

ट न न - ५
दिनांक १३/०२/२०२१
७८/१६४

ANNEXURE "E"

THANE MUNICIPAL CORPORATION

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE
0.3 Additional FSI by payment of Proratum



सुधारीत नविन वि.प्र.क्र. एस०५/०२०६/२६
V.P.No. ८६४२५ TMC / TDD
To, श्री / Smt. श्री. शशिकांत व्ही. देशमुख (Architect)
श्री. मे. ध्रुव बुलन मिल्ल पा लि. (Owners)

With reference to your application No. ६४ dated २९.०५.२०२१ 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. वेरिलि प्रमणी in village विकाळी Sector No. ५ Situated at Road / Street मणील नगर नगर S.No. / C.S.T.No. / F.P.No. मुबार

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. सुधारीत परवानगे, सी.सी. वि.प्र.क्र. ८६४२५ टिएमसी/टिडीसी/२१८९/२७ दि.१८.०५.२०२१ मधील अटी आपणावर बंधनकारक राहतील.
६. बापरपरवान्यापूर्वी Enclosed Balcony साठी सज्जा अधिमूल्य भरणे आवश्यक.
७. बापरपरवान्यापूर्वी अग्निशमन दलाचा अंतिम ताहरकत दाखला सादर करणे आवश्यक.

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.
मसि पठा...

ANNEXURE "F"
Particulars of the said Flats/Premise

ट न न ७
REGD. 93209/2029
L0/988

Sr. No	Particulars
1.	Name of Purchaser/s
2.	Address of Purchaser/s
3.	Description of the said Flat/ Premises
4.	Project
5.	Building Name
6.	Wing
7.	Floor
8.	Flat No.
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat AND meant for exclusive use of the Purchaser/s;
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).
11.	No. of Car Parks included in the Agreement
12.	Sale Consideration for said Flat/ Premises @ Carpet Area
13.	Other charges and Deposits
14.	PAN No. of Purchaser/s
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)
17.	Payment of GST

Mr. RAJENDRA D M
Mrs. VAISHALI R
704, A WING, SUPAL GARDEN, BOKALI, PLOT ROAD, THANE WEST - 400607



EIRENE
MIYANA
MIYANA
34
T6B-3403

* Carpet area of flat 377.92 Sq. Feet. equivalent to 35.11 Sqmt of enclosed/open balcony 2.76 sq.mtr. Equivalent to 29.71 sq.ft. And Flower Bed area 1.40 sq.mtr. equivalent to 15.02 sq.ft. for which no additional consideration is payable.

a. - Sq. Mts
b. - Sq. Mts
c. - Sq. Mts
Also for which no additional consideration is payable

ONE CAR PARK

Rs.6130296/-

Rs. 155173/-

AGVPM5797K, AJEPM8467C

As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.

