



ठाणे महानगरपालिका

Thane Municipal Corporation

APPENDIX 'H' PART OCCUPANCY CERTIFICATE

POC No : OCC/N/7003/0066/2024
CC No : S05/0068/13

POC Date : 16 December, 2024
CC Date : 30 December, 2021

Reference : File No. S05/0068/13/OCC/4 & Date. 01 October, 2024
0

To,
PIRAMAL ESTATE PVT LTD SHRI. ABHIJEET PATANKAR
(AUTHORIZED SIGNATORY)
8th floor, Piramal tower, peninsula corporate park , GK Marg,
Lower Parel, Mumbai 400013

Subhash Vasant Gupte (Lic:Ca/80/5667) Architect
Scapes office, Gupte cottage, swaroop society, opp. Garage,
bhakti mandir road, Panchpakhadi, Thane (w). 400602

Building Details

Building Name : VAIRAT (CLUSTER 2)

Building Use:

Name of Pwork: VAIRAT (CLUSTER 2)

Floor Name: GROUND FLOOR, FIRST LVL. POD. (PT.) / RESI. (PT.) FLOOR, SECOND LVL. POD. (PT.) / RESI. (PT.) FLOOR, THIRD LVL. POD. (PT.) / RESI. (PT.) FLOOR, FOURTH LVL. POD. (PT.) / RESI. (PT.) FLOOR, FIFTH LVL. POD. (PT.) / RESI. (PT.) 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 FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTY-FIRST FLOOR, THIRTY-SECOND FLOOR, THIRTY-THIRD FLOOR, THIRTY-FOURTH FLOOR, THIRTY-FIFTH FLOOR, THIRTY-SIXTH FLOOR, THIRTY-SEVENTH FLOOR, THIRTY-EIGHTH FLOOR

Building Name : VIJIT (CLUSTER 2)

Building Use:

Name of Pwork: VIJIT (CLUSTER 2)

Floor Name: GROUND FLOOR, FIRST LVL. POD. (PT.) / RESI. (PT.) FLOOR, SECOND LVL. POD. (PT.) / RESI. (PT.) FLOOR, THIRD LVL. POD. (PT.) / RESI. (PT.) FLOOR, FOURTH LVL. POD. (PT.) / RESI. (PT.) FLOOR, FIFTH LVL. POD. (PT.) / RESI. (PT.) 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 FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTY-FIRST FLOOR, THIRTY-SECOND FLOOR, THIRTY-THIRD FLOOR, THIRTY-FOURTH FLOOR, THIRTY-FIFTH FLOOR, THIRTY-SIXTH FLOOR, THIRTY-SEVENTH FLOOR, THIRTY-EIGHTH FLOOR

Sir,

POSSESSION DEMAND LETTER

Date: 18.12.2024

To,
Mr. Amit Kailas Kawale, Mrs. Namrata Amit Kawale
B-244, Kalpataru Sunrise, Kolshet Road
Thane, Maharashtra
400607, India

Re: (i) Agreement For Sale dated 06.03.2023 ("**Agreement**") in respect of the Apartment No. **2304** on the 23rd Floor ("**Apartment**") in the building known as **VIJIT** ("**Building/Project**") which is part of the larger project **Piramal Vaikunth** ("**Larger Project**") situated on the portion of land bearing Cadastral Survey No. 593 (part) of Mazgaon Division, Mumbai City ("**Property**").

Dear **Mr. Amit Kailas Kawale, Mrs. Namrata Amit Kawale,**

1. We are pleased to inform you that we have obtained the Occupation Certificate ("OC") for the Building and your Apartment No. **2304** is ready for handover of possession to you as per the RERA timelines. Copies of OC and Architect Certificate are enclosed herewith.
2. The detailed statement of Final Dues payable by you in terms of the said Agreement is attached herewith as **Annexure A** for your ready reference. You are required to make payment of the Final Dues as per Annexure – A on or before 02.01.2025 ("**Due date**") to enable us to initiate the possession handover process.
3. Now therefore, we hereby offer to you, quiet and vacant possession of the said Apartment and confirm that the possession of the said Apartment shall be handed over to you from 03.01.2025 onwards ("**Possession Date**") subject to you making payment of final dues in terms of **Annexure A** hereto on or before the Due Date.
4. Kindly get in touch with your Relationship Manager for assistance in completing the formalities for possession handover such as payment of dues, booking the slot for possession of the Apartment, etc.
5. We request you to complete the formalities specified herein and take possession of your Apartment within the aforesaid timelines. Kindly note that any delay in clearance of Final Dues as per Annexure A will attract interest at then applicable highest SBI MCLR rate plus 2% plus GST (as applicable) which shall be payable by you. The Bank Account details for payment of Final Dues is attached herewith as **Annexure – B**.
6. We further request you to take note of the following points:
 - a. The maintenance charges (Building CAM for the society as well as Apex Body CAM charges) shall be applicable with effect from Possession Date or the date of key handover, whichever is earlier, ("**CAM Commencement Date**") and the same shall be recorded in your final possession documentation as well.
 - b. You shall be liable to pay the Building CAM charges as well as Apex Body CAM charges from the CAM Commencement Date, irrespective of the fact whether you have taken possession or not.
 - c. You shall be liable to pay Property Tax and Electricity consumption charges from the CAM Commencement Date, irrespective of the fact whether you have taken possession of the said Apartment or not.
 - d. From the Possession Date the Developer shall not be responsible for the upkeep management and maintenance of the Apartment or any wear and tear of the said Apartment or any theft or damage to the said Apartment, irrespective of the fact whether you have taken possession or not.
 - e. In the event the organisation of flat purchaser is handed over to the resident by the promoter before the booking/sale date of the Purchaser(s), the Purchaser(s) acknowledges the responsibility to directly pay building CAM charges (inclusive of taxes) to the Organisation of Flat Purchasers Account 45 days from the Booking /Sale Date. In such scenario the

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Piramal Estates Private Limited
CIN: U17100MH1999PTC122652
Registered Office: 8th Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg,
Lower Parel, Mumbai – 400 013
T: +91 22 3351 4000/4040
piramalvaikunth.com



