

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 1861/2025

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

1) विलेखाचा प्रकार	करारनामा
2) मोवदला	7726000
3) वाजारभाव(भाडेपट्टयाच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार नें नमुद करावे)	3785588
4) भू-भापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: वी- 205, माळा नं: 2 रा मजला, इमारतीचे नाव: आशर अराइज टॉवर वी आणि सी, ब्लॉक नं: कळवा, रोड नं: जुना मुंबई पूना रोड, ठाणे पश्चिम, इतर माहिती: सदनिकेचे क्षेत्र - 41.80 चौ मीटर कार्पेट + वापरण्यायोग्य बाल्कनी क्षेत्र - 2.50 चौ मीटर.....सोखत 1 कार्पेटिंग स्पेस.....(झोन तं - 14 / 53 / क - 10 क) (C.T.S. Number : सी एम नं - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547 ;))
क्षेत्रफळ	1) 44.3 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव पत्ता.	1): नाव:-मे आशर व्हेंचर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयुशी अजय आशर तर्फे कवुलीजवावा करिना कु मु म्हणून वता सुंदरम वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, अँग्रीकल्चर ऑफिस जवळ, ठाणे पश्चिम, रोड नं: 16 झेड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:- AAXFA5020H
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश दशरथ घाडीगांवकर . वय:-30; पत्ता:-प्लॉट नं: सदनिका नं.27/2, माळा नं: -, इमारतीचे नाव: तंत्रोदित को ऑप सोसायटी, ब्लॉक नं: सुभाष नगर, नारायणनगर कोळी चौक, ठाणे पूर्व, ठाणे . रोड नं: -. महाराष्ट्र. THANE. पिन कोड:-400603 पॅन नं:-BHIPG8364F
9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
10) दस्त नोंदणी केल्याचा दिनांक	24/01/2025
11) अनुक्रमांक, खंड व पृष्ठ	1861/2025
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	540830
13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेंना	

सह दुय्यम निबंधक वर्ग २ ठाणे क्र.९

पक्षकारासाठी विचारात घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6



GRN	MH014875962202425E	BARCODE			Date	23/01/2025-13:54:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	DINESH D GHADIGAONKAR			
Location	THANE			Flat/Block No.	FLAT NO - B - 205, 2ND FLOOR, ASHAR ARIZE			
Year	2024-2025 One Time			Premises/Building	TOWER B AND C			
Account Head Details		Amount In Rs.		Road/Street	OLD MUMBAI POONA ROAD KALWA WEST			
0030046401	Stamp Duty	540830.00		Area/Locality	THANE			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	0	6
				Remarks (If Any)	SecondPartyName=MS ASHAR VENTURES~			
				Amount In	Five Lakh Seventy Thousand Eight Hundred Thirty Rupees Only			
Total		5,70,830.00		Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025012315352	2910994442	
Cheque/DD No.				Bank Date	RBI Date	23/01/2025-13:54:56	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9987156345

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

अदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी अदर चलन लागू नाही.

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दस्त क्र. 9069 / 2024

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 24th day of January, Two Thousand and Twenty Five, BETWEEN **MESSRS. ASHAR VENTURES** (PAN No. AAXFA5020H), a partnership firm, registered under Indian Partnership Act 1932 and having its Head office at Ashar IT Park, Eleventh Floor, Road No. 16Z, Wagle Estate, Near Agriculture Office, Thane (West) 400 604. hereinafter referred to as **“THE PROMOTER/DEVELOPER”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm the survivor/s of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the **ONE PART,**

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दस्ता क्र. 9CE9 / 2024
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AND

MR. DINESH DASHRATH GHADIGAONKAR (PAN No. BHIPG8364F), Indian Inhabitant/s, having his/her/their residence at 27/2, Navodit CHS., Subhash Nagar, Narayanrao Koli Chowk, Thane East, Thane, Maharashtra - 400 603, hereinafter called "the ALLOTTEE(S)/PURCHASER(S)" (which expression shall unless be repugnant to the context or meaning thereof mean and include his/her/their heirs executors, administrators and assigns) of the **OTHER PART**;

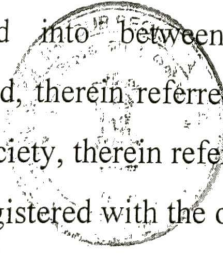
WHEREAS

1. prior to 1969, National Machinery Manufacturers Limited were seized and possessed of or otherwise well and sufficiently entitled to inter alia agricultural lands bearing Survey Nos. 122/2, 120/1, 122/8, 122/9, 124, 125/1/1, 125/2, 126/2, 126/3/2, 127/1 admeasuring in the aggregate 60,651.25 sq. yards equivalent to 50,800 sq. meters or thereabouts of Village Kalwa in Taluka Thane, District Thane and in the Registration District and Sub-District of Thane (hereinafter referred to as the "**Larger Land**").

