14466

INDEX II

SRO: S.R. Thane 9

File Number: 4850/2023

Regn:63m

Village Name: Dayaghar

6-Notice of intimation regarding mortgage by way of deposit of

(1) Title Title Deed

06/09/2023

Rs.4400000/-(2) Loan amount

1) Corporation: Thane Corporation Other details: Building Name:SIMONE RESIDENCY, Floor No:5, Flat No:A-507, (3) Property Description

Road:DAYAGHAR (Survey Number: 85; HISSA NUMBER: 1/B;)

1) Carpet Area: 52 Sq.mt.

1) Name: RUPESH RAMDAS SALVI Age: 31, Address: Flat (4) Area (5) Mortgagor

No:A-507, Floor No:5, Building Name:SIMONE RESIDENCY,

Road:-, City:DAYGHAR THANE , State:MAHARASHTRA,

District: THANE, Pin: 421204 , PAN: DETPS3631K

Bank Name: STATE BANK OF INDIA Address: (6) Mortgagee

RACPC, GHATKOPAR (RGH) TAN: MUMS86154F

30/08/2023 (7) Date of Mortgage

(8) Date of Filing 06/09/2023

(9) Filing Number 4850/2023

(10) Stamp Duty Rs.13200/-

(11) Filing Amount Rs.15300/-

(12) Date of submission 06/09/2023

(13) Remark

Signature of e-S.R. Thane 9

Thumb Impression of e-S.R. Thane 9:

Payment Details:

-Stamp Duty of Rs.: 13200/- has been paid vide GRN: MH007417793202324E Dated :30/08/2023

and defaced number is 0004047271202324.

-Filing Fee of Rs.: 15000/- has been paid vide GRN: MH007417905202324E Dated: 30/08/2023

and defaced number is 0004047279202324.

-Document Handling Fee of Rs.: 300/- has been paid vide PRN: 0923021201020 Dated 02/09/2023 and defaced number is 0923021201020D.

Notice of Intimation regarding Mortgage by way of Deposit of Title Deed

Sub Registrar: THN9

Date: 06/09/2023

We, the undersigned parties, are by this notice of intimation, giving notice to the public at large that, the mortgagor herein had deposited the title deads of the property for the security of the loan given/ agreed to be given by the mortgagee herein.

(1) Party Details:

(a) Mortgagee:

STATE BANK OF INDIA

(b) Mortgagor:

1) Name: RUPESH RAMDAS SALVI, Age: 31, PAN: DETPS3631K, Date of Birth:

08/03/1992, Contact Number: 8692823658, Email Id: rupeshsalvi09@gmail.com

(2) Property Location:

District: Thane, Taluka: Thane, Village: Dayaghar.

(3) Property Details:

1) Building Name: SIMONE RESIDENCY, Floor No.5, Flat No:A-507,

Road:DAYAGHAR

S.No/CTS NO etc.: Survey Number: 85, HISSA NUMBER: 1/B,

Area: Carpet: 51.68 Sq.mt.

Documents Deposited with Bank: Agreement to Sale :15446/2023

(4) Payment details:

Loan Amount: Rs. 4400000 /- Stamp Duty: Rs. 13200 /- Rate of Interest :8.70%

(5) Date of Mortgage:

30/08/2023	g	
Name of Party/Address	Party Photo	Darfy Thursday
(Mortgagee) STATE BANK OF INDIA Address: RACPC, GHATKOPAR (RGH)		Party Thumb Verified
(Mortgagor) RUPESH RAMDAS SALVI Address: Flat No:A-507, Floor No:5, Building Name:SIMONE RESIDENCY, Road:-, City:DAYGHAR THANE, State:MAHARASHTRA, District:THANE, Pin:421204		

This Notice is Filed in the office of THN9 at File Number 4850 / 2023 Dated 06/09/2023.

Signature of e-THN9:

Thumb Verified of e-THN9:



JITESH P. PAWAR & ASSOCIATES

Architect & Interior Designer

DATE: 23/02/2023

TO WHOM SO EVER IT MAY CONCERN

This is to certify that project known as Limon Residency ... which is develop by developer M/s. M.R.M Developers (P.O.A.) having registered officer at - B-70, 101, Sector 1, Nitin Shanti Nagar, Opp TMT Bus Stop, Mira Road, (E) District:-Thane -401107 on Plot Bearing S. No. 85/1/B At - Daighar, Tal & Dist - Thane. Sector no.11 under V. P. No. S11/0128/16, for which Thane Municipal Corporation has approved the plan Vide their letter no.

V.P.NO.

S11/0128/16 PERMISSION CERTIFICATE NO. V.P. NO. S11/0128/16- TMC/TDD/2073/17 Building No. A:-Stilt + 1st to 5th + 6(pt) Floor only. Building No. B:-Stilt + 1st to 4th Floor only

- COMMENCEMENT CERTIFICATE NO. TMC/TDD/2368/17 Dated :- 2/11/2017. V.P.NO. S11/0128/16-
- COMMENCEMENT NOTICE VIDE OFFICE NO. V.P. NO. S11/0128/16 -TMC/TDD/3603 Dated :- 29/11/2017
- AMENDED COMMENCEMENT CERTIFICATE NO. V.P. NO. S11/0128/16 -TMC/TDD/2394/18 Dated :- 11/09/2018 Building No. A:-Stilt + 1st to 4th + 5th(pt) Floor only. Building No. B:-Stilt + 1st to 7th Floor only
- PLINTH INTIMATION BUILDING NO. A and B PROPOSAL NO.:- 96996 Application No.:-TMCB/2022/96996/15415 DATED 17/05/2022 Plinth intimation Proposal code no.:-TMCB-22-ENTRY-02528 and the developer has proceeding the work on site

This Is To Certified That As per the sanction municipal plan from TMC And As per the site visit the developer has completed total

- PLINTH work for building no. A and B is completed
- 1st to 4th SLAB for building no. A and B is completed This letter has been issued as per the request of the owners /developer

JITESH P. PAWAR Architect.

AGREEMENT FOR SALE

This AGREEMENT FOR SAI	E made and	entered	into -	of Man	
this day of	, 2023.	· cii(cicu	mito a	it inane	on

By & Between

M/s. M R M DEVELOPERS, (PAN - ABJFM4796P) a partnership firm, duly represented by one of its Partners Mrs. SUBHANA NOORUDIN SHAIKH, having address at B-70, 101, Sector 1, Nitin Shanti Nagar, Opp TMT Bus Stop, Mira Road (E) Dist. Thane - 401107, hereinafter referred to as "BUILDER / DEVELOPER / PROMOTER" of ONE PART.

AND

MR. RUPESH RAMDAS SALVI (PAN - DETPS3631K) an adult, Indian inhabitant, having address at Datta Krupa Utkarsh Chawl Committee, Appa Pada, Maharashtra Nagar, Kurar Village, Malad (East), Mumbai, Maharashtra - 400097 hereinafter referred to as the PURCHASER/S" of the OTHER PART

The terms and expressions "BUILDER / DEVELOPER" and "PURCHASER/S" shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the firm, its partners, and their respective heirs, legal representative, executors, successors, administrators, assigns.



(P. Salui)

WHEREAS:

- (a) At all relevant point of time, Shri Jangal Hari Bhagat (hereinafter for the sake of brevity referred to as "Owner") had been absolutely seized and possessed of or otherwise well and sufficiently entitled to land property being Plot of Land admeasuring area of H.R. 0-20-00, equivalent to 2000 square meters, bearing Survey No. 85, Hissa No. 1-B, lying & being at village DAIGHAR, Tal. & Dist. Thane, (hereinafter for the sake of brevity referred to as "said plot")
- (b) By virtue of Development Agreement' dated 25/02/2015, duly registered with Sub-Registrar, Thane 5, Serial No. TNN5-2082-2015, and Irrevocable General Power of Attorney, registered with Sub-Registrar, Thane 5, Serial No. TNN5-2084-2015, the said Shri Jangal Hari Bhagat granted exclusive development rights to and in favor of the herein Developer, viz. M/s. M R M DEVELOPERS.
- (c) Thereafter, the said M/s. M R M DEVELOPER assigned the said development rights to and in favor of (1) M/s. ELITE GALAXY BUILDERS PVT. LTD., and (2) M/s. HOUSELINE ENTERPRISES PVT. LTD., (hereinafter referred to as the "Sub-Developers") vide Sub-Development Agreement dated 03/01/2017, registered with Sub-Registrar, Thane 5, Serial No. TNN5-49-2017 on 03/01/2017, and Irrevocable General Power of Attorney dated 03/01/2017, registered with Sub-Registrar, Thane 5 at Serial No. TNN5-50-2017 on 30/01/2017, on the terms and conditions as mentioned therein.
- (d) After acquiring development rights, the said Sub-Developers initiated the preliminary works and obtained I.O.D. & Commencement Certificate for the said project; as also demolished the old structure standing thereon. However, due to paucity of funds, the Sub-Developer herein, after discussions amongst themselves and partners of MRM Developers, it was decided that the said Sub-Development Agreement dated 03/01/2017, shall stand cancelled and terminated.