- Purchaser(s) is/are aware that a "No Dues Certificate" from the society will be a pre-requisite for possession and key handover of the said Flat to the Applicant.
- f. The Purchaser(s) agree and acknowledge that the Purchaser(s) shall be liable for any penalties and/or interest imposed by the Organisation of Flat Purchasers or municipal authority for delayed payments of CAM charges (BCAM and FCAM) and PT. The Promoter shall not be responsible for any penalties and / or interest arising from such delays.
 - g. In the event the Organisation of Flat Purchasers is handed over before the booking /Sale date of the applicant(s), all obligations of CAM (BCAM and FCAM) and PT (including delayed payments, interests, demurrage charges etc) shall transfer to the Purchaser(s) 45 days from the booking /Sale date with necessary adjustments in the unit's financial settlement.
 - h. In the event you fail to complete the possession formalities and take possession of the said Apartment on or before CAM Commencement Date then in addition to the payment of the maintenance amount/charges shall also be liable to pay demurrage charges @ 50% of the Building CAM (plus applicable taxes) calculated on the total area of the said Apartment to be computed from the Possession Date till the date when you shall take the physical possession of the said Apartment.
 - i. In view of receipt of OC and this letter offering the possession of the said Apartment to you, you are now liable to comply with your obligations to take the possession in terms of the said Agreement and thus you shall not be entitled to terminate this Agreement for any reason whatsoever.
7. We thank you for your continued support and for placing your faith and trust in us by choosing our Project for your home. Request you to complete the formalities as mentioned in this letter within the aforesaid timelines to enable us to handover the possession of your Apartment to you.

For Piramal Estates Pvt Ltd,

Authorized Signatory

Encl:

- 1) Annexure A - Final Dues
- 2) Annexure B - Bank Account Details for Payment of Final Dues
- 3) Occupation Certificate
- 4) Architect Certificate



06/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 4034/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाळकूम

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 12427836 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 8770390.11 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: झोन नं. 9/36 3 अ-1 मीजे वाळकूम ता.नि. ठाणे, सर्व्हे नं. 7/1 ते 7/14 व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे, सदनिका क्र. 2304,23 वा मजला, निजित टॉवर, पिरामल वैकुंठ, निवाजी नगर जवळ, जुना मुंबई- आशा रोड, बायर इंडिया रोड, राम मारुती नगर, वाळकूम ठाणे. क्षेत्र 637.55 चौ.फुट कारपेट म्हणजेच 59.23 बीमी कारपेट, सोबत एन्क्लोज बाल्कनी एरिया 4.13 चौ.मी., ड्राय बाल्कनी एरिया 1.67 चौमी., सोबत 1 कार पार्किंगसह. ((Survey Number : 7/1 ते 7/14 व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे ;)) |
| (5) क्षेत्रफळ | 1) 637.55 चौ.फुट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- पिरामल इस्टेट प्रा. लि तर्फे अधिकृत सहीकर्ते पंकज मुंदरा यांचे तर्फे कु.मु. म्हणुन भावनेश कुट्टन - - बव:-39; पत्ता:- प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पेनिंगुना कॉर्पोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: सोजर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पिन नं:-AACCA7777K |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- अमित कैलास कवळे - बव:-38; पत्ता:- प्लॉट नं: बी-244, माळा नं: -, इमारतीचे नाव: कल्पतरु सनराईस, ब्लॉक नं: कोलशेत रोड, रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-400607 पिन नं:-BGGPK6086D 2): नाव:- नम्रता अमित कवळे - बव:-35; पत्ता:- प्लॉट नं: बी-244, माळा नं: -, इमारतीचे नाव: कल्पतरु सनराईस, ब्लॉक नं: कोलशेत रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पिन नं:-AOYPR1121D |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06/03/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 06/03/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 4034/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 870000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्बांकनासाठी विचारात घेतलेला तपशील:-

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



The PART development work in Part building No. VAIRAT (CLUSTER 2)(GROUND FLOOR,FIRST LVL.POD.(PT.) / RESI.(PT.) FLOOR,SECOND LVL.POD.(PT.) / RESI.(PT.) FLOOR,THIRD LVL.POD.(PT.) / RESI.(PT.) FLOOR,FOURTH LVL.POD.(PT.) / RESI.(PT.) FLOOR,FIFTH LVL.POD.(PT.) / RESI.(PT.) 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 FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTY-FIRST FLOOR,THIRTY-SECOND FLOOR,THIRTY-THIRD FLOOR,THIRTY-FOURTH FLOOR,THIRTY-FIFTH FLOOR,THIRTY-SIXTH FLOOR,THIRTY-SEVENTH FLOOR,THIRTY-EIGHTH FLOOR),VIJIT (CLUSTER 2)(GROUND FLOOR,FIRST LVL.POD.(PT.) / RESI.(PT.) FLOOR,SECOND LVL.POD.(PT.) / RESI.(PT.) FLOOR,THIRD LVL.POD.(PT.) / RESI.(PT.) FLOOR,FOURTH LVL.POD.(PT.) / RESI.(PT.) FLOOR,FIFTH LVL.POD.(PT.) / RESI.(PT.) 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 FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTY-FIRST FLOOR,THIRTY-SECOND FLOOR,THIRTY-THIRD FLOOR,THIRTY-FOURTH FLOOR,THIRTY-FIFTH FLOOR,THIRTY-SIXTH FLOOR,THIRTY-SEVENTH FLOOR,THIRTY-EIGHTH FLOOR) Plot No.:0, Village:BALKUM, Hissa No.:0, CTS No. :0, Society.:PIRAMAL VAIKUNTH, Survey No.:7/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 8/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41, 42, 9/1, 2, 3, 4, 5(PT), 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 10/2, 3, 4, 5, 6, 7, 8, 9, 10/10A, B, 11, 12, 13, 14, 15, 16, 17, 18, 99/13, 15, 100/14, 15, 16, 17, 18, 19, 20, 100/24, 25, 26, 27, 28, 29, 30, 100/31A, 100/31B, 100/32 & 100/33, 101/2 & 3, 105/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,14, 15, 16, 17, 18, 19, 20., Sector No.:5 completed under the supervision of Subhash Vasant Gupte, Architect (License No. Ca/80/5667) may be occupied on the following conditions.