2. National Machinery Manufacturers Limited was desirous of selling and transferring the Larger Land in favour of a prospective purchaser, being N.M.M Kamgar Co-operative Housing Society Limited (hereinafter referred to as the "**said Society/the Society**").

3. By an Indenture of Conveyance dated 15th April, 1971 made and entered into between National Machinery Manufacturers Limited, therein referred to as the Vendor of the One Part and the Society, therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar of Assurances

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Promoter/Developer has obtained Commencement Certificate vide VP No. V.P. No. S08/0114/21 of TMC/TDD/3864/22 on 12th January, 2022 for Ground+1st podium+stilt+1st to 4th floor for Tower A, upto Ground Floor for Tower B & for Tower C Ground+1st podium+2nd podium+stilt+1st to 18th Floors.

28. The Promoter/Developer has registered the Project for Project Ashar Arize Tower B & C under the provisions of the said Act with the Real Estate Regulatory Authority at Mumbai bearing Registration MahaRERA number P51700034211 which is available on [https:// maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in).

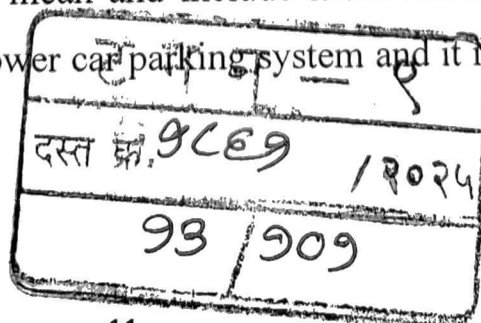
29. The Promoter/Developer is entitled for sale, transfer assignment or to otherwise deal with the Flat No. B-205 admeasuring 41.80 sq. mtrs carpet area. The Promoter/Developer has provided exclusive usable area of 2.50 sq. mtrs of balcony on the 2nd Floor of Building known as "Ashar Arize Tower B & C" and for the beneficial use of the said flat 1 car parking space in the Building Ashar Arize Tower B & C which shall be mechanized car parking system as provided hereinafter.

30. The aforesaid Flat/ Apartment No. B-205 together with 1(One) number of mechanized car parking space if allotted/ provided for the beneficial use of the said Flat/Apartment as may be allotted more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter collectively referred to as "**the said premises**" and the said Apartment/Flat is shown by hatched lines on the floor plan annexed hereto and marked as **ANNEXURE "F"**.

31. For the sake of clarity it is provided that, "mechanized parking system", herein shall mean and include mechanized car parking system/mechanized tower car parking system and it is proposed to

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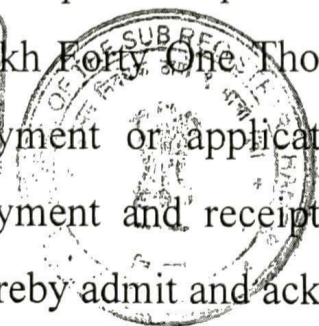


5. The Purchaser/s hereby agree/s to purchase from the Promoter/Developer and Promoter/Developers do hereby agree to sell to the Purchaser/s Flat No. B-205 on 2nd Floor of Building Ashar Arize Tower B & C, having carpet area of 41.80 sq. mtrs. and bounded by boundary line on the Floor Plan hereto annexed and marked as **Annexure 'F'** and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as "the said Premises") for the consideration of Rs.77,26,000/- which includes the proportionate price of the available common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities described in the **Annexure 'H'** annexed herewith.