- (e) Accordingly, the parties thereto executed DEED OF CANCELLATION dated 08/08/2018 duty registered with Sub-Registrar, Thane 5 at Serial No. TNN5-11266-2018 on 08/08/2018, whereby the said Sub-Development Agreement dated 03/01/2017, (TNN5-49-2017 ON 03/01/2017), and Irrevocable General Power of Attorney dated 03/01/2017, (TNN5-50-2017), both stood cancelled, terminated and revoked absolutely & perpetually, and thereby the exclusive development rights in respect of the said property stood re-transferred, reassigned, re-conveyed back to the Develop herein.
- Meanwhile, the said Sub-Developers **(1)** initiated the preliminary work and obtained I.O.D. & Commencement Certificate for the said project; so also demolished the old structure standing thereon. Conclusively, the Builder/ Promoter obtained Sanction for Development Permission bearing V.P. No. S11/0128/16/TMC/TDD/2073/17, dated 01/03/2017, and thereafter due compliance were done and consequently Commencement Certificate bearing V.P. No. S11/0128 / 16 / TMC /TDD/2368/17, dated 02/11/2017, bearing Certificate No.3537 came to be issued, in respect of proposed construction of Building 'A' and Building B'. The Developer are in the process of obtaining further FSI by busing various schemes of the Government / Planning Authority for construction of additional Building 'C' in the said project as per sanctioned plans.
- (g) The said Builder has thus acquired all the piece and parcel of land, ground of hereditaments situated, lying and being at as aforesaid, and the Builder alone have the lawful exclusive rights on the said plot as to carry out its intention to construct multi storied building thereon, and do whatever they deem fit and proper, (subject to the condition in the deeds stated hereinabove) that is to say, to let and/or sell the flats, rooms, garages, basement portion and/or any other premises or part thereof in the building (as per the list of distribution of flats & premises) within the said project to be constructed by the Builder on the said plot and to enter into agreement/s with the purchaser/s and to receive the compensation, consideration or sale price in respect thereof.

Promoters have agreed to sell and transfer the right, title and interest in favor of the Purchaser/s, on what is popularly known as "OWNERSHIP BASIS", in the premises as more-fully described in the Schedule appended hereunto this deed, in the building known as "SIMONE RESIDENCY", situate, lying & being at village DIAGHAR, Tal. & Dist. Thane, State Maharashtra (for short "the said Premises"), at and for total price and consideration and on the terms and condition hereinafter appearing.

- (k) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and said Agreement is as per the Agreement prescribed by the Council of Architects.
- (I) The promoter has registered the project under the provisions of the act with the Maharashtra Real estate regulatory authority (RERA) vide No. P51700018001.
- (m) The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the building and the Promoter accepts, the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- (n) The Purchaser/s demanded from the builder and the Builder have given for inspection to the Purchaser/s of all the documents of title relating to the said property, the plans, designs and specifications prepared by the Builder, through their Architects and of such other documents as are specified under the relevant laws & enactments, more particularly the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- (o) The authenticated copies of Certificate of Title issued by the Attorney at law or Advocate of the Promoter, also authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartment are constructed or are to be constructed.

- (p) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority.
- (q) The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.
- (r) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchasers, as sanctioned and approved by the local authority
- (s) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building,
- (t) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- also the relevant title deeds of the said property. AND WHEREAS, the Purchaser/s is/are desirous of acquiring and purchasing a FLAT which is marked and numbered as 507 on the Fifth floor on the said plans of the said building, viz. "SIMONE RESIDENCY", "A" WING, lying and being at village DIAGHAR, Tal. Dist. Thane, State Maharashtra (which is more-fully described in the Schedule apprehended hereunto and hereinafter, for the sake of brevity, referred to as "said premises) and hence the Purchaser/s approached and expressed his/her desire & offered to purchase the said premises from Builder, for mutually agreed



consideration amount. The parties hereto met and discussed the matter, after long and deliberate negations, the Builder accepted the offer and ultimately the parties hereto reached for a deal.

- "carpet area "means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser/s verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the apartment.
- (w) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- (x) Prior to the execution of these presents the Purchaser/s has paid to the Promoter a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only), being payment of the sale consideration of the Apartment/Flat Only agreed to be sold by the Promoter to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- (y) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- (aa) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said premises and the garage/covered parking (if applicable).

de said building on the

Plans, designs and specific (bb) Prior hereto the Promoters have handed over and/or made available for inspection copies of all the documents referred hereinabove and all other relevant documents in respect or SIMONE RESIDENY - "A" WING, to Purchaser/s as required under the provisions of the relevant laws & enactments. The Promoters have handed over to the Purchaser/s an architectural floor plans pertaining to said building.

(cc) The Promoters have handed over to the Purchaser/s copy of the Property Register Card / Village Form No. VII-XII in respect of the said plot, copy of which is annexed hereto this agreement.

(dd) The Promoters have made available for inspection to the Purchaser a, copy of Building Plans and handed over to the Purchaser a copy of Commencement Certificate/s.

The Purchaser/s confirms that the Purchaser/s has/have visited and inspected the said plot and (proposed) site of the said Building and has/have fully familiarized himself /herself / themselves/ itself with the scheme of the development of the said

The Purchaser/s have satisfied themselves that the Promoters are fully entitled to develop the said plot and entitled to enter into this Agreement with the Purchaser/s in respect of the

The parties hereto are desirous of recording the terms and

conditions agreed between them as hereinafter appearing. Now

HEREBYAGREED BY AND BETWEEN THE PARTIES AS UNDER: The recitals contained herein shall form integral and operative part of this Indenture as if the same were set out and incorporated herein verbatim and are treated as representations



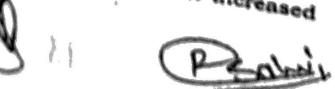


- 2) The Builder shall under normal circumstances construct the said building on the said property in accordance with the plans, designs and specifications duly approved by the appropriate authorities and which have been seen and approved by the Purchaser/s with only such variation and modification as the Builder may consider necessary.
- a) Provided that the Promoter shall have to obtain prior consent in writing to the Purchaser/s in respect of variations or modifications which may adversely affect the Apartment of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.
- The Purchaser/s doth hereby admit and acknowledge that prior to the execution of these presents, he/she/they/ has/have inspected all the relevant title deeds of the Builder to the said property on which the said building is to be or has been constructed and that the Builder has made full disclosures of the nature of their title to that effect. The Purchaser/s has/have satisfied themselves as to the title of the Builder on the said property.
- 4) The Purchaser/s has/have took notice, confirmed and accepted the said plan, design and specifications of the said building, with such variations or modifications as may be considered necessary and expedient by the Builder and/or the authorities concerned and the Purchaser/s hereby irrevocably grant his/her/their consent for effecting such changes, alterations, variations and/or modifications in the design and specifications of the plans.
- 5) The Purchaser/s hereby agree/s to purchase from the Builder and the Builder hereby agree to sell to the Purchaser/s, a residential / commercial premises bearing FLAT No. 507 having carpet area of 465.14 Sq.Ft. + Balcony area of 44.59 Sq.Ft. + ,Service Duct area of 18.12 Sq. Ft. + Dry Yard area of 20.52 Sq.Ft. + CB area of 7.76 Sq. Ft. i.e total area 556.13 Sq. Ft. equivalent to 51.68 Sq.Mtrs. on the Fourth floor of the building known as "SIMONE RESIDENCY", "A" Wing, situate, lying & being at village

understanding that the declared proposed FSI shall believe the time schedule a

- 14) If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s, the Promoter agrees to pay to the Purchaser/s, who Purchaser/s, the Promoter agrees to pay to the Purchaser/s, for every in the Rule, on all the amounts paid by the Purchaser/s, for every in the Rule, on all the handing over of the possession. The month of delay, till the handing over of the possession. The month of delay, till the Promoter, interest as specified in Purchaser/s agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s(s) to the Promoter.
 - 15) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment.
- 16) The Purchaser/s along with other purchasers of flats/offices/s in the building shall join in forming and registering the society, or limited company to be known as SIMONE RESIDENCY A B WING Co-operative Housing Society Limited, and also from time to time sign and execute the application for the registration and/or membership and other documents necessary for the formation and the registration of the society or limited Company as the case may be forwarded by the Builder to the Purchaser/s so as to enable the Builder to register the same,
- The said building shall always be known as "SIMONE RESIDENCY", and the name of the Society to be formed by the prospective owners shall bear the name as "SIMONE RESIDENCY" Co-operative Housing Society Ltd. This name shall not be changed without the express permission of the Builder.

become entitled in the event of increase due to any government shall alone be entitled to consume, such additional or increased



e Parties hereto that obligations arising lly be applicable to aser/so of the said ligations go along ses.

greement shall be a Act or the Rules er applicable laws med amended or

settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the ______ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there-under.

