवश्यक. तसेच सादर क्षेत्र जोत्यापूर्वी ठा.म.पा. चे नावे करून स्वतंत्र ७/१२ उतारा सादर करणे आवश्यक.
- ६) सी.सी. पूर्वी मा. आयुक्त सो. यांनी Ease of Doing Business संदर्भात दि. ०३/११/२०१५ रोजीच्या पारित केलेल्या परिपत्रकानुसार स्ट्रॉम वॉटर ड्रेन बाबतचे कन्सलटंटचे नकाशे सादर करणे आवश्यक व त्यानुसार सरफेस ड्रेनचे काम जोत्यापूर्वी पुर्ण करणे आवश्यक.
- ७) सी.सी. पूर्वी नियोजित इमारतीच्या बांधकामाकरीता स्त्री कामगारांची संख्या १० पेक्षा जास्त असल्यास, पाळणाघर व्यवस्था करणे आवश्यक राहिल.

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

(P.T.O.)

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दस्तावेज/२५३/२०२४
५५ ९३५



- ९) सी.सी.पुर्वी-पश्चीम सुविधा क्षेत्राच्या नोंदणीकृत करारनामा ठामपा सोवत करणे आवश्यक राहिल.
- १०) सी.सी.पुर्वी अग्निशमन विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.
- ११) सी.सी.पुर्वी पर्यावरण विभागाचा ना हरकत दाखला सादर करणे आवश्यक.
- १२) सी.सी.पुर्वी HRC कमिटीचा ना हरकत दाखला सादर करणे आवश्यक.
- १३) सी.सी.पुर्वी सब स्टेशन स्थलांतरीत करणे करीता MSEB विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
- १४) सी.सी.पुर्वी वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
- १५) सी.एन.पुर्वी मोकळ्या जागेचा कर भरणे आवश्यक राहिल.
- १६) सी.एन.पुर्वी व तदनंतर दर तीन महीन्यांनी जागेवर कामा बाबतचे विकासक व वा.वि.यांचे हमीपत्र सादर करणे आवश्यक.
- १७) सी.एन.पुर्वी अरितत्वातील बांधकामाचे कर विभागाकडील धकवाकी नसल्याबाबत दाखला सादर करणे आवश्यक.
- १८) सी.एन.पुर्वी जागेवर विहीत नमुन्यातील माहिती फलक लावणे व अंतिम वापर परवाना मिळेपर्यंत कायदा सादर करणे आवश्यक.
- १९) जोत्यापुर्वी स्टॉर्म वॉटर ड्रेनेज पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- २०) जोत्यापुर्वी व वापर परवान्यापुर्वी आर.सी.सी.तज्ञ यांचे स्टॅविलीटी सर्टिफिकेट सादर करणे आवश्यक.
- २१) जोत्यापुर्वी भुखंडाच्या संपुर्ण हद्दीवर गोजणी नकाशानुसार कुंपणभित्त बांधणे आवश्यक.
- २२) वापरपरवान्यापुर्वी वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखले सादर करणे आवश्यक राहिल.
- २३) वापरपरवान्यापुर्वी सौर उर्जेवर पाणी गरम करण्याची यंत्रणा बसविणे व कार्यान्वित करणे आवश्यक.
- २४) वापरपरवान्यापुर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करणे आवश्यक राहिल.
- २५) वापरपरवान्यापुर्वी इमारतीचे उद्दवाहनाचा अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
- २६) वापरपरवान्यापुर्वी जिल्हाधिकारी कार्यालय यांचेकडील प्रस्तावाधीन भुखंडाची सनद सादर करणे आवश्यक.
- २७) ठाणे महानगरपालिका बांधकामास पाणी पुरवठा करणार नाही.उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- २८) वेळोवेळी नियमानुसारचे शुल्कांचा भरणा करणे आवश्यक आहे.
- २९) प्रस्तावधिन भुखंडाच्या मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी किंवा यांची राहिल.त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- ३०) वापरपरवान्यापुर्वी अदा करण्यापुर्वी इमारतीच्या ठिकाणी आतील बाजुस तसेच इमारतीचे समोरील रस्त्याने बाजुस सी.सी.टिच्ही.चित्रीकरण करण्यास सी.सी.टिच्ही.यंत्रणा. बसवणे आवश्यक.
- ३१) वापरपरवान्यापुर्वी प्रस्तावीत भुखंडावरील इमारतीकरीता Organic Waste Disposal ची सुविधा करणे आवश्यक.