6. The Purchaser/s has/have agreed to pay to the Promoter/Developer the aggregate Consideration money of Rs.77,26,000/- (Rupees Seventy Seven Lakh Twenty Six Thousand Only) (being the purchase price for the said flat/premises (exclusive of other payments to be made as provided in this agreement hereafter) with one car parking in Mechanized Car Parking System if expressly allotted for the beneficial use of the flat and the undivided share, right, title and interest available on completion of project in the common areas, amenities and facilities of the said Building Ashar Arize Tower B & C more particularly described in the **Annexure "H"** hereunder written as under:

a) The Purchaser/s has/have prior to the date of execution of these presents paid a sum of Rs.8,41,400/- (Rupees Eight Lakh Forty One Thousand Four Hundred Only) as advance payment or application fee to Promoter/ Developers the payment and receipt whereof the Promoter/Developers do hereby admit and acknowledge.

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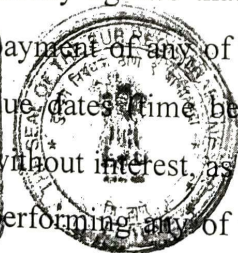
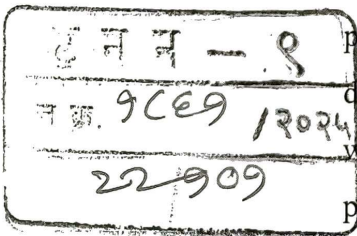
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e) The total price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of CGST/SGST or any other taxes of Central/State Government or Local Body which may be levied in connection with the construction of carrying out the Project payable by the Promoter/Developer) up to the date of handing over the possession of the Flat.

f) The total price is escalation free save and except escalations/increases due to increase on account of development charges payable to the Thane Municipal Corporation and/or any other increase in charges which may be levied or imposed by the Thane Municipal Corporation from time to time. The Promoter/Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs, or levies imposed by the Thane Municipal Corporation the Promoter/Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

7. The Promoter/Developer has provided for exclusive use of Purchaser a balcony admeasuring 2.50 sq. mtrs area.

8. Without prejudice to the right of Promoter/Developer to charge interest in the terms as provided herein below the Purchaser/s hereby agree/s that if the Purchaser/s commits a default (i) in payment of any of the aforesaid installments on their respective due dates (time being of the essence of the contract), with or without interest, as the case may be, and/or, (ii) in observing and performing any of the terms and conditions of this Agreement,



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completely and effectually discharge to Promoter/Developers. For this purpose, the Purchaser/s has/have given the following address.

Address: 27/2, Navodit CHS., Subhash Nagar,
Narayanrao Koli Chowk, Thane East,
Thane, Maharashtra – 400 603

Email id: ghadigaonkardinesh20@gmail.com

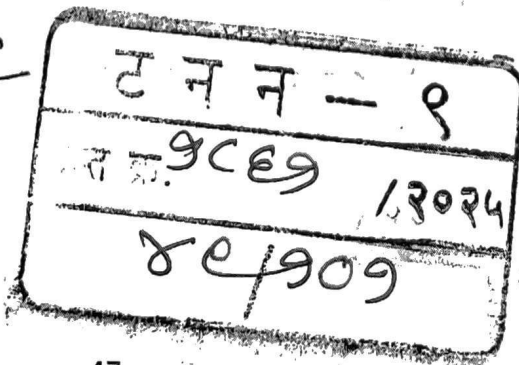
47. The full stamp duty in accordance with the Maharashtra Stamp Act, 1958 in respect of this Agreement shall be borne and paid by the Developer. The registration charges and related expenses shall be paid by the Purchaser in advance.
48. The Purchaser/s shall pay the amount of GST, or any other tax, cess etc. levied and/or leviable and/or becoming payable now and/or becoming payable at any time hereafter on the said Flat/Apartment and/or on the basis of this Agreement under the provisions of The Central Goods and Services Tax Act, 2017 and/or the Municipal Tax etc. and/or any other tax statute.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land bearing C.S Nos. 2459, 2460, 2461, 2546, 2547, 2490, 2491 and 2492 admeasuring approximately 14684.73 sq. meters in society's possession and ownership (out of land admeasuring 17196 sq. meters) situate, lying and being at Old Mumbai- Poona Road, Kalwa Thane, District Thane, in the Registration District and Sub-District of Thane.

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THE SECOND SCHEDULE ABOVE REFERRED TO:

Description of the Apartment/ Flat

The Apartment/ Flat No. **B-205** admeasuring **41.80** sq. mtrs carpet area along with exclusive use benefit of balcony, on **2nd** Floor of Building known as "**ASHAR ARIZE TOWER B & C**" being constructed on the said property more particularly described Firstly and Secondly in the First Schedule hereinabove referred.