OFFICE OF THE : Thane Municipal Corporation
 Outward No. : 32
 Date : 16 December, 2024
PART OCCUPATION GRANTED

Yours faithfully,
 Assistant Director Town Planning



Scan QR code for verification of authenticity.



| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|---|----------------|-------------------|---------------------------|
| Valuation ID | 202303064487 | 06 March 2023 02:51:38 PM टनन | | | |
| मूल्यांकनाचे वर्ष | 2022 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका ठाणे | | | | |
| उप मूल्य विभाग | 9/36-3अ-1) ठाणे भिवंडी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्वे नंबर | | | | |
| क्षेत्राचे नांव | Thane Municipal Corporation | सर्वे नंबर / न भू क्रमांक | | सर्वे नंबर#7 | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौ मीटर |
| 30300 | 116700 | 134700 | 146300 | 134700 | |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र (Built Up) | 65.153 चौ मीटर | मिळकतीचा वापर - | निवासी सदनिका | मिळकतीचा प्रकार - | बांधीव |
| बांधकामाचे वर्गीकरण - | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2 वर्षे | बांधकामाचा दर - | Rs. 26620/- |
| उद्भववाहन सुविधा - | आहे | मजला - | 21st and Above | कार्पेट क्षेत्र - | 59.23 चौ मीटर |
| Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | | = 110 / 100 Apply to Rate= Rs.128370/- | | | |
| घसा-पानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर | | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((128370-30300) * (100 / 100)) + 30300) = Rs.128370/- | | | |
| A) मुख्य मिळकतीचे मूल्य | | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 128370 * 65.153 = Rs. 8363690.61/- | | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य | | 13.94 चौ मीटर = 13.94 * (116700 * 25/100) = Rs. 406699.5/- | | | |
| Applicable Rules | | = 3, 9, 18, 19, 15 | | | |
| एकत्रित अंतिम मूल्य | | - मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझिनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दृशरती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8363690.61 + 0 + 0 + 0 + 406699.5 + 0 + 0 + 0 + 0 + 0 = Rs. 8770390/- = २ सत्पाऐशी लाख सत्तर हजार तीन शे नव्वद /- | | | |

Home

Print

टनन - ९

दस्त क्र. ४०३४/२०२३

९ / १९२०



ट न न - ९
 दस्त क्र ००२०७/२०२३
 ७/१२०

AK Kawale
Shinde



Dr. J. J. J.

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made and entered into at **Thane** on this 06th day of March in the year Two Thousand Twenty-Three;

BETWEEN

PIRAMAL ESTATES PRIVATE LIMITED, CIN - U17100MH1999PTC122652,
 a company incorporated under the Companies Act, 1956 having its registered office at 8th Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 (hereinafter referred to as "the **Developer**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **ONE PART;**

AK Kawale
Shinde

AND

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Mr. Amit Kailas Kawale and Mrs. Namrata Amit Kawale, Adult/s, Indian Inhabitant/s, a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, a Trust registered under the Indian Trusts Act, 1882, having their address for the purpose of these presents at **B-244, Kalpataru Sunrise, Kolshet Road, Thane, - 400607, Maharashtra, India** hereinafter referred to as "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of (i) individual/s his/her/their heirs, executors, administrators and permitted assigns; (ii) a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor; (iii) an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF; (iv) a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them; (v) a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them; (vi) a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.

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The Developer and the Purchaser are hereinafter collectively referred to as "**the Parties**", and individually as a "**Party**".



WHEREAS:-

The Developer is the owner of and other wise well and sufficiently seized possessed of and entitled to all those pieces and parcels of land situate, lying and being at Village Balkum, Taluka Thane, District Thane, hereinafter be collectively referred to as the "**Larger Land**" more particularly described in First Schedule.

B. The development of the Larger Land will be undertaken in phases and will take substantial time. The Developer is presently contemplating developing the Larger Land by exploiting the full development potential of the Larger Land in a whole project which is presently named as "**Piramal Vaikunth**" (hereinafter referred to as the "**Larger Project**"). The Developer will develop the Larger Project in various phases by constructing various buildings in each phase. Presently, the Developer is developing one phase on a portion of the Larger Land as per the current approvals, consisting of 2 (**Two**) residential tower namely "**Vaikunth Cluster 2**" (hereinafter referred as "**the Project**"). The Project has been registered with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA/Act**") read with the provisions of the Maharashtra Real Estate

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Namrata Kawale

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Receipt (pavti)

536/4034

Monday, March 06, 2023

4:39 PM

पावती

Original/Duplicate

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Regn.:39M

पावती क्र.: 4402 दिनांक: 06/03/2023

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन9-4034-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अमित कैलास कवळे -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2400.00

पृष्ठांची संख्या: 120

एकूण:

₹. 32400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:54 PM ह्या वेळेस मिलेल.

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

बाजार मूल्य: ₹.8770390.11 /-

मोबदला ₹.12427836/-

भरलेले मुद्रांक शुल्क : ₹. 870000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0603202308686 दिनांक: 06/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0603202308022 दिनांक: 06/03/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016172455202223E दिनांक: 06/03/2023

बँकेचे नाव व पत्ता:

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पक्षकारांना दिला.

H. The Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of (i) all the documents of title relating to the Larger Land and of such other documents as are specified under the RERA and the rules made there under, (ii) the authenticated copy of the plan of the said Flat, (iii) the Title Certificates dated 24th July 2017 issued by Dhaval Vussonji and Associates, Advocates and Solicitors certifying the title of the said Project Land is annexed and marked as **Annexure "C"** hereto and (iv) all the approvals and sanctions obtained till date for the development of the Larger Land. The 7/12 extract of the Larger Land are annexed hereto as **Annexure "D"** (collectively).

I. By and under a Unilateral Indenture of Mortgage dated 28th June 2022 executed by and between the Developer and HDFC Ltd. registered with the sub-registrar of assurances at Thane bearing registration number TNN5-10979-2022 on 1st July, 2022, the Developer has created a mortgage with respect to the Larger Land in favour of the HDFC Ltd. on the terms and conditions as stated therein.