- 43) This agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016, rules and regulations made there-under and any modification, amendments or re-enactment there to, for the time being in force and any other provisions of other laws applicable there to.
- 44) CONSIDERATION PAYMENT OF THIS FLAT TO BE ISSUED FAVORING: M/s. MRM DEVELOPERS, BANK: SARASWAT CO-OPERATIVE BANK LTD., Mira Road East Branch, A/c. no. 6100000000007412.

SCHEDULE

The said Land

ALL THAT PIECE AND PARCEL of land bearing Survey No.85, Hissa No.1/B situate, lying being at village DIAGHAR, Tal. & Dist. Thane, State Maharashtra, in the Sub-Registration District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE

The said premises sold herein

FLAT No. 507, having carpet area of 456.14 Sq.Ft. + Balcony area of 44.59 Sq. Ft. + ,Service Duct area of 18.12 Sq. Ft. + Dry Yard area of 20.52 Sq.Ft. + CB area of 7.76 Sq. Ft. i.e total area 556.13 Sq. Ft. equivalent to 51.68 Sq.Mtrs. on the Fifth floor of the building known as "SIMONE RESIDENCY", "A" Wing, situate, lying & being at village DIAGHAR, Tal. & Dist. Thane, State Maharashtra, in the Sub-Registration District of Thane and within the limits of Thane Municipal Corporation.





IN WITNESS WHEREOF, the parties hereto have hereunto IN WITNESS with the subscribed their respective hands and seals on the day and the year first herein above written,

```
Signed, Sealed & Delivered
        By the Builder/Developer/Promoter
       M/s. M R M DEVELOPERS,
      Through one of its Partners, viz.
     Mis, Subhana noorudin shaikh
   Signed, Sealed & Delivered
  By the within named Purchaser/s
 MR. RUPESH RAMDAS SALVI
Witnesses )
```

Received from the within named Purchaser/s an amount of Rs.3,50,000/-(Rupees Three Lakh Fifty Thousand Only) towards part payment of the consideration for the sale of said premises as per this agreement as below:

1/We say Received Rs.3,50,000/-

Cheque/s subject to realization Builder/Developer/Promoter Ms. M R M DEVELOPERS

SEARCH REPORT

Investigation of piece or parcel of land situated at VILLAGE - DAIGHAR, the plot of land bearing SURVEY / HISSA NO. 85 / 1B, area admeasuring 0-20-00. Ref: Taluka Thane and District Thane, within the limits of Registration Sub - District Thane, District and Registration District Thane, within the limits of Thane Municipal Corporation, Thane.

Respected Sir / Madam,

I have taken the Search in respect of the above-mentioned property and I have gone through the available Index - II Registers kept in the office of Sub - Registrar of THANE NO. 1, 2, 5 & 9 for the period of 30 Years i.e. FROM 1988 TO 2017.

SUB REGISTRAR OFFICE AT THANE NO. 1 (MANUAL RECORDS)

1988 No Transaction Found

1989 No Transaction Found

1990 No Transaction Found

1991 (Upto September) No Transaction Found

(NOTE: - 1988 TO 1991 INDEX II IS NOT MAINTAIN PROPERLY.)

SUB REGISTRAR OFFICE AT THANE NO. 2 (MANUAL RECORDS)

1991 (From October) No Transaction Found

1992 No Transaction Found



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. A – Stilt + 1st to 4th + 5th (pt) Floor Only. Bldg. B – Stilt + 1st to 7th Floor Only.

V. P. No. S11/0128/16 To, Shri / Smt. Mr. Jitesh P. Pawar (Architect) 101, Shri. Swami Samarth Apt., Dattawadi, Kalwa, Thane. Shri Mr. Jangal Hari Bhagat. (Owners) M/s. M. R. M. Developers (P.O.A.)
With reference to your application No. 3382 dated 27/06/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As Above in village Daighar, Thane Sector No. 11 Situated at Road/Street S. No./C.S.T. No./F. P. No. 85/1/B
The development permission / the commencement certificate is granted subject to the following conditions.
 The land vacated in consequence of the enforcement of the set back line shall form Part of the public street. No new building or part thereof shall be approved.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue. 4) This permission does not entitle you to do.
१७ दि. १/०३/२०१५ महील असी लंका अर्थ /०१२८/१६, ठामपा / शविवि / २०७३ /
६. सी. सी. प्रमाणपत्र :- विकास प्रस्ताव क्र. S११/०१२८/१६, ठामपा / शविवि / २३६८ / १७ दि. २/११/२०१७ मधील अटी वंधनकारक राहतील. ७. वापर परवानापूर्वी भूखंडाची सनद सादर करणे आवश्यक राहील.



JITESH P. PAWAR & ASSOCIATES

Architect & Interior Designer

Date: 11/09/2018

To.

Mr. M. M. INAMDAR

Por M/s, M.R.M Developers(P.O.A.)

SAVITRY SADAN APT, ROOM NO.401,

474 FLOOR, THAKUR PADA, MUMBRA, THANE.

Subjects/Certificate of Completion of Construction Work of Building No. A & B [MahaRERA Registration Number] situated on the Plot bearing S.No.85/1/b at village Daighar, taluka and district Thane, sector-no. 11, V.P.No. \$11/0128/16 demarcated by its boundaries

Permission Certificate

S11 0128/16 TMC TD/DP TPS (2073-17 Dated 01-03-2017

Bldg No A

Stilt+1st To 5th+6th (Part) Floor Only

Bldg No B

Stilt-1st To 4th Floor Only

Commencement Certificate

S11 9128/16 FMC/TDD:2368/17 Dated 02/11/2017

Commencement, Notice

S11/0128/16 TMC/TDD/3603 Dated 29/11/2017

Amended Commencement Certificate :-

\$11/0128 16 TMC/TDD:2794-18 Dated 11 09:2018

Bldg No A

Stift+1st To 4th-5th (Part) Floor Only

Bldg No B

Stilt 1st To 7th Floor Only

EAST SIDE

5.NO.72

NORTH SIDE

5.NO.85/1A

SOUTH SIDE

S.NO.87 S.NO.84

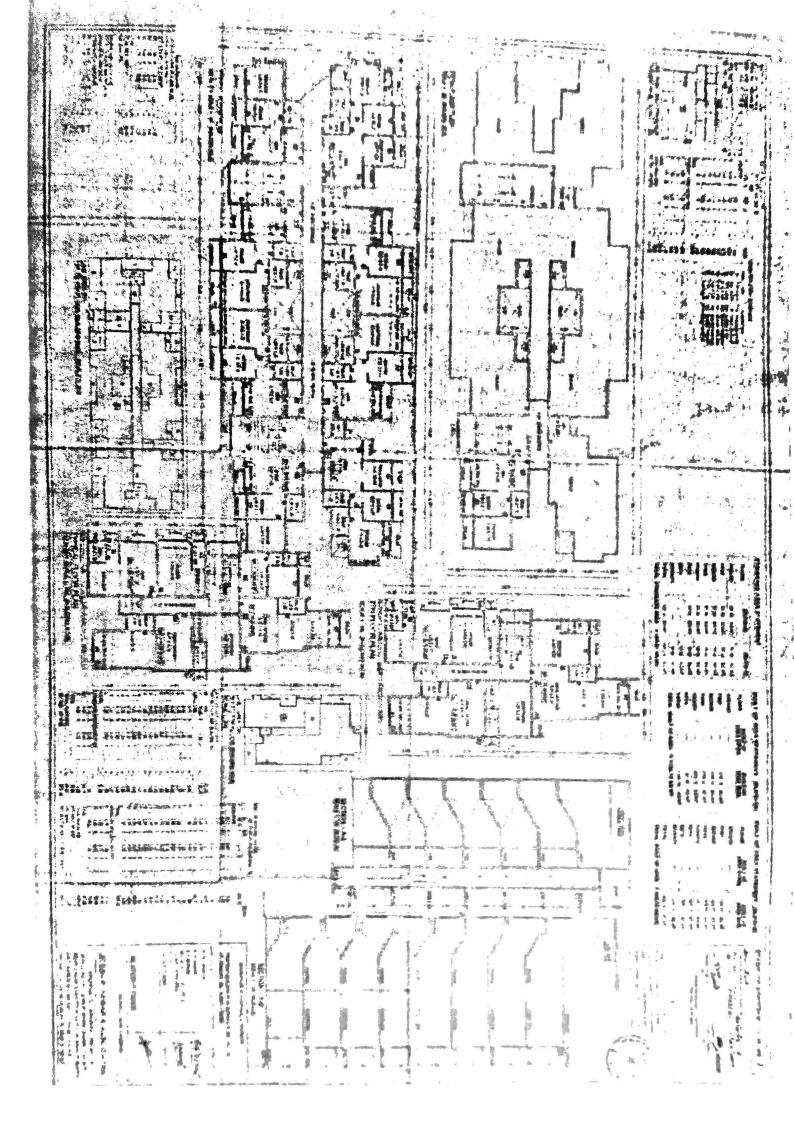
of Village Daighar Taluka THANE, District THANE, admeasuring 2000.00 sq. rats, area being developed by Mr. M. M. INAMDAR For M/s. M.R.M Developers(P.O.A.)