'ANNEXURES'

Annexure "A": Sanctioned Permission dated 11th January, 2022

Annexure "B": Commencement Certificate dated 12/01/2022 & 20/06/2022 & 27/09/2022.

Annexure "C": Title Certificate issued by Kanga & Co.

Annexure "D": Property Card OR 7/12 extract

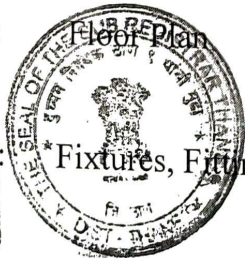
Annexure "E": Layout Plan

Annexure "F": Floor Plan

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Annexure "G": Fixtures, Fittings and Internal Amenities

Annexure "H": Common areas, amenities and facilities



Handwritten signature and initials



Certificate No. 4760

THANE MUNICIPAL CORPORATION, THANE(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT**PERMISSION / COMMENCEMENT CERTIFICATE****Utilisation of DRC No. 360 (Road) & DRC No.060 (Const. Amenity)**

Permission - Proposed Wing A - Gr + 1st Podium + Stilt + 1st to 29th floor
 Wing B - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 26th floor
 Wing C - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 25th floor
 Wing D - Ground floor (Commercial) & Club house - Ground + 1st floor
 C.C. - Proposed Wing A - Gr + 1st Podium + Stilt + 1st to 4th floor
 Wing B - Ground floor, Wing C - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 18th floor

V. P. No. S08/0114/21 TMC / TDD / 3862/22 Date: 11/11/2022
 To, Shri / Smt. Sandeep Prabhu (Architect)
 (For M/s. SAKAAR)
 Shri NMM Kamgar Co.Op.Hsg. Society Ltd. (Owner)
M/s. Ashar Ventures (POAH)

With reference to your application No. 9868 dated 24/12/2021 for development permission / ~~grant of Commencement Certificate~~ under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalwa Sector No. VIII Sited at Road / Street 18.00 M. wide D.P.Road S. No. / C.S.T.No. / F.P. No. CTS No. 2459, 2460, 2461, 2490, 2491, 2492, 2546 & 2547

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.
- 4) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 5) Authority will not supply water for construction (Optional)
- 6) Information Board to be displayed at site till Occupation Certificate.

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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

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Municipal Corporation of the city of Thane.

- 8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 9) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 10) Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate(Optional)
- 11) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 12) 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.
- 13) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
- १४) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी पर्यावरण विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहिल.
- १५) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी विकास शुल्क व कामगार कल्याणकारी उपकर भरणे आवश्यक राहिल.
- १६) सोसायटीच्या सभासदांच्या नावातील बदलानुसार महापालिकेच्या कर विभागाकडील अद्यावत कर आकारणी दाखला Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १७) सोसायटी सदस्यांसोबतचे विकासकाने केलेले वैयक्तिक नोंदणीकृत करारनामे Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १८) Electric substation च्या क्षेत्राबाबत संबंधित विज पुरवठा विभागाकडील ना हरकत दाखला Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १९) भूखंडाचे हद्दीबाबत, मालकीबाबत तसेच भाडेकरूबाबत वाद अथवा न्यायालयीन दावा दाखल झाल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक/ विकासकर्ते यांची राहिल त्यास ठामपणे जबाबदार राहणार नाही.
- २०) दि. २/९/२०१३ रोजीच्या परिपत्रकानुसार वा.वि. व विकासक यांचेकडील कामाचे सद्यस्थितीबाबतचे हमीपत्र वेळोवेळी सादर करणे बंधनकारक आहे.
- २१) केंद्र शासन/ राज्यशासन व ठाणे महानगरपालिका यांच्याकडील Covid - १९ या महामारी संदर्भातील वेळोवेळी दिलेले निर्देश व नियमांचे पालन करणे भूखंडधारक/ विकासक/ कुलमुखत्यारधारक यांच्यावर बंधनकारक राहिल.
- २२) केंद्र शासन/ राज्य शासन यांचेकडील पर्यावरण व प्रदुषणाबाबतचे पर्यावरण विभागास वेळोवेळी प्राप्त झाल्यास निर्देशाचे अनुपालन करणे भूखंडधारक / विकासक यांच्यावर बंधनकारक राहिल.
- २३) इमारत क्र. 10 व 12 लगतच्या जागेत असलेल्या 38.02 चौ.मी. क्षेत्राच्या बैठ्या वास्तुवर ठाणे महानगरपालिकेची वास्तु असे नमूद असल्याने, सदरचे बांधकाम सद्यस्थितीला To be retained म्हणून दर्शविलेले असून, सदर बांधकामाबाबत महापालिकेमार्फत जो निर्णय घेण्यात येईल, तो विकासक यांचेवर बंधनकारक राहिल.
- २४) विकासक व एन.एम.एम. कामगार को.ऑप.हौ.सोसायटी यांचेमध्ये झालेल्या विकसन करारनाम्यामधील टिडीआर/ भुनिर्देशांक वापराबाबत नमूद अटींची पूर्तता करणे विकासक यांचेवर बंधनकारक राहिल.