J. The Developer is also proposing to develop and maintain a temple / religious / spiritual space ("**Temple**") on a portion of the Larger Land ("**Temple Portion**"). The exact location of the Temple Portion will be determined in the course of the development of the Larger Land. For the construction of the Temple on the Temple Portion, the FSI permitted to be used on the Temple Portion from and out of the Larger Land shall be used and such Temple shall also be open to the public in general on the terms as may be formulated by the Developer from time to time. The Developer has informed the Purchaser/s and the Purchaser/s is/are fully aware that such Temple on the Temple Portion shall at all times have an exclusive access through the Larger Land (which exact location of the access will also be determined by the Developer in the course of the development of the Larger Land) and the Purchaser shall not be entitled to make any claim of disturbance, disruption, nuisance or otherwise against the Developer or any person claiming through it / him / her in this regard.

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K. The Developer shall construct the said Building which is proposed to comprise of **Ground + 5 Level Podium (part) / Residential (part) + 6 to 38 Floor** habitable floors. The Developer contemplates the development to be upto 43 habitable floors. The Developer reserves its rights to construct such additional 5 habitable floors. Similarly, considering the market conditions, the Developer may, in its discretion, reduce the habitable floors below 38 habitable floors. In either case, such increase (upto 43 habitable floors) or reduction (below 38 habitable floors) will not affect the location, area and floor of the flats sold to the purchaser and the amenities to be provided and will also not affect the Possession Date. The Purchaser consents to the same and further undertakes to execute

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necessary documents (if any), as may be required by the Developer, pursuant to the aforesaid.

- L. Total FSI proposed for the development of the said Project is approximately **53,120** sq. mtrs.
- M. The common areas, facilities and amenities for the said Building which shall be available to be used by the Purchaser are listed in the **Third Schedule** hereunder written ("**the Project Amenities**").
- N. The common areas, facilities and amenities in the Larger Project which shall be available to be used by the Purchaser are listed in the **Fourth Schedule** hereunder written ("**Larger Project Amenities**"). The Purchaser acknowledges that the construction and development of the Larger Project Amenities will take substantial time and agrees that the Developer shall make available the Larger Project Amenities on completion of the development of the Larger Project.
- O. The Developer shall be entitled to put hoarding/boards of their brand name/logo, in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Project and/or Larger Project and on the façade, terrace, compound wall or other part of the Project and/or Larger Project, without causing any obstruction to the purchasers of the flats in the Project. The Developer shall also be entitled to place, select, decide hoarding/board sites on any area identified by the Developer on the Project and/or Larger Project.
- P. The details of the Project along with the annexures and the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>
- Q. The Developer has the right to sell the premises/unit/flat in the Project to be constructed by the Developer, and, to enter into this Agreement with the purchaser/s and to receive the sale consideration in respect thereof.
- R. The Purchaser/s, being desirous of acquiring a premises / unit/ flat in the said Building of the Project, has/have approached the Developer and requested to sell and transfer to him/her/them a flat in the said Building more particularly described in the **Fifth Schedule** hereunder written and hereinafter referred to as "**the said Flat**". A copy of the respective floor plan of the said Flat is annexed hereto and marked **Annexure "E"**.
- S. The Developer has entered into a standard agreement as per the format prescribed by the Council of Architects with an architect, registered with the Council of Architects and has also appointed a structural engineer for the preparation of the structural designs and drawings of the Project and will supervise the architect and the structural engineer till completion of the

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T. By letter dated 3rd August, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1470/15 issued by the Thane Municipal Corporation ("TMC"), TMC granted Intimation of Disapproval and revised Intimation of Disapproval respectively (collectively hereinafter referred to as "IOD" to the Developer *inter alia* approving the plans for developing the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the IOD is annexed hereto and marked as Annexure "F".

U. 17th December, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1602/15 addressed by the TMC, TMC issued commencement certificate ("CC") *inter alia* permitting the commencement of construction of the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the CC is annexed hereto and marked as Annexure "B".

V. The Developer has commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions.

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Prior to the date hereof, the Developer has executed a Letter of Allotment in favour of the Purchaser in furtherance to Request for Reservation where under the Developer has agreed to allot the said Flat to the Purchaser in the manner provided therein ("**the Letter of Allotment**").

The Purchaser has agreed and consented to the development of the Larger Project. The Purchaser has also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects. The Purchaser has prior to the execution of this Agreement satisfied himself about (i) the rights of the Developer to develop the Larger Project, (ii) the approvals and sanctions obtained till date for the development of the said Building, and (iii) the nature of the rights retained by the Developer under this Agreement. This Agreement has been entered into by the Purchaser after seeking necessary legal advice and perusal of plans for the Project both sanctioned as well as proposed.

Y. This Agreement shall always be subject to the provisions of the Act as amended from time to time and the rules framed thereunder.

Z. Relying upon the Request for Reservation and Letter of Allotment and the representations, declarations and assurances made by the Parties, to faithfully abide by all the terms and conditions and stipulations contained in

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(Regulation and Development) (Registration of the Projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration P51700003793 dated 6th August, 2017 for the Project and a copy of the RERA Certificate is annexed and marked as Annexure "A" hereto

- C. The Project shall be developed on a portion of the said Larger Land more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "**Project Land**").
- D. This Agreement is in respect to "**TOWER VIJIT**" of the Project (which shall hereinafter be referred to as the "**said Building**"). The FSI proposed to be consumed for the said Building is approximately 25,424 sq. mts.
- E. "**Tower Vairat**" of the Project hereinafter be referred to as the "**Other Tower**".
- F. The Developer shall be promoters under the provisions of RERA and RERA Rules. The Developer will also be developing further phases on the remaining portion of the Larger Land comprising of towers and/or wings and/or building(s) for residential, commercial and/or such other user as the Developer may deem fit, subject to receipt of necessary approvals ("**Future Buildings**").
- G. The Developer is undertaking the development of the said Building and the Other Tower, i.e. the Project and the Larger Project by exploiting the full development potential of the Larger Land by way of *inter-alia* (a) utilising, consuming and loading Floor Space Index ("**FSI**") and also FSI by way of Transfer of Development Rights ("**TDR**") and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, premium FSI available under development control regulations applicable to Thane ("**Thane DCR**") and any other FSI/TDR including TDR that may be acquired in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and / or may be available in respect of the Larger Land or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law including in Thane DCR and the Act/regulations therein.