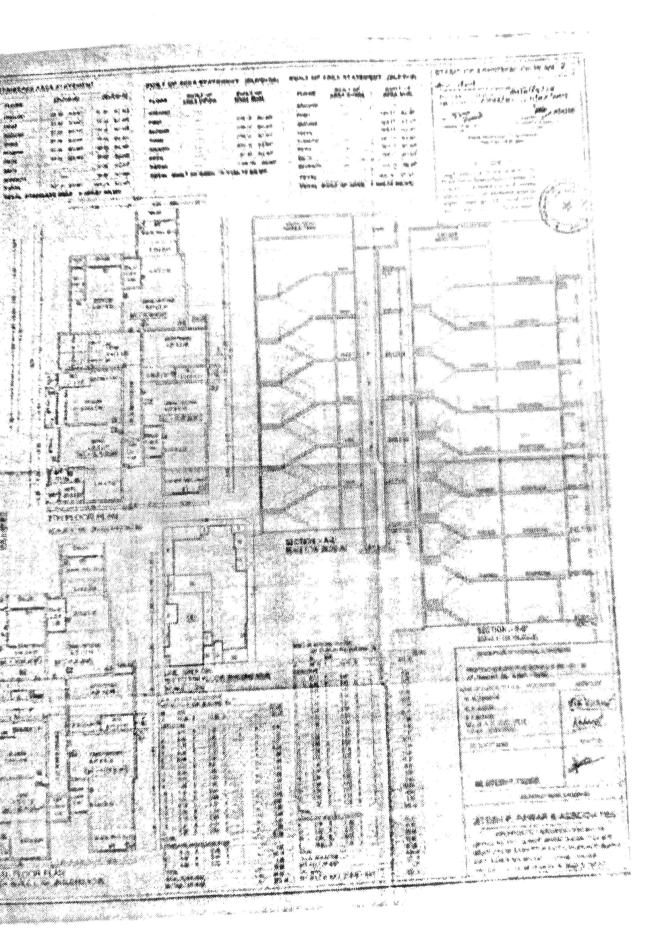
Sir.

I/We <u>Jitesh P. Pawar & Associates</u> have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building No. 1&2 of the Project situated on the plot bearing \$.No.85/1/b at village Duighar, taluka and district Thane , sector-no. 11, admeasuring 2000.00 sq. ints. area being developed by Mr. M. M. INAMDAR For M/s. M.R.M Developers(P.O.A.)

- 1. Following technical professionals are appointed by Owner/Fromoter:
 - i) M/s Jitesh P. Pawar & Associates as L. S./Architect;
 - li) M/s. Shrawani Consultants (Consulting Engineers) as Structural Consultant
 - iii) M/s as MEP Consultant.







भारतीय स्टेट बैंक State Bank of India

05.08.2024

OM ENTERPRISES

Shop no 2, JAydev Singh magar Near kopkan nagar opp .jaoli bank Bhandup (W) Mumbai 4000078

Dear Sir/s,

Sub: Allotment of cases for Recovery under SARFAESI Act, 2002.

In this connection, we have to advise that the Bank has granted various credit facilities to

MR. RUPESH RAMDAS SALVI

HOUSING LOAN A/C: 42220983418

(Hereinafter referred to as the Borrowers. All the above Borrowers / Guarantors have created security by way of mortgage / hypothecation / pledge of their assets in favour of the Bank. The details of the assets / security are given in the annexure to this letter. Bank will be enforcing its rights available to it under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act in respect of the said assets charged to the Bank.

- 1. You are requested to perform the following jobs / functions on behalf of the Bank in connection with enforcement of said rights.
- Assist in taking possession of movable and immovable properties as an Agent of the Authorised Officer in full compliance with the Panchnama, inventory of the property, etc as per procedure and formats prescribed.
- Arrange on behalf of the Authorised Officer, for storage, maintenance, preservation and locking up arrangements as appropriate of the movable / fixed / immovable assets so taken over.
- > Arrange on behalf of the Authorised Officer, for security, insurance and / or any other action required to ensure safety of the asset taken over.
- > Assist the Authorised Officer in sending notices to debtors of the Borrower, follow-up action.
- > Assist the Authorised Officer in arranging for valuation as per procedure laid down.
- > Assist the Authorised Officer in arranging for sale of the assets as per any of the modes prescribed.
- Assist the Authorised Officer in receipt of sale proceeds, issue of sale certificate, possession Certificate and all other necessary formalities prescribed.
- 3. The above is only an indicative list and if any other action is required to be taken for Enforcement of the Bank's rights under the said Ordinance, you will be required to take the same under the overall supervision and direction of the Authorised Officer of the Bank.
- While performing duties under this agreement, you should act in professional manner and take utmost care to
 ensure that no damage is caused to the assets and Bank is not exposed to any claims from the Borrowers /
 Guarantors / third parties.

5. You will be indemnifying the Bank against the cost,damages, expenses, loss which may incurred / suffered by the Bank on account of any action / inaction on your part or which will result in diminishing the realized value of the assets or which exposes the Bank to claim from Borrower / Guarantor or any other party. You would be required to execute an indemnity in this regard as per format prescribed by the Bank.

OB | 08 | 2024

⊕ bank.sbi
 Branch Code: 21117
 ☎+91 22 2757 6481
 ☎+91 22 2757 2732 / 2757 2748
 ☒ rasmeccc_mum@sbi.co.in

गृह ऋण केंद्र पनवेल शॉप नं. ५, शारदा टेरेस, तळमजला, प्लॉट नं. ६५, हेस्टर ११, शीसेडी बेलपूर, नवी पुंबई ४०००१४ (महायष्ट्र) गृह ऋण केंद्र पनवेल ऑप नं. ५, शारदा टेरेस, मृतल, प्लॉट नं. ६५, क्षेक्टर १६, क्षीबीकी बेलायूर, नवी तुंबई ४००६१४ (पकाराष्ट्र) Home Loan Centre, Panvel Shop No. 5, Sharda Terraces, Ground Floor, Sector 11, CBD Belapur, Navi Mumbai 400614.(Maharashtra)

- be settled amicably. In case of failure to settled amicably, which shall be referred to the per the provisions of the Real Estate (Regulation and Development)

 Act, 2016, Rules and Regulations, there-under.
- A3) This agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016, rules and regulations made there-under and any modification, amendments or re-enactment there to, for the time being in force and any other provisions of other laws applicable there to.
- 44) CONSIDERATION PAYMENT OF THIS FLAT TO BE ISSUED FAVORING: M/s. MRM DEVELOPERS, BANK: SARASWAT CO-OPERATIVE BANK LTD., Mira Road East Branch, A/c. no. 610000000007412.