स्वाध्याय

महानगरपालिकेच्या बांधकाम नकाशा नसलेल्या भूखंडाच्या मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी किंवा यांची राहिल. त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.



व्यक्तिगत अभियंता
शहरा विकास नगर रचना
ठाणे महानगर पालिका, ठाणे

- 1) Dy. Municipal Commissioner - Zone
- 2) E.E. (Encroachments)
- 3) TILR for necessary correction in record of Land is affected by Road

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Annexure "B-1"
Development Permission dated 10th January, 2020

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दस्तावेज क्र. 243 / 2020	
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THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION CERTIFICATE

VP No : **S06/0310/18**
Revised

No : **TMC/TDD/3330/20**

Date : **10/1/2020**

Building Details

Building Name :1 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :1-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST 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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR	
Building Name :2 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :2-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST 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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR	
Building Name :3 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :3-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD	

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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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR

To,

Rakesh Jiyalal Deshavare (CA/87/11149)

(Architect)

Ashank Macbricks Private Limited, Ashank Macbricks Private Limited

(Owner)

Ashank Macbricks Private Limited, Ashank Macbricks Private Limited

(Power of Attorney Holder)

Sir,

With reference to your application No S06/0310/18 dated 2/12/2019 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 in Sector: Sector 6, Village :- KAVESAR, Survey No / H No. :- 206/2,141/5, 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 Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be Installed before applying for occupation certificates.
- 13) CCTV System shall be Installed before applying for occupation certificates.
- 14) Rain water harvesting system should be Installed before applying for occupation certificates.

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दस्तावेज क्र 243/2028	
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- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

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.

Conditions

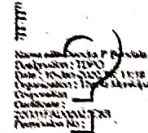
- 1 Condition Mentioned in Permission No. TMC/TDO/3238/19 dt. 5.11.2019 will be binding.
- 2 According to Affidavit dated 1.1.2020 submitted by applicant, he as requested to utilise regular TDR in lieu of slum TDR as it was not available to him from Market.

: To be complied before Commencement Certificate

- 1 Agreement for Construction Amenity must be registered before CC
- 2 RCC Consultant Structural Certificate and Drawing must be submitted before CC.
- 3 Artificial Light and Mechanical Ventilation must be installed for Shop No. 7, Office No.3, 4, 5, 6 & 7 before OC
- 4 Stack parking must be installed before first OC.

Office No.....

Office Stamp.....



Handwritten marks: a large 'A' and 'AK'.

Annexure "B-2"
Development Permission dated 15th Nov. 2021



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दस्तावेज क्र. 283/2021	
EO	924



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION CERTIFICATE

VP No : S06/0310/18
Revised

No : TMC/TDD/3750/21

Date : 15/11/2021

Building Details

Building Name	: 1 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 1-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST 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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR		
Building Name	: 2 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 2-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST 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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR		
Building Name	: 3 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 3-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST 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, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, SERVICE FLOOR, FITNESS CENTER FLOOR		

To,

Sandeep Prabhu (CA/92/14860)

(Architect)

Godrej Mackbricks Pvt LTD, Godrej Mackbricks PVT LTD

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No. S06/0310/18 dated 29/10/2021 and development Permission No. TMC/TDD/3750/21 dated 15/11/2021 grant of under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No In Sector: Sector 6, Village :- KAVESAR, Survey No / H No. :- 206/2,141/5, the development permission 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 Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is



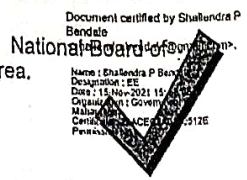
found at later date, the possession shall stand cancelled

- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, If applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, If applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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

Conditions

- 1 Conditions mentioned in C.C. No. V.P.No. S06/0310/18 TMC/TDD/3376/20 dated 10/2/2020 binding on Developer.
- 2 Approval from Standing Committee of State Board of Wildlife and National Board of Wildlife is binding before approval of C.C. for more than 20000 Sq.M. area.