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area as per RERA on the 23rd floor in the said Building (more particularly described in the **Fifth Schedule**) and as shown in the floor plan annexed and marked as **Annexure E**" hereto, at and for the Sale Consideration. The said Flat shall contain the fixtures, fittings and the amenities as set out in the **Sixth Schedule** hereto. The Developer hereby agrees to allot to the Purchaser **1 (One)** number of covered car parks, as per the details provided in **Fifth Schedule**. For the purpose of this Agreement, "covered car park" shall mean an enclosed or covered area on the said Project Land hereunder written for parking of vehicles of the Purchaser(s) which may be in basements and/or stilt and/or podium and/or space provided by mechanized parking arrangements but shall not include a garage and/or open car parking space(s).

- (ii) The total aggregate consideration amount for the said Flat is **Rs.1,24,27,836/- (Rupees One Crore Twenty-Four Lakh Twenty-Seven Thousand Eight Hundred Thirty-Six Only)** ("the Sale Consideration"). The Purchaser has paid on or before the execution of this Agreement, a sum of **Rs.12,18,052/- (Rupees Twelve Lakh Eighteen Thousand Fifty-Two Only)**, as advance payment.

(iii) The Purchaser shall pay to the Developer the balance Sale Consideration towards the said Flat in instalments in the manner as set out in the **Seventh Schedule**, time being the essence of the contract.

The Developer shall issue a notice to the Purchaser intimating the Purchaser about the stage-wise completion of the said Building as detailed in the **Seventh Schedule** (the payment at each stage is individually referred to as "**the Instalment**" and collectively referred to as "**the Instalments**"). The payment shall be made by the Purchaser within 15 (fifteen) days of the Developer making a demand for the payment of the Instalment, time being the essence of the contract. A notice / intimation forwarded by the Developer to the Purchaser that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed. The Purchaser is aware and agrees that the payments milestones/instalments stated in the **Seventh Schedule** are not sequential and that the payment/instalment shall be demanded by the Developer on completion of the respective milestone irrespective of sequence in which they are written.

- (v) The Sale Consideration shall be paid to the Developer and all payments shall be made by way of demand drafts/ pay orders/

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

Signed and Delivered)
By the withinnamed the Developer)
Piramal Estates Private Limited)
Through its Authorised Signatory)
Mr. Pankaj Mundada)



in the presence of)
1) Nishal B. Fulare *NBF*)
2) Sunny V. Lavhane *SVL*)

For **PIRAMAL ESTATES PVT. LTD.**

Pankaj Mundada

Authorised Signatory

Signed and Delivered)
By the withinnamed the Purchaser)
Mr. Amit Kailas Kawale)

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Mrs. Namrata Amit Kawale)
in the presence of)
1) *NBF*)
2) *SVL*)

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FIRST SCHEDULE

Larger Land

All that piece or parcel of land bearing Old Survey Nos. 8/1 to 8/14, 9/1 to 9/42 except 9/32 and 9/38; 10/1 to 10/17; 11/2, 11/3, 11/4 Pt., 11/5/1 Pt., 11/5/2 Pt., 11/6 to 11/9, 11/10/1, 11/10/2, 11/11 to 11/18; 193/6 Pt.; 204/13 Pt. and 204/15 Pt.; 205/14 Pt., 205/15 Pt., 205/16 Pt., 205/17A, 205/17B Pt., 205/18 Pt., 205/19 Pt.; 205/20, 205/24 Pt., 205/24 Pt., 205/25 to 205/30, 205/31/1, 205/31/2, 205/32 and 205/33; 206/2 Pt. and 206/2 Pt. and 206/3 Pt.; 277/1 to 277/20 except Hissa Numbers 3 and 5 corresponding New Survey Nos. 7/1 to 7/14; 8/1 to 8/42 except 8/32 and 8/38; 9/1 to 9/17, 10/2A, 10/3, 10/4A, 10/5A, 10/5C, 10/6 to 10/9, 10/10A, 10/10B, 10/11 to 10/18; 88/6B, 99/13B, 99/15B, 100/14A, 100/15B, 100/16B, 100/17A and 100/17B, 100/18/A, 100/19/B, 100/20, 100/24A, 100/24B, 100/25 to 100/30, 100/31A and 100/31B, 100/32 and 100/33; 101/2A, 101/2A, 101/2B and 101/3A; 105/1 to 105/20 (except Hissa Nos. 3 and 5) in aggregate admeasuring 32.51 Acres or thereabouts as per the Sanad dated 12th October, 1965 (31.40 Acres or thereabouts as per the 7/12 Extracts) and land bearing Old Survey No.9/32, 277/3 and 277/5 and corresponding New Survey Nos. 8/32, 105/3 and 105/5 in aggregate admeasuring 0.35 Acres or thereabouts (total aggregating to 33.02 Acres corresponding to 133627.2 sq. mts. approximately) as per the 7/12 Extracts situate, lying and being at Village Balkum, Taluka Thane, District Thane in the

Registration Sub-District Thane and bounded as follows:

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On or towards the North by : Property belonging to Bayer India Pvt Ltd (Kalpataru.Group)

On or towards the South by : 20 mtr proposed D.P Ram Maruti Road and Old Mumbai Agra Highway, Balkum

On or towards the East by : Property belonging to Bayer India Pvt Ltd (Kalpataru.Group) and Dosti Group Balkum Thane

On or towards the West by : 30 Mtr proposed D.P Ram Maruti Road Balkum, Thane



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this Agreement, the Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer the said Flat at the Sale Consideration and on the terms and conditions hereinafter appearing and willing to enter into this Agreement on the terms and conditions appearing hereinafter.