२५) भविष्यात वा.वि. यांनी full FSI potential नुसार नकाशे दाखल न करता वापर परवाना मागणी केल्यास प्रस्तावित अतिरिक्त पार्किंग व इतर सुविधांचा भरणा करणे आवश्यक राहिल.

२६) वापर परवान्यापुर्वी रेत वॉटर हा/कॅनिंग बाबत पुढील वा दाखला सादर करणे आवश्यक राहिल.
दस्त क्र 18 मी. रुद डि.पी./रस्त्यावरील क्षेत्राचे परवानगी/सी.सी. अदा केल्यापासून सहा महिन्यांच्या आत ठाणे महानगरपालिकेच्या नावे केल्याचे मागणीक्या जागेवर सादर करणे आवश्यक राहिल.

२६) दस्त क्र 18 मी. रुद डि.पी./रस्त्यावरील क्षेत्राचे परवानगी/सी.सी. अदा केल्यापासून सहा महिन्यांच्या आत ठाणे महानगरपालिकेच्या नावे केल्याचे मागणीक्या जागेवर सादर करणे आवश्यक राहिल.

५४/१०९



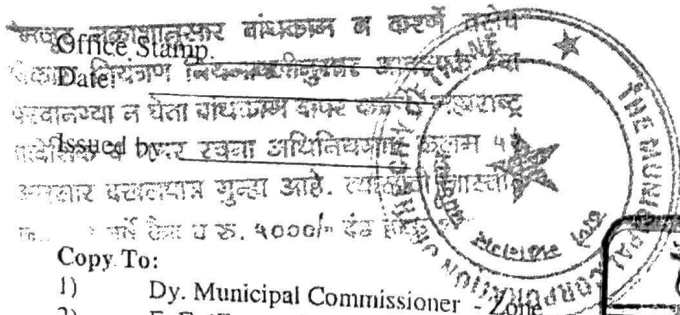
- २८) वापर परवान्यापुर्वी स्टॉर्म वॉटर ड्रेनवावत पुर्णत्वाचा दाखला सादर करणे आवश्यक राहिल.
- २९) वापर परवान्यापुर्वी इमारतीच्या आतील बाजूस तसेच समोरील बाजूस सी.सी.टी.व्ही. चित्रीकरण करण्यास सी.सी.टी.व्ही. यंत्रणा कार्यान्वित करणे आवश्यक.
- ३०) वापर परवान्यापुर्वी इमारतीचे बांधकाम आय.एस.कोड तुसार सक्षम असल्यावावत आर.सी.सी. तजांकडील स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ३१) वापर परवान्यापुर्वी अग्निशमन विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
- ३२) वापर परवान्यापुर्वी सौर उर्जेवावत तरतुद करुन पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- ३३) Solid Waste Management बावत तरतुद करुन पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- ३४) अस्तित्वातील रस्त्यालगत, रस्त्याखालील (Fanning Portion) क्षेत्र विकासकामार्फत विकसित करणे आवश्यक राहिल व उक्त रस्त्याखालील क्षेत्र प्रथम वापर परवान्यापुर्वी विक्रीत करणे आवश्यक.
- ३५) दि. 14/1/2021 रोजीच्या शासन निर्णयाच्या अनुपंगाने, प्रिमीयम अधिमुल्यावर 50% सुट मिळणेकामी विकासक यांनी सादर केलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- ३६) पर्यावरण अनुमती प्रमाणपत्राची प्रत ठाणे महानगरपालिकेकडे सादर करेपर्यंत प्रत्यक्षात जागेवर या परवानगी मधील सी.सी. न अदा केलेल्या क्षेत्राचे विकसनाची कामे करता येणार नाही यावावत विकासक यांचे दि. 23/12/2021 रोजीचे पत्र विकासकांवर बंधनकारक राहिल.
- ३७) This Permission is issued for the sole purpose of applying for environmental clearance from the State Environmental Impact Assessment Committee (SEIAC), as per the request of developer. It is further clarified that this permission does not construe the approval to commence the development or construction on the additional area for which commencement certificate is not sanctioned. The developer will have to obtain the statutory commencement certificate, for the area considered in this permission for which commencement certificate is not issued, as per the extant DCR in tune with the SEIAC obtained before further development for, which commencement certificate is not granted, construction activity can be started. This permission shall not form a basis for any claim of compensation, grant of rights or otherwise.