Office No.....

Office Stamp.....

Date :- 15/11/2021

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Annexure "B3"
Development Permission dated 9th February, 2022



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दस्त क्र २५३/२०२४	
Certificate No.	
E3	934



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Permission - Proposed Tower 1 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1 to 38 Floors +
Recreational Floor + 39th Floor, Tower 2: - Gr + 1st Podium + 2nd Podium + 3rd Podium +
Stilt + 1 to 38 Floors + Recreational Floor + 39th Floor
Tower 3: - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1 to 38 Floors +
Recreational Floor + 39th Floor

C.C. - Proposed Tower 1 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1st to 32 Floors,
Tower 2 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1st to 32 Floors,
Tower 3 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt to 32 Floors

V. P. No. S06/0310/18 TMC/TDD / 3948/22 Date: 9/2/2022

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAKAAR)

Shri Godrej Macbricks Pvt. Ltd. (Owner)

With reference to your application No. 8526 dated 22/11/2021 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 Kavesar Sector No. VI Situated at Road / Street 60.00 M. wide D.P. Road S. No. / C.S.T. No. / F.R. No. S No. 206/2, 141/5

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) Conditions mentioned in C.C. no. V.P.No. S06/0310/18 TMC/TDD/ 3760/21 dated 27/11/2021 shall be binding on Owner.
- 6) Thane Municipal Corporation will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 months from the commencement certificate.

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of Thane.

(P.T.O.)

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All the provisions mentioned in UDCPR, as may be applicable, shall be binding on

the owner/developer. Provision for recycling of grey water, where ever applicable shall be completed of the project before the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.

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 & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.

- 12) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- 13) Permission for cutting 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.
- 14) If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.
- 15) Boundary wall shall be constructed before Plinth Intimation.
- 16) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 17) Sanad from Collector Office shall be submitted before O.C.
- 18) Structural Stability Certificate from R.C.C. Consultant shall be submitted before O. C.
- 19) NOC from water dept. and drainage dept. shall be submitted before O.C.
- 20) CCTV System shall be installed before O.C.
- 21) Rain Water Harvesting System shall be installed before O.C.
- 22) Solar Assisted water heating (SWH) system / Roof top photovoltaic (RTPV) shall be installed before O.C.
- 23) CFO NOC shall be submitted before O. C.
- 24) Separate 7/12 extract for area under 60.0 m wide DP road should be submitted before Plinth intimation.
- 25) Consent to Operate as per Environmental Clearance shall be submitted before O.C.
- 26) Revised Environmental Clearance shall be submitted before approval of C.C. for remaining area.

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.

सावधान

"मजूर कामगारानां संरक्षणार्थं कर्मठे वसेव विकास निधि Office Stamp. कोर आवासाक त्या परवानका Date कोरता काम करणे, मजूरानां प्रादेशिक व राज्य स्तरावरी शिक्क्या वसुध ५२ अनुसार दिसणारे धुईय कोर. स्वराज्यी भारतीय शास्त्री ३ वर्षे दंड व स. ५०००/- दंड होऊ शकतो."