SCHEDULE

The said Land

ALL THAT PIECE AND PARCEL of land bearing Survey No.85, Hissa No.1/B situate, lying being at village DIAGHAR, Tal. & Dist. Thane, State Maharashtra, in the Sub-Registration District of Thane and within the limits of Thane Municipal Corporation

SCHEDULE VISCO SUB RECEIVED THE SAID PARCEL of residential premises

ALL THAT PIECE AND PARCEL of residential premises bearing FLAT No. 507, having carpet area of 456.14 Sq.Ft. + Balcony area of 44.59 Sq. Ft. + ,Service Duct area of 18.12 Sq. Ft. + Dry Yard area of 20.52 Sq.Ft. + CB area of 7.76 Sq. Ft. i.e total area 556.13 Sq. Ft. equivalent to 51.68 Sq.Mtrs. on the Fifth floor of the building known as "SIMONE RESIDENCY", "A" Wing, situate, lying & being at village DIAGHAR, Tal. & Dist. Thane, State Maharashtra, in the Sub-Registration District of Thane and within the limits of Thane Municipal Corporation.



WHEREOF, the parties hereto have hereunto cribed their respective hands and seals on the day and the year first herein above written.

Signed, Sealed & Delivered

By the Builder/Developer/Promoter

M/s. M R M DEVELOPERS,

Through one of its Partners, viz.

Mrs. SUBHANA NOORUDIN SHAIKH



Signed, Sealed & Delivered

By the within named Purchaser/s

MR. RUPESH RAMDAS SALVI

Witnesses

2):

RECEIPT

Received from the within named Purchaser/s an amount of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only) towards part payment of the consideration for the sale of said premises as per this agreement as below:

I/We say Received Rs.3,50,000/-

reque/s subject to realization Builder/Developer/Promoter Ms. M R M DEVELOPERS



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: SIMONE RESIDENCY, Plot Bearing / CTS / Survey / Final Plot No.: SNO 85 HNO 1/Bat Thane (M Corp.), Thane, Thane, 421204; registered with the regulatory authority vide project registration certificate bearing No P51700018001 of

- 1. M R M Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401107.
- 2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 31/12/2025 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.

Signature (Secretary

Signature valid Digitally Signed by Maharashtra Healestare Redutation Authority

Dated: 06/06/2022 Place: Mumbal



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: P51700018001

Project: SIMONE RESIDENCY , Plot Bearing / CTS / Survey / Final Plot No.:SNO 85 HNO 1/Bat Thane (M Corp.), Thane, Thane, 421204;

- M R M Developers having its registered office / principal place of business at Tehsil: Mumbal City, District: Mumbal City, Pin: 400053.
- 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 (I) 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 03/10/2018 and ending with 30/12/2022 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 21:33:22

Dated: 09/09/2021 Place: Mumbai Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority



AVESH IQBAL MUSANI

B. Com., LL.B.

ADVOCATE, High Court

Office:- MUSANI LAW OFFICE H/03, Nasheman Colony, Opp. Caltex Diesel Pump, KAUSA, Thane-400612,

Mobile No.: 9757020329

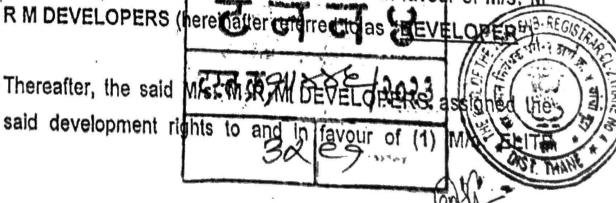
kanoon.avesh@gmail.com

14/11/2018

TITLE CERTIFICATE

Copies of relevant documents in respect of ALL THAT PIECE AND PARCEL of land admeasuring 2000 square meters, bearing Survey No.85, Hissa No.1-B, lying & being at village DAIGHAR, Tal. & Dt. Thane, (hereinafter for the sake of brevity referred to as "said plot"); have been produced and on the basis of the same I record my observations as under:-

- (a) At all relevant point of time, Shri Jangal Hari Bhagat (hereinafter for the sake of brevity referred to as "Owner") had been absolutely seized and possessed of or otherwise well and sufficiently entitled to landed property being Plot of Land admeasuring area of 0H-20A-0P, equivalent to 2000 square meters, bearing Survey No.85, Hissa No.1-B, lying & being at village DAIGHAR, Tal. & Df. Thane, (hereinafter for the sake of brevity referred to as "said plot")
- (b) By virtue of 'DEVELOPMENT AGREEMENT' dated 25/02/2015, duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-2082-2015, and Irrevocable General Power of Attorney dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-2084-2015, the said Shri Jangal Hari Bhagat granted exclusive development rights to and in favour of M/s. M
- (c) Thereafter, the said Mastin said development rights to and



GALAXY BUILDERS PVT. LTD., and (2) M/s. HOUSELINE ENTERPRISES PVT. LTD., (hereinafter referred to as the "Sub-Developers") vide Sub-Development Agreement dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-49-2017 on 03/01/2017, and Irrevocable General Power of Attorney dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-50-2017 on 03/01/2017, on the terms and conditions as mentioned therein.

- a. After acquiring development rights, the said Sub-Developers initiated the preliminary works and obtained I.O.D. & Commencement Certificate for the said project; so also demolished the old structure standing thereon. However, due to paucity of funds, the Sub-Developers were unable to further proceed in the redevelopment project; and hence expressed their inability to the Developer herein. After discussions amongst the parties, it was decided that the said Sub-Development Agreement dated 03/01/2017, shall stand cancelled and terminated. In lieu of the above, the Developer paid to the said Sub-Developers amounts towards refund & reimbursement of the amounts spent on obtaining the said permissions and sanctions from Thane Municipal Corporation.
- b. Accordingly, the parties thereto executed DEED OF CANCELLATION dated 08/08/2018 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-11266-2018 on 08/08/2018, whereby the said Sub-Development Agreement dated 03/01/2017, (TNN5-49-2017 on 03/01/2017), and Irrevocable General Power of Attorney

dated 03/01/2017, (TNN5-50-2017), both stood cancelled, ferminated and fevoked absolutely & perpetually, and thereby the exclusive development rights in respect of the card of the back to the Development.

AVESH IQBAL MUSANI

B. Com., LL.B.

ADVOCATE, High Court

Office: H/03, Nasheman, KAUSA, Thane-400612, Mobile No.: 9757020329, kanoon.avesh@gmall.com

Format A (Circular No.:- 28 /2021)

Date- 13/05/2022

To MAHARERA Housefin Bhavan Plot No. C - 21, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Subject:-

Title Clearance Certificate with respect to land admeasuring area of 2000 square meter, bearing Survey No. 85, Hissa No. 1-B, lying & being at village DAIGHAR, Taluka & District Thane, State Maharashtra. (hereinafter referred to as "said land")

- (1) I have investigated the title of the said land on the request of M/s. M R M DEVELOPERS, a partnership firm, presently having address at Flat No.101, Nitin Shanti Nagar CHS Ltd, B-70, Sector 01, Mira Road (E), District Thane-401107, and perused following documents i.e.:
 - a) By virtue of 'DEVELOPMENT AGREEMENT' dated 25/02/2015, duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-2082-2015, and Irrevocable General Power of Attorney dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-2084-2015, Shri Jangal Hari Bagat (Land Owner) granted exclusive development rights to and in favour of the herein Developer, viz. M/s. M R M DEVELOPER
- b) Thereafter, the said M/s. M R M DEVELOPERS assigned the said development rights to and in favour of (1) M/s. ELITE GALAXY BUILDERS PVT. LTD., and (2) M/s. HOUSELINE ENTERPRISES PVT. LTD., vide SUB-DEVELOPMENT AGREEMENT dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-49-2017 on 03/01/2017, and Irrevocable General Power of Attorney dated 03/01/2017, registered with Sub-Registrar, Thane-5 at Serial No. TNN5-50-2017 on 03/01/2017.

Later, by virtue of DEED OF CANCELLATION dated 08/08/2018 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-1266-2018 on 08/08/2018, whereby the said Sub-Development Agreement dates.

