

536/19360

पावती

Original/Duplicate

Thursday, October 26, 2023

नोंदणी क्र.: 39म

1:46 PM

Regn.: 39M

पावती क्र.: 20820

दिनांक: 26/10/2023

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन9-19360-2023

दस्तावेजाचा प्रकार: 65-चुक दुरुस्ती पत्र

मादर करणाऱ्याचे नाव: मनस्वी मनिष कासारे..

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:06 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मुल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1023188702250 दिनांक: 26/10/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH009622445202324E दिनांक: 26/10/2023

विक्रेते नाव व पत्ता:

शुळ दस्त स्विकृत करून
पक्षधारांना देता.





DEED OF RECTIFICATION

M.K. Kasare
M.V. Kasare

THIS DEED OF RECTIFICATION ('Deed') of the Agreement for Sale dated **6th September, 2023**, is made and entered into at Thane, this **26th** day of October, in the Christian Calendar Year, Two Thousand and Twenty Three.

BETWEEN

KALPATARU HOMES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai 400 055, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**,

AND

Mrs. Manasvi Manish Kasare and Mr. Manish Vishwanath Kasare, both Indian Inhabitants, having their address at **D/404, Sanghvi Garden Green Ville HSG, Sagaon, Manpada Road, Dombivali (East), Thane - 421204, Maharashtra, India** hereinafter jointly referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective ~~substitutes~~ heirs, executors, administrators and successors and permitted assigns) of the **Other Part**.

M.K. Kasare
M.V. Kasare

११.१०.२०२३
४ / ००



WHEREAS:

- A. By an Agreement for Sale dated **6th September, 2023**, (therein and hereinafter referred to as "**the said Agreement for Sale**"), executed between the Promoter and the Allottee/s, and registered under Serial No. **TNN9-16877-2023** on **18th September, 2023** in the Office of Joint Sub Registrar Class II, Thane-9, the Promoter agreed to sell to the Allottee/s, and the Allottee/s agreed to purchase from the Promoter, Apartment bearing no. **224** admeasuring **56.79** square meters Carpet Area (RERA) equivalent to **611** square feet Carpet Area (RERA) ('**Apartment**'), with enclosed balcony area admeasuring **3.78** square meters equivalent to **41** square feet & utility balcony area of **1.89** square meters equivalent to **20** square feet, both attached to the Apartment, on **22nd** habitable floor in "**Paramount D - Camellia (T4)**" as per Maharashtra RERA Registration No. **P51700021474** together with **0 (Zero)** vehicle parking space in the Project known as "**Kalpataru Paramount**", situate, lying and being within the limits of Municipal Corporation of the city of Thane and the registration district of Thane of Village Majiwade and Village Balkum, for a Purchase

M.K. Kasare
M.V. Kasare

Price of Rs. 1,09,53,600/- (Rupees One Crore Nine Lakhs Fifty Three Thousand Six Hundred Only) as mentioned in Annexure H and J-I thereto. The said Apartment and the said vehicle parking space/s, hereinafter collectively referred to as the "said Premises", are more particularly described in the Schedule thereunder written.

Am
MR 9592
B. However, after registration of the said Agreement for Sale, the Parties realized that due to inadvertence in the Annexure – J-2 i.e. the Receipt Clause at internal page 107 of the said Agreement for Sale, the Booking Amount received from the Allottee/s is wrongly mentioned as Rs. 24,16,326/- (Rupees Twenty Four Lakhs Sixteen Thousand Three Hundred Twenty Six Only) instead of the correct received Booking Amount of Rs. 10,84,406/- (Rupees Ten Lakhs Eighty Four Thousand Four Hundred Six Only).

C. To rectify the aforesaid error the Parties hereto agree to execute this Deed of Rectification, as appearing hereinafter.

MR 9592
M.V. KASARK
NOW THIS DEED OF RECTIFICATION WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Parties hereby acknowledge and confirm that the aforesaid recitals form an integral part of this Deed of Rectification.