Yours faithfully,

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

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Annexure "B4"

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दस्त क्र/243/2024
EY 934



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



लोकसेवा हाचका कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Approval No. : TMCB/PO/2024/APL/00096
Proposal Code : TMCB-22-ENTRY-09313

Building Proposal Number - 237921
Date : 07/03/2024

Building Name : TOWER 1(Mixed) Floor : GROUND PODIUM (P0) - 0F(1093.60 Sq mt), 1ST PODIUM (P1) - 1F(786.40 Sq mt)

To,

- i) Godrej Macbricks Pvt. Ltd.,
VILLAGE KAVESAR, TAL & AMP; DIST. THANE
- ii) Sandeep Prabhu (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name TOWER 1(GROUND PODIUM (P0), 1ST PODIUM (P1)) Plot No , Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 141/5,206/2, Village Name/Mouje KAVESAR, Kavesar, Sector No. , completed under the supervision of Architect, License No CA/92/14860 as per approved plan vide Permission No. TMC/TDD/3948/22 Date 09/02/2022 with deviation within 5% within permissible FSI, may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

A set of certified completion plans is returned herewith., Permission No TMC/TDD/4449/23 Date 01/08/2023

Signature valid

Digitally signed by SATISH P. MARINATH UGILE
Date: 2024.03.07 17:44:38
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-22-ENTRY-09313
Application Number : TMCB/PO/2024/237921/42393
Proposal Number : 237921
Certificate Number : TMCB/PO/2024/APL/00096

Yours faithfully,
Assistant Director Town Planning,
Thane Municipal Corporation,

QR code for verification of authenticity.



Annexure "C"
Commencement Certificate dated 10th Feb. 2020



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EE	984



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

VP No : **S06/0310/18**
Revised

No : **TMC/TDD/3376/20**

Date : **10/2/2020**

Building Details

Building Name :1 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :1-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR	
Building Name :2 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :2-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR	
Building Name :3 (BUILDING)	Building Use :Resi_Commercial
Name of PWork :3-1 (BUILDING)	
Floor Name :GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR	

To,

Sandeep Prabhu (CA/92/14860)

(Architect)

Ashank Macbricks Private Limited, Ashank Macbricks Private Limited

(Owner)

Ashank Macbricks Private Limited, Ashank Macbricks Private Limited

(Power of Attorney Holder)

Sir,

With reference to your application No S06/0310/18 dated 2/12/2019 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 In Sector: Sector 6, Village :- KAVESAR, Survey No / H No. :- 206/2,141/5, development permission/the Commencement Certificate is granted subject

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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 Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any Irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be Installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

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

Conditions

- 1 Condition Mentioned In Permission No. TMC/TDO/3330/20 dt. 10.01.2020 will be binding.
- 2 Conditions mentioned in Amended Permission dated 10/1/2020 shall be binding on Owner.

B : To be complied before Commencement Notice

- 1 NOC from Garden Department shall be submitted before applying for Commencement Notice.

C : To be complied before Plinth Certificate

- 1 NOC from M.S.E.D.C.L. for relocate Electric Sub Station should be submitted before applying for Plinth Certificate.

Office No.....

Office Stamp.....

Date :- 10/2/2020

Document certified by Nilin B
Yesugade
<nilin.yesugade@thane.gov.in>

Name : Nilin B Yesugade
Designation : EE
Date : 10-Feb-2020 18:41:17
Organization : Government of Maharashtra
Certificate No : IASD/100/2020/EE06
Permission No :

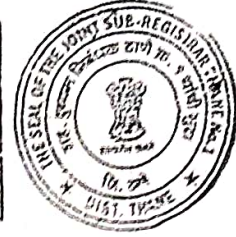
Thane Municipal Corporation.

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Commencement Certificate dated 17 Nov, 2021



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THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

VP No : **S06/0310/18**
Revised

No : **TMC/TDD/3760/21**

Date : **17/11/2021**

Building Details

Building Name	: 1 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 1-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, FIRE CHECK FLOOR, SERVICE FLOOR		
Building Name	: 2 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 2-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR		
Building Name	: 3 (BUILDING)	Building Use	: Real_Commercial
Name of PWork	: 3-1 (BUILDING)		
Floor Name	: GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, STILT FLOOR, FIRST FLOOR, SECOND FLOOR		

To,

Sandeep Prabhu (CA/92/14860)

(Architect)

Godrej Mackbricks Pvt LTD, Godrej Mackbricks PVT LTD

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No. S06/0310/18 dated 29/10/2021 and development Permission No. TMC/TDD/3750/21 dated 15/11/2021 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Sector: Sector 6, Village :- KAVESAR, Survey No / H No. :- 206/2,141/5, the Commencement 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 Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.