- AA. Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- The Developer shall construct the said Building which is proposed to comprise of **Ground + 5 Level Podium (part) / Residential (part) + 6 to 38 Floor** habitable floors. The Developer contemplates the development to be upto 43 habitable floors. The Developer reserves its rights to construct such additional 5 habitable floors. Similarly, considering the market conditions, the Developer may, in its discretion, reduce the habitable floors below 38 habitable floors. In either case, such increase (upto 43 habitable floors) or reduction (below 38 habitable floors) will not affect the location, area and floor of the flats sold to the purchaser and the amenities to be provided and will also not affect the Possession Date. The Purchaser consents to the same and further undertakes to execute necessary documents (if any), as may be required by the Developer, pursuant to the aforesaid. The Project shall have the common areas, facilities and amenities that may be usable by the Purchaser in the said Building and the Project as listed in the Third Schedule hereunder written.

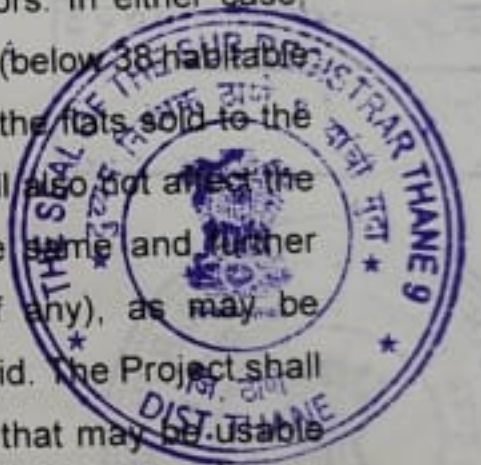
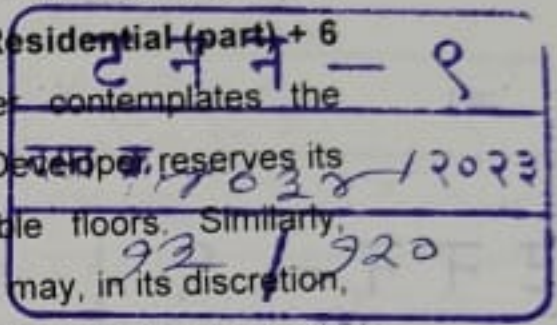
As per the Addendum Letter dated **26th January, 2023**, the Purchaser has availed the benefit of furnished homes and modular kitchen and other kitchen equipment scheme (Package) and has accepted the terms and conditions set out therein. The Parties agree and confirm that, the terms and conditions of the said Addendum Letter shall be deemed to be part of this Agreement with respect to the Package and the Parties agree to abide by the same. The said Addendum Letter is annexed hereto and marked as **Annexure G**.

2. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION:

- The Purchaser hereby agrees to purchase and acquire from the Developer, and the Developer hereby agrees to sell to the Purchaser, Flat No. **2304** of the **2 BHK** admeasuring **59.23** square meters carpet

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THIRD SCHEDULE
PROJECT FACILITIES

| Sr. No. | Facilities |
|---------|-------------------|
| 1 | Library |
| 2 | Indoor Games room |
| 3 | Creche |
| 4 | Hobby Area |

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FOURTH SCHEDULE

Details of the Facilities available in the common area and amenity spaces on the Larger Land

| Sr. No. | Facilities |
|---------|---------------------|
| 1 | Multi-purpose court |
| 2 | Squash court |
| 3 | Gymnasium |
| 4 | Swimming Pool |
| 5 | Kid's pool |
| 6 | Bicycle path |
| 7 | Mini Cricket Ground |
| 8 | Café |
| 9 | Convenience Store |

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FIFTH SCHEDULE

| Sr. No. | Terms and Expressions | Meaning |
|---------|---|--|
| 1 | Project Name | Vaikunth Cluster 2 |
| 2 | Building /Wing No. | Tower 2 (As defined in the sanctioned plan as approved by TMC) |
| 3 | Tower Name | VIJIT |
| 4 | The said Flat | Flat No. 2304 admeasuring about 59.23 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 637.55 sq. ft. carpet area on the 23rd habitable floor of the said Building along with balcony area admeasuring 00.00 sq. mtr., enclosed balcony area admeasuring 04.13 sq. mtr. and dry balcony area admeasuring 01.67 sq. mtr. |
| 5 | The Sale Consideration | Rs. 1,24,27,836/- (Rupees One Crore Twenty-Four Lakh Twenty-Seven Thousand Eight Hundred Thirty-Six Only) |
| 6 | Details of the covered car parking | 1 (One) |
| 7 | Date of Letter of Allotment | 28 th February, 2023 |
| 8 | Date of Request for Reservation | 26th January, 2023 |
| 9 | Name of the Account for payment of Sale Price | "PEPL CLUSTER 2 COLLECTION ESCROW ACCOUNT" |
| 10 | Address of the Purchaser/s for the purposes of this Agreement | B-244, Kalpataru Sunrise, Kolshet Road, Thane, - 400607, Maharashtra, India |
| 11 | Permanent Account Number | Developer's PAN: AACCA7777K Purchaser/s PAN: BGGPK6086D, AOYPR1121D |

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SECOND SCHEDULE

Project Land

All that piece or parcel of land bearing Survey No. 7 Hissa No. 7/2(pt), 3(pt), 8(pt), 9(pt), 10(pt), 11(pt); Survey No. 8 Hissa No. 8(pt), 19(pt), 18(pt); Survey No. 9 Hissa No. 7(pt); 12(pt), 13(pt), 14(pt), 16, 17(pt), 19 admeasuring 4,305.53 square meters, situate, lying and being at Village Balkum, Taluka Thane, District Thane in the Registration Sub-District Thane and bounded as follows:

On or towards the North by : Cluster 3 / Private future development

On or towards the South by : Cluster 2 / Proposed DP Road Private Land

On or towards the West by : Cluster 2 / Private Land development

On or towards the East by : Private Land development

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ANNEXURE-A



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number: P51700003793

Project: Valkunth Cluster 2, Plot Bearing / CTS / Survey / Final Plot No.: No 7/1 to 14, 8/1 to 17, 31/1 to 17, 10/2 to 8, 10/10A, 10/10B, 10/11 to 18, 99/13B, 15B, 100/14A, 15B, 1 at Thane (M Corp.), Thane, Thane, 400608.