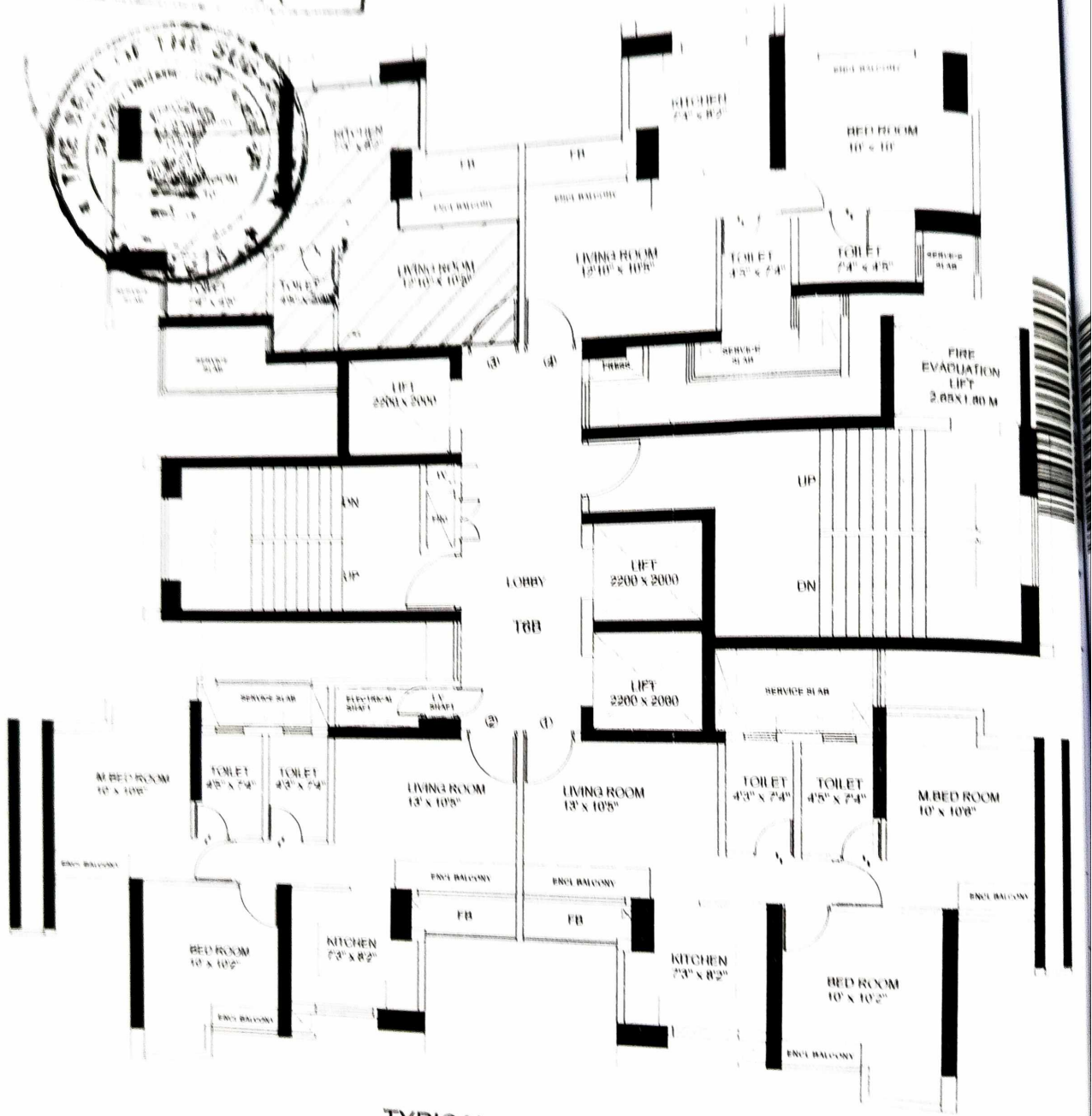
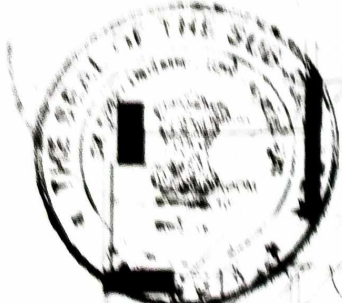
To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.

The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.

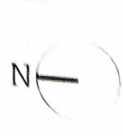
[Signature]

Developer

[Signature]
Purchaser/s
[Signature]



TYPICAL FLOOR PLAN



BUILDING NO.6B	
FLAT NO.	T6B-3403
FLOOR	34th
CARPET AREA	377.92sq ft

For DHRUVA WOOLLEN MILLS PVT. LTD.

[Signature]
Developer
Authorised Signatory

[Signature] Purchasers
[Signature] V.R. [illegible]

ANNEXURE "H"

Project: EIRENE PART I

Project: EIRENE

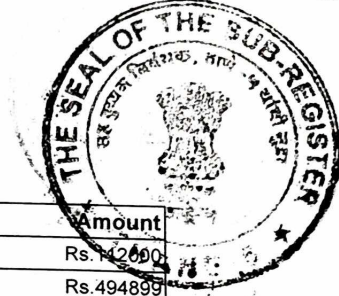
Flat No. T6B-3403 on FLOOR 34 Floor in "MIYANA" Wing of "EIRENE"

Rs.6130296/- (Rupees Sixty One Lac Thirty Thousand Two Hundred Ninety Six Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs. 12000
2	BOOKING	Rs. 494899
3	ON 1-JAN-2022	Rs. 1226059
4	ON POSSESSION	Rs. 4297338
	Total	Rs. 6130296

• Plus GST and any other taxes as applicable



EIRENE PART I 910

Developer

Purchaser's