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- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting System should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate.
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, If applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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.

Conditions

- 1 Conditions mentioned in C.C. No. V.P.No. S06/0310/18 TMC/TDD/3376/20 dated 10/2/2020 binding on Developer.
- 2 Approval from Standing Committee of State Board of Wildlife and National Board of Wildlife is binding before approval of C.C. for more than 20000 Sq.M. area.

Office No.....

Office Stamp.....

Date :- 17/11/2021

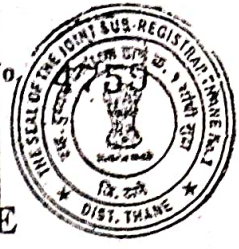
Document certified by Shafendra P Bendale
 Bendale
 <shafendrabendale@gmail.com>
 Name : Shafendra P Bendale
 Designation : EE
 Date : 17 Nov 2021 17:05:00
 Office : Government of Maharashtra
 Certificate Size : 1024x768
 Format : PDF

Thane Municipal Corporation.

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टनलन Certificate No.
दस्त क्र 293/2022
109 924



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE**

Permission - Proposed Tower 1 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1 to 38 Floors +
Recreational Floor + 39th Floor, Tower 2: - Gr + 1st Podium + 2nd Podium + 3rd Podium +
Stilt + 1 to 38 Floors + Recreational Floor + 39th Floor
Tower 3: - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1 to 38 Floors +
Recreational Floor + 39th Floor

C.C. - Proposed Tower 1 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1st to 32 Floors,
Tower 2 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt + 1st to 32 Floors,
Tower 3 - Gr + 1st Podium + 2nd Podium + 3rd Podium + Stilt to 32 Floors

V.P. No. S06/0310/18 TMC/TDD/ 3948/22 Date: 9/2/2022
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri Godrej Macbricks Pvt. Ltd. (Owner)

With reference to your application No. 8526 dated 22/11/2021 for development
permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra
Regional and Town Planning Act, 1966 to carry out development work and or to erect
building No. As above in village Kavesar Sector No. VI Situated
at Road/Street 60.00 M. wide D.P. Road S. No. / C.S.T. No. / F.R. No. S No. 206/2, 141/5

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) Conditions mentioned in C.C. no. V.P.No. S06/0310/18 TMC/TDD/ 3760/21
dated 17/11/2021 shall be binding on Owner.
- 6) Thane Municipal Corporation will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development Permission reserved land/ amenity space/ road widening
land is to be handed over to the authority in the lieu of incentive FSI, if any, then
necessary registered transfer deed shall be executed in the name of authority
with in 6 months from the commencement certificate.

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

Yours faithfully,

(Signature)

Municipal Corporation of
the city of, Thane.

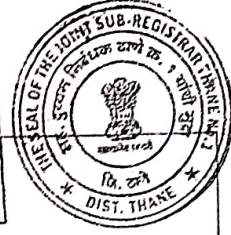
Office No. _____
Office Stamp _____
Date _____
Issued _____

(P.T.O.)

Annexure "D"
RERA Registration Certificate



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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: Godrej Exquisite, Plot Bearing / CTS / Survey / Final Plot No.: 141/5, 206/2 at Thane (M Corp.), Thane, Thane, 400607* registered with the regulatory authority vide project registration certificate bearing No P51700024496 of

1. Godrej Macbricks Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.

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 (l) 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 30/09/2026 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: 14/07/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
Signature (Secretary, Maharashtra) Authorized Officer
Date: 16-07-2023 09:06:36
Maharashtra Real Estate Regulatory Authority