1. Piramal Estate Private Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400013.

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, 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 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 08/08/2017 and ending with 30/12/2024 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: 09-09-2021 16:50:56

Dated: 09/09/2021
Place: Mumbai

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

ANNEXURE-B



Certificate No. 4745

THANE MUNICIPAL CORPORATION, THANE
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE
AMENDED

V. P. No. S05/0068/13 TMC / TDD / 3834/21 Date : 30/12/2021
 To, Shri / Smt. M/s. Scapes (S. Gupta) (Architect)
Gupta cottage, Panchpokhadi, Thane (w)
Shri M/s. Piramal Estate Pvt. Ltd. (Owners) & (Developer)

With reference to your application No. 8635 dated 09/11/2021 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. 30-6mt-W.D.P.Road at Road / Street 30-6mt-W.D.P.Road S. No. / C.S.T. No. / F. P. No. (unsurveyed 3000)

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.

खंय न.क. ३०/६ ते १४ (नुस ८/१ ते १४), खंय न.क. ८/१ ते ३७, ३९ ते ४३ (नुस ९/१ ते ३७, ३९ ते ४३) खंय न.क. ९/१ ते १७ (नुस १०/१ ते १७) खंय न.क. १०/२म, ३, ४म, ५म, ६ ते ९, १०म, १०न, ११ ते १८ (नुस ११ ते १३, १४, १५, १६/१०म, १०न, ११ ते १८) खंय न.क. ८८/९म (नुस १९३/९म) खंय न.क. ९९/१३म, १५म (नुस १०४/१३, १५) खंय न.क. १००/१४म, १५म, १६म, १७म, १८म, १९म, २०, २४म, २४न, २५ ते ३०, ३१म, ३१न, ३२, ३३म, ३३न, ३४म, ३४न, ३५ (नुस २०९/१२, २०९/१५ ते २०, ३१म, ३१न, ३२, ३३) खंय न.क. १०१/१म, १म, ३म (नुस २०९/१२, २०९/१५ ते २० (नुस २४७/१ ते २०)

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दस्ता क्र. ४०३४७/२०२३
P.T.O.

२३/१२०

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.



| <u>PERMISSION ONLY</u> | |
|--|--|
| Cluster 1 Vivaan, Vatsal, Vyom Bldg. D (Vinayak), E (Vedant), F (Vittal) | - 1 level basement + Gr. + 5 level podium (pt.) / Resi. (Pt.) + 6th to 29th floor - 1 level basement + Gr. + 1st + 32nd floor - 1 level basement + Gr. + 4th + 5th + 6th (pt.) floors (Resi.) |
| Cluster 2 Tower 1 (Vairat) & 2 (Vijit) | - Gr. + 5 Level Podium (pt.) / Resi. (Pt.) + 6th to 38th floor - Lower ground + upper Gr. + 1st to 41st floor - Lower Ground + upper Gr. + 1st to 33rd floor - 1 Level Basement + Lower Gr. - 1 Level Basement + Lower Gr. + upper gr floor |
| Cluster 3 Tower 1 - (Vidya) Tower 2 - (Vind) Tower 4 Tower 5 | - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 39th floor - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor |
| Cluster 4 Vidit, Vama, Vyan Vraj | - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor - Lower Gr. + Upper Ground Floor - Lower Gr. + Upper Ground Floor - Lower level + gr. + 14th floor |
| Club House Temple MLCP parking Tower | - Lower Gr. + Upper Ground Floor - Lower Gr. + Upper Ground Floor - Lower level + gr. + 14th floor |
| <u>PERMISSION /C.C ONLY</u> | |
| Cluster 1 Vivaan, Vatsal, Vyom Bldg. Bldg. D (Vinayak), E (Vedant), F (Vittal) | - 1 level basement + Gr. + 5 level podium (pt.) / Resi. (Pt.) + 6th to 29th floor - 1 level basement + Gr. + 32nd floor - 1 level basement + Gr. + 4th + 5th + 6th (pt.) floors |
| Cluster 2 Tower 1 (Vairat) & 2 (Vijit) | - Gr. + 5 Level Podium (pt.) / Resi. (Pt.) + 6th to 38th floor - Lower ground + Upper Gr. + 1st to 33rd floor - Lower Ground + Upper Gr. + 1st to 33rd floor - 1 Level Basement + Lower Gr. - 1 Level Basement + Lower Gr. + Upper gr. floor |
| Cluster 3 Tower 1 (Vidya) Tower 2 (Vind) Tower 4 Tower 5 | - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 39th floor - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor |
| Cluster 4 Vidit, Vama, Vyan Vraj | - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor - Lower Gr. + Upper Ground Floor - Lower Gr. + Upper Ground Floor - Lower level + gr. + 14th floor |
| Club House Temple MLCP parking Tower | - Lower Gr. + Upper Ground Floor - Lower Gr. + Upper Ground Floor - Lower level + gr. + 14th floor |

अटी:
 5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other law/rules, it shall be binding on the owner/developer to obtain

11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Area/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. Condition mentioned in permission/c.c. TMC/TDD/3705/21 Dt. 28/09/2021 will be binding on developer/owner.
16. Developer/owner shall be binding to propose minimum area for commercial user in the mid layout.
17. Developer/owner shall make artificial ventilation provision for proposed ventilation shaft as per National Building Codes.

सावधान

असुर मकानांनुसार बांधकाम न करणे तसेच विकारा विधान निवाराकरीतूनच जावनास असे परवानग्या न देत सावधान जावनास. महासुद्ध प्रतिष्ठित व उत्तर देवता प्रतिष्ठित व अमुंसार बांधकाम न करणे. बांधकाम बांधकाम बांधकाम



Yours faithfully,

(Handwritten signature)

सुनील पाटील
Executive Engineer
Municipal Corporation of
the city of Thane.