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.

Yours faithfully,

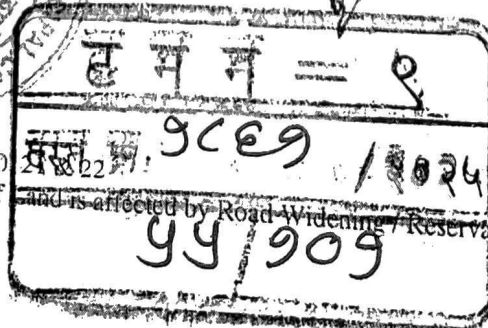
सावधान



Town Development & Planning Officer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20
- 4) TILR for necessary correction in record of





Certificate No. 5134

Amended **THANE MUNICIPAL CORPORATION, THANE**(Registration No. 3 & 24)
**SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE**

नियोजित इमारतीचा तपशिल मागील पानावर

V. P. No. S08/0114/21 TMC / TDD / 4209/22 Date: 27/09/2022
 To, Shri / Smt. Sandcep Prabhu (Architect)
 (For M/s. SAAKAAR)
 Shri NMM Kamgar Co.Op.Hsg. Soci (Owner)
M/s. Ashar Ventures (POAH)

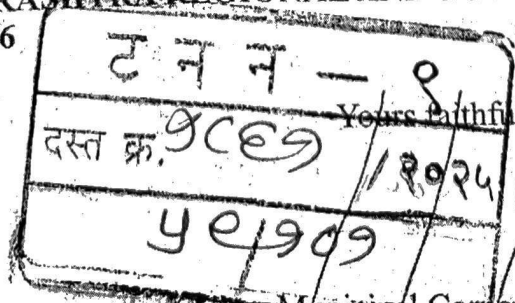
With reference to your application No. 4657 dated 13/9/2022 for development ~~permission~~ / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalwa Sector No. VIII Situated at Road / Street 30.00 M. wide D.P.Road ~~S.No./~~ C.S.T. No. / F.P. No. CTS No. 2459, 2460, 2461, 2490, 2491, 2492, 2546 & 2547

The development ~~permission~~ / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development ~~permission~~ / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in Amended Permission / C.C. No. V.P.No. S06/0114/21 TMC/ TDD/4000/22 dated 20/6/2022 shall be binding on Developer.
- 6) विकासक यांचे दि. १६/९/२०२२ रोजीचे विकास शुल्क व अतिरिक्त विकास शुल्कांचा भरणा दोन समांतर हप्त्यामध्ये म्हणजेच प्रथम हप्ता दि. ३१/१२/२०२२ पुर्वी व उर्वरीत दुसरा हप्ता दि. ३१/३/२०२३ पुर्वी व्याजासह करणेबाबतचे हमीपत्र विकासकांवर बंधनकारक राहिल.
- 7) अस्तित्वातील इमारत क्र. १०, ११ व १२ लागतच्या जागेवर असलेल्या बैट्या वास्तु बाबत भविष्यात कोणताही वाद अथवा विवाद निर्माण झाल्यास त्याची ठाणे महानगरपालिकेस कोणतीही तोषीस लागणार नसून त्याची सर्वस्वी जबाबदारी एनएमएम कामगार को.ऑप.हौ.सो.लि. व विकासक मे. आशर व्हॅन्चर यांची राहिल अशा आशयाचे दि. २३/०९/२०२२ रोजी सोसायटी व विकासक यांनी सादर केलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.