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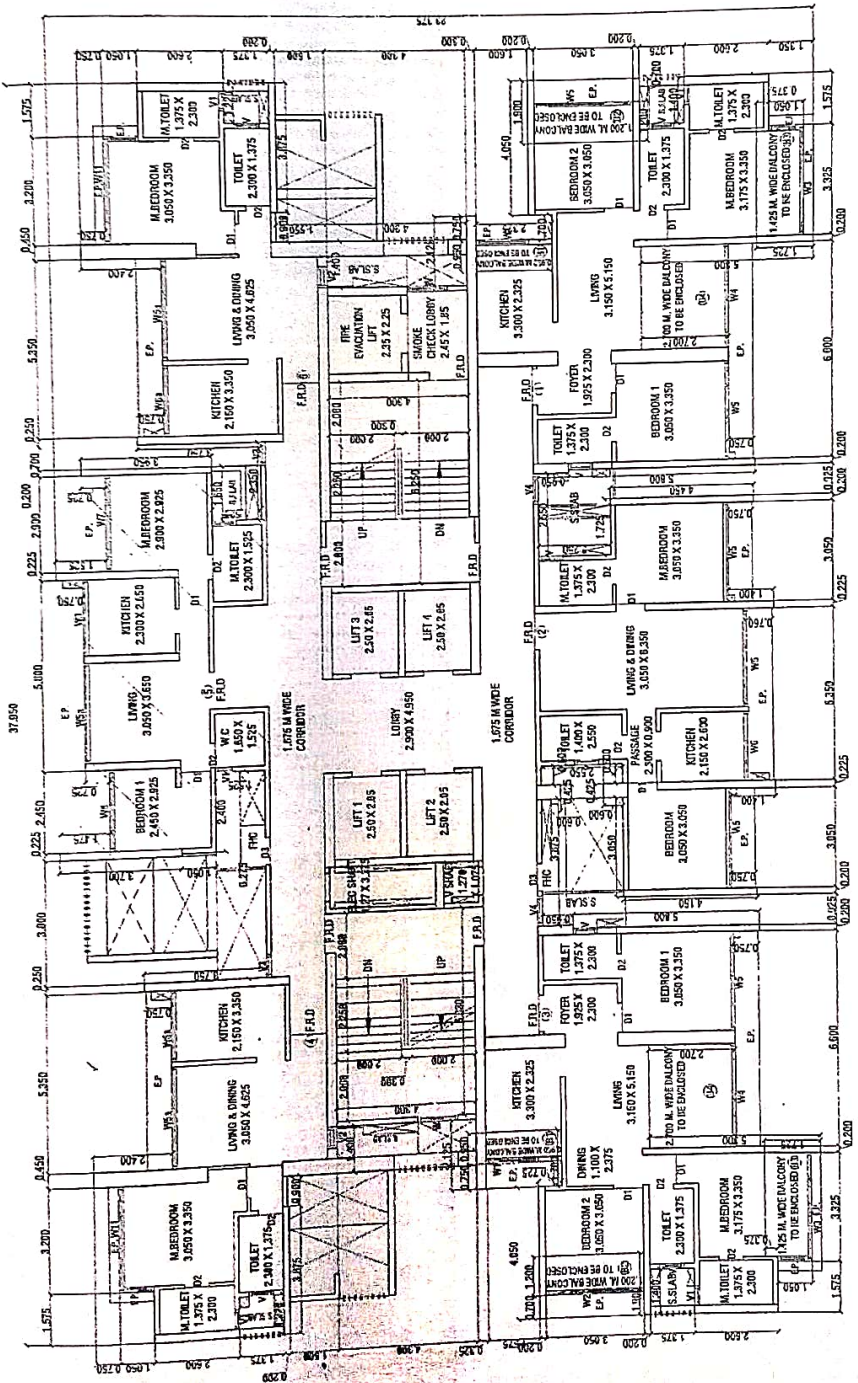


Annexure:- K

Tower No.3

Flat No. 205

Floor No. 2nd



This plan has been approved/modified by TMC vide
 VP/306/03/018 TMC/OT-DP/TPS/0946/22 dated 9/2/22