दस्त क्र.१५४४ |२०२३

ADVOCATE A MIGH CONTIN

ent greement nates

2



- 03/01/2017, (TNN5-49-2017 on 03/01/2017), and Irrevocable General Power of Attorney dated 03/01/2017, (TNN5-50-2017), both stood cancelled, terminated and revoked absolutely & perpetually.
- d) Conclusively, the said firm M/s. M R M DEVELOPERS, has exclusive development rights of the said land.
- e) The constitution of the Developer firm by name M/s. M R M DEVELOPERS have changed on various occasions, and now the present partners of the firm are (1) Mr. Mehmood Manzoor Inamdar, (2) Mr. Zeeshan Rahmatullah Mohammed Hasham Ansari, (3) Mrs. Sayrabano Ismail Moghal, (4) Mr. Devendra Mallesh Koli and (5) Mrs. Subhana Nooruddin Shaikh.
- (2) 7/12 extract issued by Talathi

(3) SEARCH REPORTS

- Search Report dated 31/07/2017, issued by MANGESH S. NAIK, Property Title Investigator, for the period from the year 1988 till the year 2017.
- Search Report dated 06/05/2022, issued by Rahul Desai, Property Title Investigator, for the period from the year 2017 till the year 2022.
- (4) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of M/s. M R M DEVELOPERS, is clear, marketable and without any encumbrances, (If any encumbrances please mention in separate sheet)

Owner of the land

Land admeasuring area of 2000 square meter, bearing Survey No. 85, Hissa No. 1-B, lying & being at village DAIGHAR, Taluka & District Thane, State Maharashtra, is presently owned by Shri Jangal Harl Bagat, and his name also appears in the 7/12 extract

- (5) Qualifying comments/remarks (if any) NIL
- (6) The report reflecting the flow of the title of the said M/s. M R M DEVELOPERS, on the sald land is enclosed herewith as annexure.

Encl: Annexure. **ADVOCATE**



THANE MUNICIPAL CORPORATION, THANE

PERMISSION / GOMMENCEMENT CERTIFICATE

Bldg. A - Stilt + 1st to 5th + 6th (pt) Floor Only, Bldg. B - Stilt + 1st to 4th Floor Only

V. P. No. S11/0128/16 TMC/TDD 2073/17 Date: 1/3/2017 To, Shri/Smt. Mr. Jitesh P. Pawar (Architect) 101, Shri. Swami Samarth Apt., Dattawadi, Kalwa, Thane. Shri Mr. Jaugal Hari Bliagat. M/s. M. R. M. Developers (P.O.A.) (Owners)
With reference to your application No. 13547 dated 10/02/2016 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 Daighar, Thane Sector No. 11 Situated at Road/Street S. No./C.S.T. No./F. P. No.
The development permission / the commencement certificate is granted subject to the following conditions.
 The land vacated in consequence of the enforcement of the set back line shall form Part of the public street. 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. The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue. This permission does not entitle you to develop the lead which the date of its issue.
नः माः माः पूषा मूखंड मागवदादार दग - १ मध्य असल्यावायत तहसिलदार, ठाणो यानेकद्य विकित्तान
कर्मन त्यावायताचा द्वाखला साद्र करणे आवश्यक राहील
है. सी. सी. पूर्वी Ease of Doing Business नुसार स्टॉर्भ वॉटर ड्रेनेज कंनाल्टंट यांचे प्रपाणपत्र व नकाशे सादर करणे आवश्यक व जोत्यापूर्वी त्याप्रमाणे कार्यवाही करून पुर्णत्वाचा दाखला सादर करणे आवश्यक.
७. सी. सी. पूर्वी वार्षीक उलाडाल हे. ५० कोटी पेक्षा जास्त नसल्यावाबतचे चार्टर्ड अकार्कड यांचे प्रमाणपत्र व
भारतक / विकासक याचे सत्यपातज्ञापत्र सादर करणे आवश्यक राहीन्त्र
८. ठा.म.मा. / शाविवि / स. स. न. र. / ३०७८ दि. २/९/२०१३ रोजीच्या परिपत्रकानुसार पंजूरी
दिलेल्या बांधकामाबाबत वा. वि. / विकासक / जमिन पालक यांनी दर तीन पहिन्यांनी कापाच्या
सद्यस्थितीवावतचे प्रतिज्ञापत्रक सादर करणे आवश्यक.
ARNING: PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED BY ANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No.

Office Stamp

Your faithfully,

- ९. शी. भी. पूर्वी दिवांवा ४/७/१०१५ पोलीच्या परिवत्रमानुसार मालवा / विकासवा पांती पाळणावरावारीता प्रतिप्राचन सादर करणे आवश्यक राजील, सरीम जीत्यापूर्वी कामगारीसाठी स्वव्यवागृत बांबवे व १० चेत्रा जासा षहिला कापनार असल्वास स्पोरमा पुलोसाठी पाळणाचर भाराजे आवश्यका,
- शी. भी. पूर्वी दिनांक ४/७/१०१५ शेजीच्या परिचाकानुसार भालका / विकासका यांनी सी. सी. टिस्टी कॅमेसबाबत इतिज्ञापत्र सादर करणे आवश्यक राहील.
- १. सी. एन. भूवीं मोयाळया जागेचा कर भएने आवश्यक.
- . २. सी. एन. पूर्वी भूखंडावर विदित नगुन्यातील माहिती फलक लावून तो बापर परवाना मिळेपर्यंत जागेवर कायम ठेवजे
- ! ३. यु. एल. सी. बाबत सादर फेलेले शपथपत्र घंपपत्र भालक / विकासक यांचेवर कंपनवतरक राहील.
- १४. प्रवेश भागीबाबत (ऑपसेस) काही वाद निर्माण झाल्यास अवना दाजा दाखल झाल्यास त्याचे निराक्षरण करण्याची संपूर्ण जबाबदारी मालक / विकासक थांची राहील त्यास महापालिका जवाबदार राहणार नाही.
- १५. भुखंडाचे मालकीबाबत / ए६ीबाबत वाद निर्माण झाल्यास अचवा दावा दावाल झाल्यास त्याचे निराकरण करण्याची संपूर्ण जबाबदारी भालक / विकासक थांची राहील त्यारा महापालिका जवाबदार राहणार नाही.
- २६. जोत्यापूर्वी भूखंडाचे हदीवर कुंपण भित बांधणे आवश्यक.

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- १७. जोत्यापूर्वी स्ट्रक्चरल इंजिनिअरचा बांघकामाचा स्टॅबिलिटी दालला च सुपर विजन मेमो सादर करणे व वापर परवान्यापूर्वी बांघकामाचा रटेंबिलिटी दाखला सादर करणे आवश्यक.
- १८. नियोजित इमारतीची संरचना आय. एस. कोड १८९३ आणि ४३६२ मधील भूकंप रोधक तरतूदीनुसार करणे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रमाणपत्रापूर्वी सादर करणे आवश्यक.
- १९. बांधकामास ठा.म.पा. पाणी पुरवठा करणार नाही, फका विण्याचे पाणी उपलब्यतेनुसार उपलब्ध कहन देण्यात थेईल.
- २०. बापर परवान्यापूर्वी पाणी गरम करणेकरीता सोर उर्जेवरील यंत्रणा (सोलर वॉटर हिटोंग सिस्टिम) बसर्विणे आवश्यक.
- २१. चापर परवान्यापूर्वी जलारांचय व जलारांधारण यंत्रणा (रेन वॉटर हार्वेहिटंग सिस्टिम) वसविणे आवश्यक राहील.
- २२. बापर परवान्यापूर्वी चृदा, पाणी व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहील.
- २ ३. बापर परवान्यापूर्वी उद्ववाहक यंत्राबाबतचा परवाना व अनुज्ञपी प्रमाणपत्र सादर करणे आवश्यक राहील.
- २४. वापर परवान्यापूर्वी तळ मजल्यावर सर्व गाळे / सदनिका घारकांसाठी खतंत्र पत्र पेटया बसविणे आवश्यक राहील.
- २५. वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समेारील रस्त्याचे बाजूस सी. सी. टि. व्ही. चित्रिकरण करणेस सी. सी. टि. व्ही.यंत्रणा कार्यान्दीत करणे आवश्यक राहील.
- २६. वापर परवाऱ्यापूर्वी आर. जी. विकसित करणे आवश्यक राहील.
- २७. बापर परवान्यापूर्वी फायर प्रिमियम चार्जेसचा भरणा करणे आवश्यक राहील.
- २८. बापर परवान्यापूर्वी जाहीर सुवना क्र. ठापपा / शविवि / वियोअंक / ७३९ दि. ५/७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारूप नियमावलीनुसार प्रस्तावाचीन भूखंडामध्ये करणे आवश्यक राहील.

२९. नियमानुसार वेळोवेळो योग्य तो शुल्क भरणे आवश्यक राहील.

COLOUR COPY

WAITNETT LEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF 'मंद्रा -THE APPOVED PLANS AMOUNTS TO BE CONGNASIBLE OFFENCE PUNISHABLE REGINDAR THE MANAGERT RATE REGIONAL AND TOWN PLANNING ACT. 1966

वच्या न <u>लेतारटटेशकल यात्रर करते. व्याप्त</u>ार शक य नगर रहना अग्रेपीयकारचे प्रकार १६ तर दशक्योऽ भुन्त अतेर, जायाही जानीत . I cy pala a renot- taker the field

Yours faithfully,

Executive Engineer, Fown Development Department, Municipal Corporation of the City of Thane.