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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



Municipal Corporation of
 the city of, Thane.

2) वन व पर्यावरण विभागाकडील दि. १३/०९/२०२२ रोजीचे ना हरकत दाखल्यातील अटी विकासांवर बंधनकारक राहतील.

नियोजित इमारतीचा तपशील

Building Name	Floors
Wing A	Lower Ground + Upper Ground + 1 st Podium + Upper Stilt + 1 st to 29(Pt) floors
Wing B	Lower Ground + Upper Ground + 1 st Podium + 2 nd Podium (Pt) + Upper Stilt + 1 st to 39 floor + 40 th (Recreation) (Pt) floors
Wing C	Lower Ground + Upper Ground + 1 st Podium + 2 nd Podium (Pt) + Upper Stilt + 1 st to 39 floor + 40 th (Pt) floors
Wing D	Ground floor (Commercial)
Club House	Ground floor + 1 st floor

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

Office No. सावधान

Yours faithfully,

"संजूर नकाशानुसार बांधकाम न करणे तसेच

Office Stamp नियंत्रण नियमावलीनुसार आवश्यक त्या

परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र

प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२

Date: नुसार दखलपत्र मुद्दा आहे. त्यासाठी जास्तीत

जास्त ३ वर्षे किंवा ५०००/- दंड होऊ शकतो"

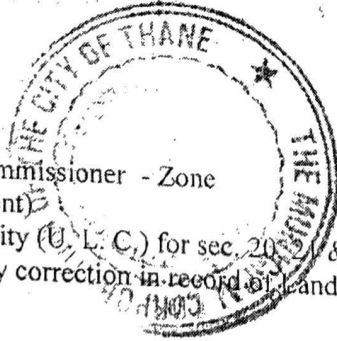
Issued by: _____

(Sunil Patil)
27/09/2022

(Sunil Patil)
Executive Engineer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