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२०३४/२०२३
२/१२०



SIXTH SCHEDULE

Description of the Amenities in the said Flat

| Sr. No. | Amenities and Specifications | |
|----------|------------------------------|---|
| A | Flooring | |
| 1 | Living, Dining | Anti-skid Vitrified Tiles |
| 2 | Guest Bedroom | |
| 3 | Kitchen | |
| 4 | Balcony | |
| 5 | Passage | |
| 6 | Common Bathroom | Anti-skid Vitrified Tiles |
| 7 | Other Bathrooms | |
| 8 | Master Bedroom | Laminated wooden flooring |
| | | |
| B | Kitchen | |
| 1 | Countertop with back splash | Yes; Granite or Quartz or equivalent |
| 2 | Modular Kitchen | Yes |
| | | |
| C | Bathrooms | |
| 1 | Fully fitted bathroom | i. Quality CP Fittings & Sanitaryware (No geyser) ii. Shower with no glass partition |
| 2 | Walls | Dado Height Glazed Vitrified Tiles Shower Area : Upto 2.40 Mtr. Dry Area : Upto 1.20 mtr. |
| 3 | Wash Basin Counter | Yes - Granite / Quartz |
| | | |
| D | Others | |
| 1 | Windows | Single glazed units |
| 2 | Door Frames and Windows | Yes |
| 3 | Paint | Yes |

टनन - ९
दस्त क्र. ७०३४/२०२३
५२/१२०

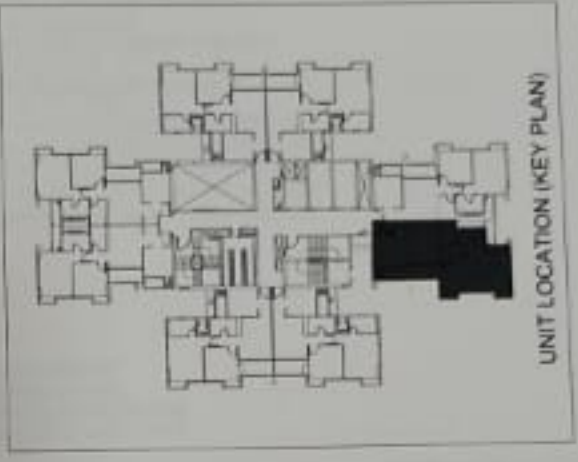
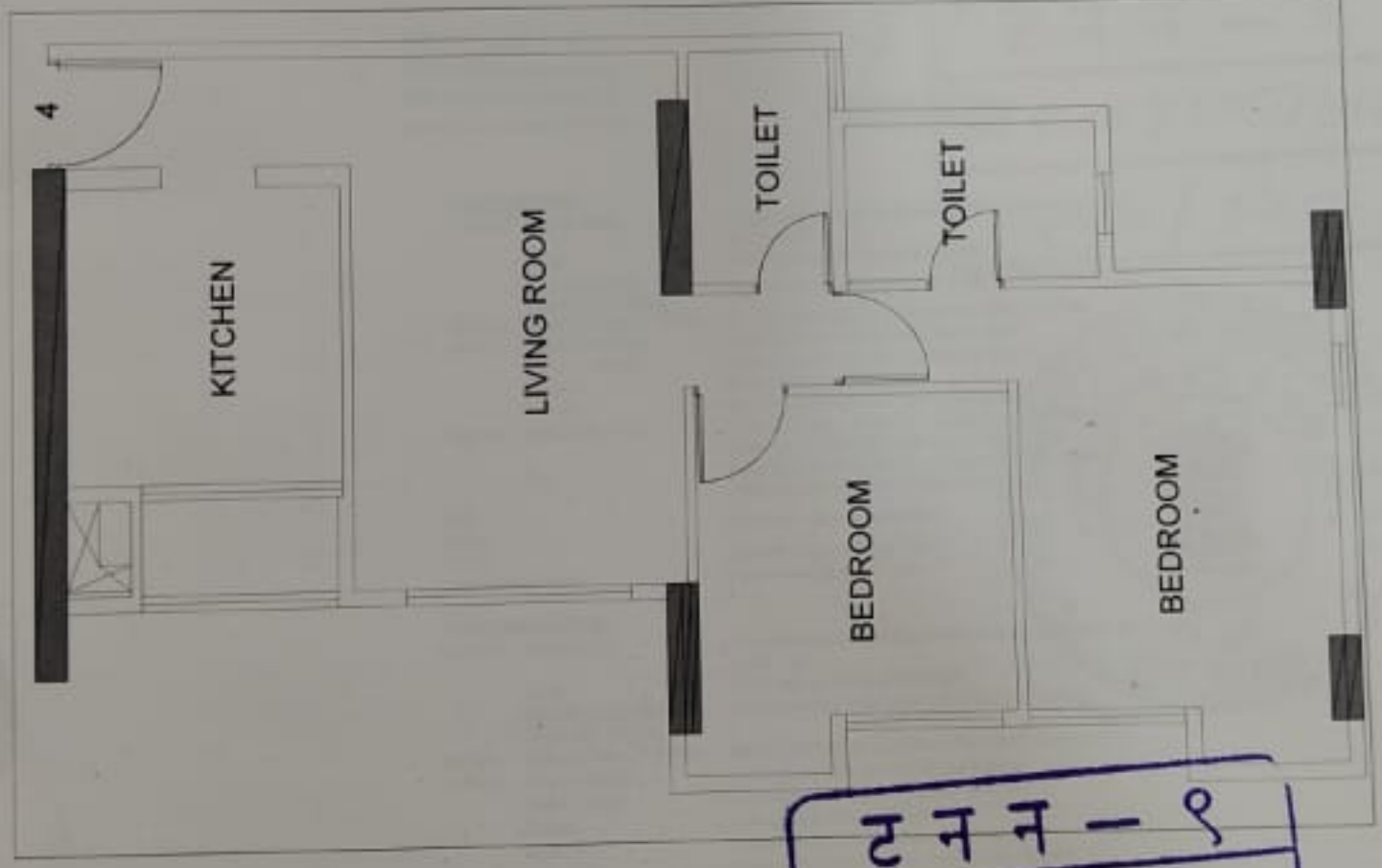


AK Kanale

Devedis

ANNEXURE - E

Atkavade
Pravin



UNIT LOCATION (KEY PLAN)

PIRAMAL VAIKUNTH -
CLUSTER 2 - TOWER 2 - VIJIT
FLAT NO. 2304 FLOOR LEVEL 25th

टनन - ९
 दस्त क्र. २०३२/२०२३
 २२/१२२०