Issued

correction in record



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24) SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. A - Stilt + 1st to 5th + 6th (pt) Floor Only, Bldg. B - Stilt + 1st to 4th Floor Only

3 - Other 1st to 4th Floor Only
V. P. No. S11/0128/16 To, Shri / Smt Mr. Jitesh P. Pawar 101, Shri. Swaml Samarth Apt., Datlawadi, Kalwa, Thane. Shri Mr. Jangal Hari Bhagat. NUs. NI. IC. M. Developers (P.O.A.) (Owners)
With reference to your application No.5783 dated 1/08/2017 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 Daighar, Thans Sector No. 11 Situated at Road/Street S. No. / C.S.T. No. / T.P. No. 85/1/B
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 / Gommencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue. 4) This permission does not entitle you to develop the land which does not vest in you. 4. टामपा / श्राविचि / २०७३ / १७ दि. १/०३/२०१७ अन्वये अदा करणेत आलेल्या परवानगी प्रमाणपत्रातील उविरित्त अटी वंघनकारक राहतील. 5. दापर परवानापूर्वी मा. जिल्हाविकारी, ठाणे यांचेकडील सनद दाखल करणे आवश्यक. 6. विकासक / मालकांमार्फत सादर करण्यात आलेले सी. सी. दिव्ही वावत, पाळणाघरावावत व एल. वी. टी वावतये सत्यप्रतिज्ञापत्र वंचनकारक राहतील. 6. वापर परवान्यापूर्वी जाहीर सुचना क्र. ठामचा / श्राविचि / वियोअंक / ७३९ दि. ५/७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारुप नियमावलीनुसार प्रस्तावायीन मूखंडामध्ये करणे आवश्यक राहील.
WARNING! TEASE NOTE THAT THE DEVELOPMENT IN "मंत्रा नवाशान्यONTRWENTION OF THE APPROVED PLANS विकास निकास निकास निकास विकास प्राप्त कर्मा कर्म कर्मा कर्म कराम कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्म कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा करिया करिया कर्मा करिया करिया करिया करिया करिया कर्मा करिया कराम कराम करिया करिया कराम कराम करिया करिया करिया करिया करिया करिया कराम कराम कराम कराम कराम कराम कराम करा

अगुसार राजभगात्र पुन्त आहे. साग्रही

आगत ३ वर्ग धार थ म. ५०००।- रेच्युर्ग्याः व

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९. सी. सी. पूर्वी दिश्तीका ४/७/१०१५ १५ रीजील्या परिवरवाद्भारत पालक / विकासक वांनी वाळगावराकरीता प्रतिहासम्बद्धाः साद्यः सरमी आलग्याना प्राक्षीतम्, तरीच पोल्यापूर्वी कायगत्तरासाठी सम्मानापृत्व वांवानी च ६७ चैदान आस्त क्रिया काणगार आधरपास स्थांच्या पुर्गामाठी पळणाघर बांगणे आवरपण.

 को. की. पूरी दिशांका ४/७/२०१५ शें पोलीच्या परिश्वकादुसार पालक / विकासक चोनी की. की. दिखी केंवरायाका प्रतिकारण्य सादर कारणे आवश्यक राहीता.

१. थी. एन. पूर्वी श्रोकळचा गारीचा कर भएने आवरणक.

भी, एक, पूर्वी भूखंडावर विदित नवुऱ्यातील मादिती फलक लावून तो बावर परवाना विकेपर्यंत जानेवर कायव ठेवाने

ा है। यु. एस. भी. बाबत सादा के लेले शरावपत पंचपत्र गालक / विकासक पांचेवर वंचनकारक राहील.

 ४. प्रवेश मार्गाबादत (ॲक्सेंस) काडी वाद निर्माण झाल्यास अवया दावा दाखल झाल्यास त्यांते निराकरण करण्यायी संपूर्ण कवाबदारी मालक / विकासक पांची राहील त्यास महापातिका जवाबदार राहणार नाही.

१५. भुखंडाचे चालकीकावत / हरीवावत वाद निर्माण झाल्यास अधवा दाता दाखल झाल्यास त्याचे निराकरण करंज्याची संपूर्ण जबाबदारी मालक / विकासक यांची राहील त्यास महापालिका जबाबदार राहणार नाही.

१६. जोत्यापूर्वी पूछंडाचे हदीवर कुंपण भित बांघणे आवश्यक.

१७. जीत्यापूर्वी स्ट्रक्चरल इंगिनिअरचा बांघकामाचा स्टीबेलिटी दाखला व सुपर विजन मेमी सादर करणे व वायर परवान्यापूर्वी बांधकामाचा स्टॅबिलिटी दाखला सादर करणे आवश्यक.

१८. नियोजित इमारतीयी संरचना आव. एस. कोड १८९३ आणि ४३६२ मधील भूकंप रोधक तरतृदीनुसार करणे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रभाणपत्रापूर्वी सादर करणे आवश्यक.

१९. बांचकापास ठा.म.मा. पाणी पुरवठा करणार नाही, फक्त पिण्याचे पाणी उपलब्धतेनुसार उपलब्ध करून देण्यात येईल.

२०, बायर परवान्यापूर्वी पाणी गरम करणेकरीता सौर उर्जेयरील यंत्रणा (सोलर वॉटर हिटींग सिस्टिम) बसविणे आवश्यक.

२ १. बापर परवान्यापूर्वी जलसंचय व जलसंघारण यंत्रणा (रेन वॉटर हार्वेरिटंग सिस्टिम) वसविणे आवश्यक राहील.

२२. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहील.

२३. दापर परवान्यापूर्वी ठहवाहक यंत्राबादतचा परवाना व अनुज़प्ती प्रमाणपत्र सादर करणे आवश्यक राहील.

२४. बापर परवान्यापूर्वी तळ मजल्यावर सर्व गाळे / सदनिका धारकांसाटी स्वतंत्र पत्र पेटया बसविणे आवश्यक राहील.

२५. वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समेारील रस्त्याचे बाजूस सी. सी. टि. व्ही. चित्रिकरण करणेस सी. सी. टि. व्ही.यंत्रणा कार्यान्वीत करणे आवश्यक राहील.

२६, बापर परवाऱ्यापूर्वी आर. जी. विकसित करणे आवश्यक राहील.

२७. बापर परवान्यापूर्वी फायर प्रिमियम चार्जेसचा भरणा करणे आवश्यक राहील.

२८. वापर परवान्यापूर्वी जाहीर सुचना क्र. ठामपा / शर्विव / वियोअंक / ७३९ दि. ५/७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्राप्तप नियमावलीनुसार प्रस्तावादीन भूखंडापव्ये करणे आवश्यक राहील.

२९. नियमानुसार वेळोवेळी योग्य ती शुल्क भरणे आवश्यक राहील.

COTONE COEL

WAINNING:PLFASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF 'चंद्रा दांसी APPOYED PLANS AMOUNTS TO BE CONGNASIBLE OFFENCE PUNISHABLE TO PHOTO THE MANAGERTRA REGIONAL AND TOWN PLANNING ACT, 1966 Yours faithfully,

वस्था न लेता रहे प्रका<u>र माना करते. प्रत्यक</u> शक व नुगु रचनू अधिविद्याचे कन्न 😘 तर दशक्याय गुन्ता और नितासको जाउनेका