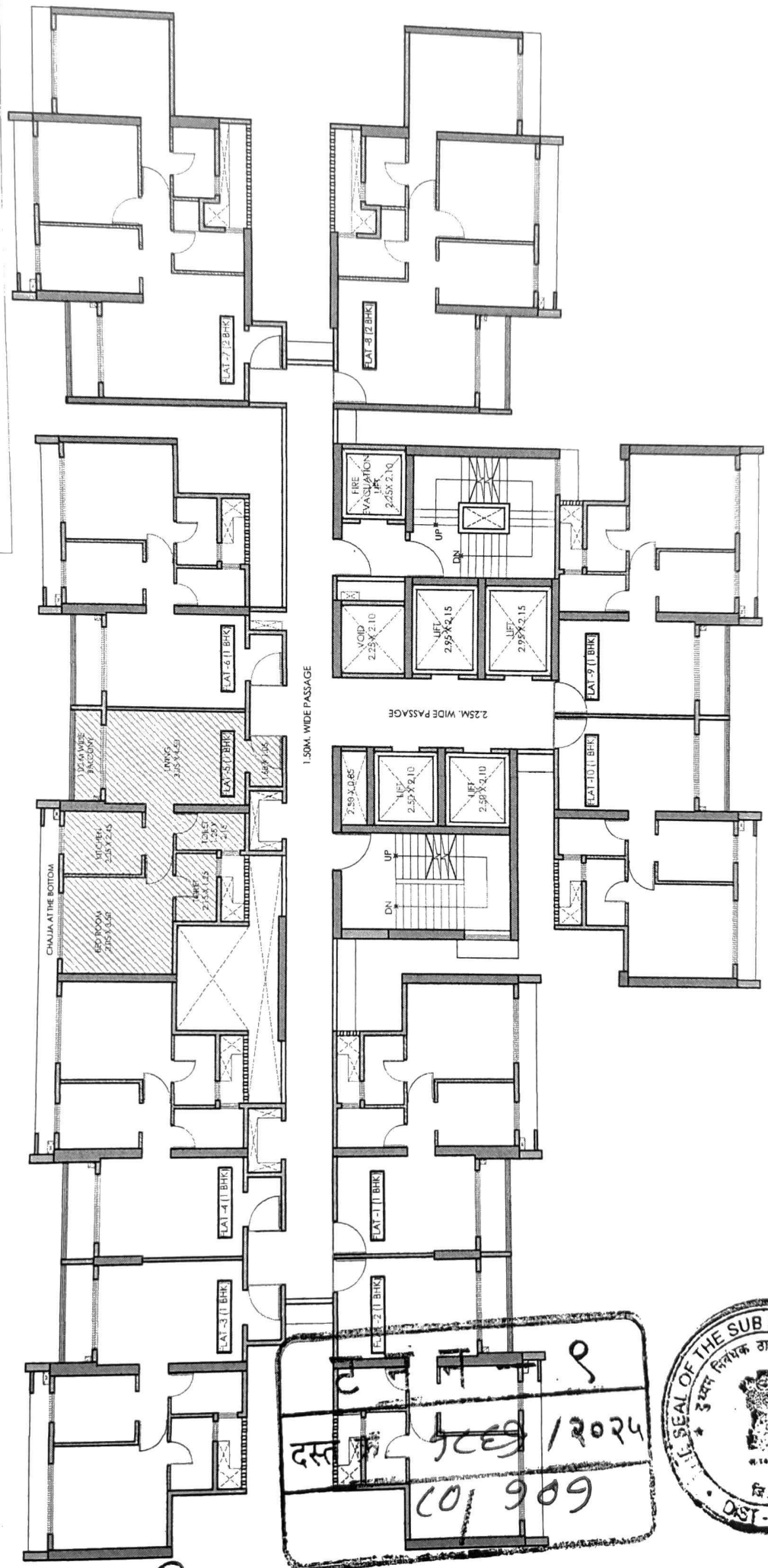
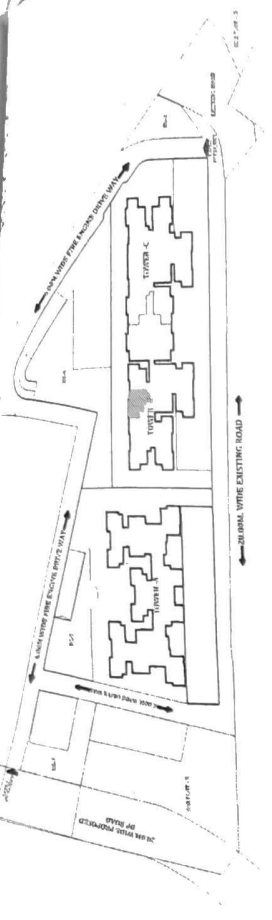
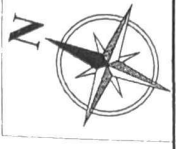
Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20 & 22
- 4) TILR for necessary correction in record of land is affected by Road Widening / Reservation.



ट न न - ९
दस्त क्र. १८६९ / २०२५
६०/१०९





ASHAR ARIZE

WING 'B' - 2ND FLOOR - B - 205

Handwritten notes in a box: 'दस्तावेज 12024', '10/909', and the number '9'.

Handwritten signature: *Charligavankar*



makarera.com 1700034211 | Website at <http://maharera.mahaonline.gov.in>



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 :
P51700034211

Project: **ASHAR ARIZE TOWER B AND C** , Plot Bearing / CTS / Survey / Final Plot No. :
2459,2460,2461,2490,2491,2492,2546,2547 at **Thane (M Corp.)**, Thane, Thane, 400605;

1. **Ms Ashar Ventures** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin:
400604.

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 **25/03/2022** and ending with **31/12/2027** 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



Dated: 25/03/2022
Place: Mumbai

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





HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999
	File Ref No.	Lead No.
ASE	Sujeet Yadav	7400343996
ASM	Atul Landge	9768604755
AQM	Rohit	

RLMS Number	
LOS Branch Name	
Branch Code	Mukom nagak mulundee) 78 188
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	dinesh D Ghatgankar
CIF No.	
Co-Application Name	
CIF No.	
Applicant	
Date of Birth	20/12/1994
Pan Card Number	BHTP68364F
Bank Account Number	
Bank Account Number	
E-mail ID	ghatgankardinesh20@gmail.com
Mobile No.	7039852685
Loan Amount & Interest Rate	20,00,000
Tenure	20 years

AMT		
PROCESSING OFFICER		
RES/OFF	Sujeet Yadav	
TIR	Atul Landge	
VALUATION	Rohit	
SITE		
LOAN A/C		
TD		

Home Loan
Yes