TYPICAL FLOOR PLAN (TOWER-3)
 2ND, 4TH TO 6TH, 8TH TO 11TH, 13TH & 14TH FLOOR PLAN



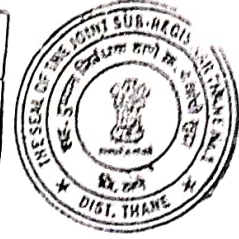
[Handwritten signature]
 J. Kambh



सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

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Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70100MH2017PTC302864

I hereby certify that the name of the company has been changed from ASHANK MACBRICKS PRIVATE LIMITED to ODREJ MACBRICKS PRIVATE LIMITED with effect from the date of this certificate and that the company is owned and controlled by shares.

The company was originally incorporated with the name ASHANK MACBRICKS PRIVATE LIMITED.

This certificate is issued under my hand at Mumbai this Nineteenth day of May two thousand twenty.

DS Ministry
of Corporate
Affairs 23

V T SAJEEVAN

Registrar of Companies

RoC - Mumbai

Registered Address as per record available in Registrar of Companies office:

ODREJ MACBRICKS PRIVATE LIMITED

Plot No. 1, 5th Floor, Pirojshanagar,, Eastern Express Highway, Vikhroli (East), Mumbai, Mumbai
Maharashtra, India, 400079



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Godrej Macbricks Private Limited
 Formerly known as Ashank Macbricks Private Limited
 Office : Godrej One,
 1st Floor, Pirojshanagar,
 Western Express Highway,
 Andheri (E), Mumbai - 400 079, India
 Tel.: +91-22-6169 8500
 Fax: +91-22-6169 8888
 CIN: U70100MH2017PTC302864

**CERTIFIED TRUE COPY OF THE RESOLUTION
 PASSED BY THE BOARD OF DIRECTORS OF
 GODREJ MACBRICKS PRIVATE LIMITED AT ITS
 MEETING HELD ON FEBRUARY 20, 2023**

“RESOLVED THAT in supersession to the earlier resolution passed by the Board of Directors on January 24, 2022, the Board of Directors of the Company hereby authorises the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Ruchir Mehrotra	General Manager
2	Ms. Urvashi Panchal	Deputy General Manager
3	Ms. Megha Ladhani	Deputy General Manager
4	Mr. Norbert Mendes	Sr. Manager
5	Ms. Orina Dsouza	Manager
6	Ms. Kalpita Raichura	Assistant Manager

(hereinafter referred to as “Authorised Signatories – I”) to severally sign and execute all customer/booking related documents including but not limited to Agreement for Sale, Sale Deed, Deed of Transfer, Cancellation Deed, Tripartite agreement with Banks, Lease Deed, Unit Buyer’s Agreement, Conveyance Deed and/or any other deed(s) /document(s) /agreement(s), issue mortgage letters, No Objection Certificate(s), allotment letters, installment letters, receipts for payments received, possession related documents and also confirmation deed(s) and/or rectification deed(s) with respect to flats /row houses /offices/commercial units and further to admit execution at Sub-registrar’s office, as also to authorize others by way of Power of Attorney to admit execution at the Sub-registrar’s office and to do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats /offices constructed /marketed by the Company and also for internal transfers of flats /offices for the project known as “Godrej Exquisite” situated at Kavesar, Taluka and District Thane, within the local limits of Thane Municipal Corporation for and on behalf of the company as also on behalf of Land Owners and Others pursuant to the Power of Attorney.

RESOLVED FURTHER THAT the Board of Directors of the Company hereby also authorises the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Manish Sapte	Assistant Manager
2	Mr. Kiran Naik	Assistant Manager
3	Ms. Neetu Singh	Assistant Manager
4	Mr. Rishi Chaudhary	Senior Executive
5	Ms. Pooja Pardeshi	Executive
6	Mr. Sachin Shewale	Executive
7	Mr. Laxman Mhatre	Senior Officer

Godrej