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

Issued



TMC/TDD 2794/18 Date: 11/05/2018



THANE MUNICIPAL CORPORATION, THANE

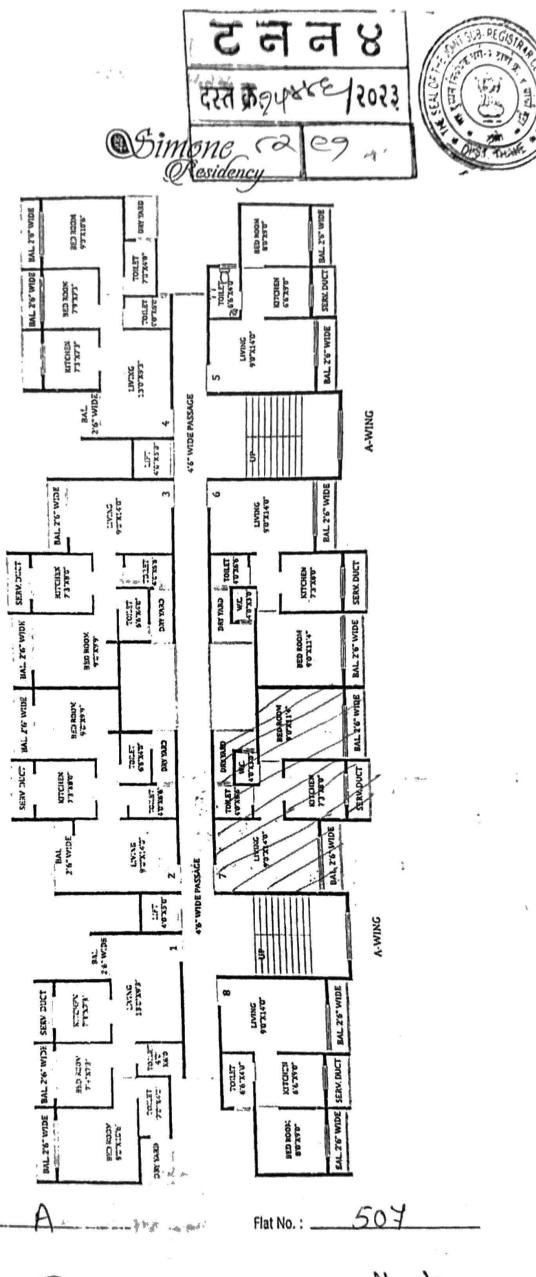
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

V. P. No. S11/0128/16

Shri / Smt. Mr. Jitesh P. Pawar

Bldg. A - Stilt + 1st to 4th + 5th (pt) Floor Only.
Bldg. B - Stilt + 1st to 7th Floor Only.

	Tor, Shrit Swami Samarth Apt., Dattawadi, Kalwa, Thane.
	Shri Mr. Jangal Hari Bhagat. (Owners)
	M/s. M. R. M. Developers (P.O.A.)
	With reference to your application No. 3382 dated 27/06/2018 for development
	permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra
	Regional and Town Planning Act, 1966 to carry out developement work and or to erect
	building No. As Above in village Dalchar, Thane Sector No. 11 Situated
	at Road/Street S. No. / C.S.T. No. / F. P. No. 85/1/B
	d section of the sect
	The development permission / the commencement certificate is granted subject to the following conditions.
o e	 The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
	 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.
, ,	 The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
e.	4) This permission does not entitle you to develop the land which does not vest in you.
	ी. परवानगी प्रमाणपत्र :- विकास प्रस्ताव का. S११/०१२८/१६, ठामपा / शविवि / २०७३ /
	१७ दि. १/०३/२०१७ मधील अटी बंधनकारक राहतील.
*0	६. सी. सी. प्रमाणपत्र :- विकास प्रस्ताव क्र. ऽ११/०१२८/१६, ठामपा / शविवि / २३६८ / १७
	दि. २/१ १/२ ०१७ मधील अटी बंधनकारका राहतील.
-	७, बापर परवानापूर्वी मूखंडाची सनद सादर करणे आवश्यक राहील.
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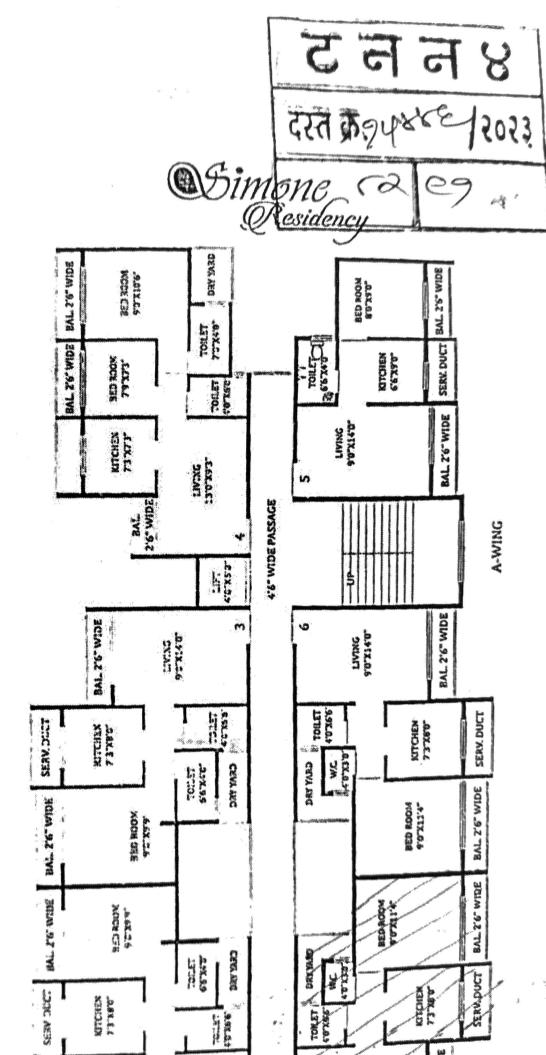


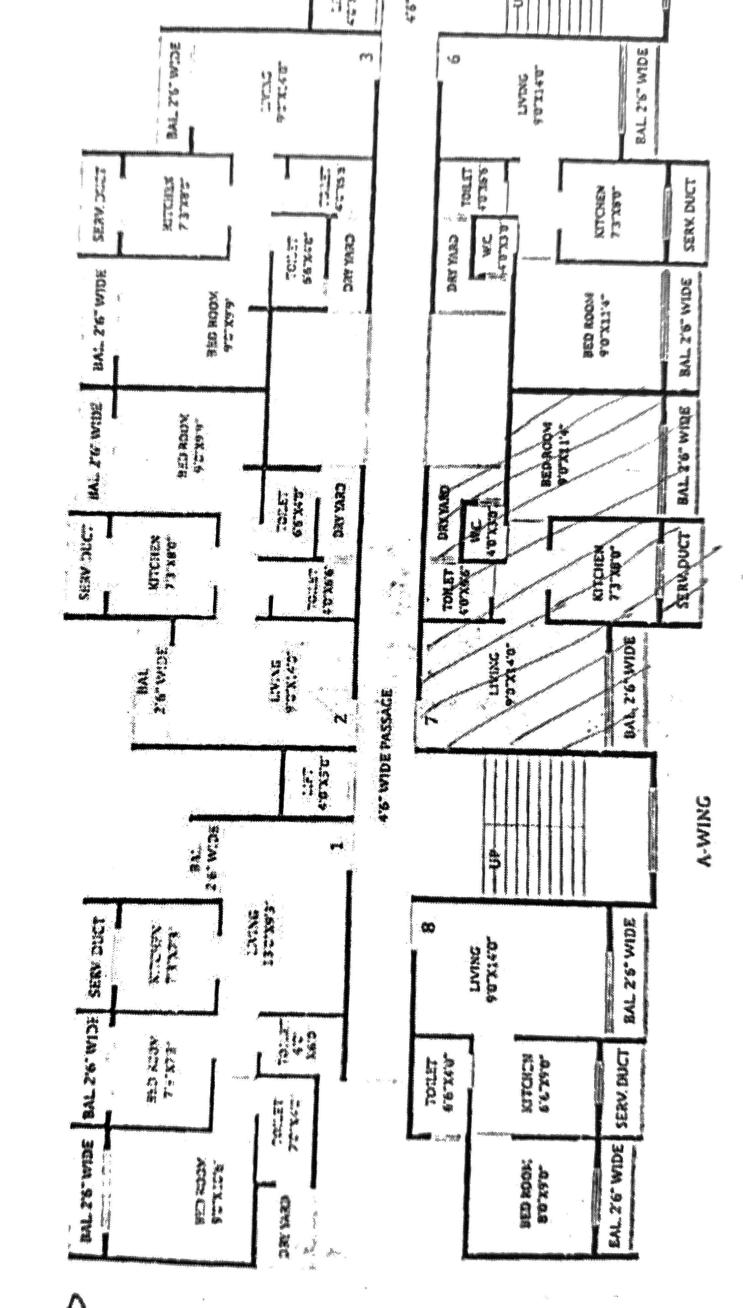
Purchaser Sign : Pools

Wing: .

Developer Sign :

Market





PURCHASER









Rajesh Pragjibhai Patel DOB: 1982/01/19 MALE

5313 4919 6055

Address:

404, Wing 2, Nalanda c.h s. Near Ti

GOVERNMENT OF INDIA



राम बारा करा Ram Lai Yadav जन तिथि/DOB: 05/02/1985 पुरुष/ MALE Mobile No: 8757403832