2. Unless the context otherwise admits, capitalized words and expressions used herein but not defined, shall have the same meanings assigned thereto in the said Agreement for Sale.

Am
MR 9592
3. In the said Agreement for Sale, due to inadvertence, in the Annexure – J-2 i.e. the Receipt Clause at internal page 107 of the said Agreement for Sale, the Booking Amount received from the Allottee/s is wrongly mentioned as Rs. 24,16,326/- (Rupees Twenty Four Lakhs Sixteen Thousand Three Hundred Twenty Six Only) instead of the correct received of the Booking Amount of Rs. 10,84,406/- (Rupees Ten Lakhs Eighty Four Thousand Four Hundred Six Only), therefore by this Deed the said error is rectified to correct the said Annexure – J-2 i.e. the Receipt Clause at internal page 107 of the said Agreement for Sale, whereby the Booking Amount received from the Allottee/s wrongly mentioned as Rs. 24,16,326/- (Rupees Twenty Four Lakhs Sixteen Thousand Three Hundred Twenty Six Only) be read henceforth as received the Booking Amount of Rs. 10,84,406/- (Rupees Ten Lakhs Eighty Four Thousand Four Hundred Six Only), as though was originally mentioned in the said Annexure J-2 in the said Agreement for Sale.

M.V. KASARK
4. The Parties agree and confirm that save and except for the aforesaid rectification under this Deed, all the other terms, conditions, covenants, stipulations, obligations and undertakings and provisions of the said Agreement for Sale shall remain unchanged and the same shall, together with the aforesaid rectifications be binding on the parties hereto and these presents shall always be read and construed as an integral part of the said Agreement for Sale.

5. The stamp duty and registration charges payable on this Deed shall be solely borne and paid by the Allottees.

MR 9592
M.V. KASARK
6. The parties shall present and lodge the original of this Deed of Rectification for registration with the concerned Registrar/Sub-Registrar of Assurances at Thane having jurisdiction immediately after execution (and in any event, within the time prescribed in this regard under the Registration Act, 1908) by themselves and/or through their respective authorized representatives and to admit execution of the same.

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IN WITNESS WHEREOF, the parties hereto, have hereunder set and subscribed their hands the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO:
(Description of "the said Premises")**

[Handwritten signature]

Apartment bearing no. 224 admeasuring 56.79 square meters Carpet Area (RERA) equivalent to 611 square feet Carpet Area (RERA) ('Apartment'), with enclosed balcony area admeasuring 3.78 square meters equivalent to 41 square feet & utility balcony area of 1.89 square meters equivalent to 20 square feet, both attached to the Apartment, on 22nd habitable floor in "Paramount D - Camellia (T4) as per Maharashtra RERA Registration No.P51700021474 together with 0 (Zero) vehicle parking space in the Project known as "Kalpataru Paramount", situate, lying and being within the limits of Municipal Corporation of the city of Thane and the registration district of Thane of Village Majiwade and Village Balkum.

17/4/2020
M.V. Kasare

SIGNED by the within named Promoter) For Kalpataru Homes Private Limited
Kalpataru Homes Private Limited)
in the presence of)

[Handwritten initials]

[Handwritten signature]

Director/Authorised
Signatory/Constituted Attorney

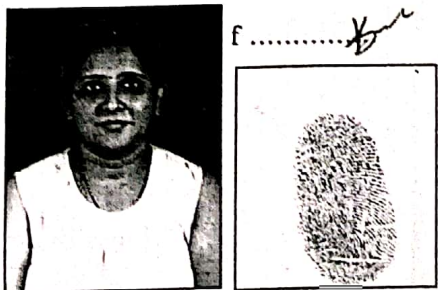


Name: Sachin Godhali
Photograph/Left Thumb Impression

SIGNED by the within named)
Allottee/s,)

- 1. Mrs. Manasvi Manish Kasare)
- 2. Mr. Manish Vishwanath Kasare)

M.Kasare
M.V. Kasare



Mrs. Manasvi Manish Kasare
Photograph/Left Thumb Impression



Mr. Manish Vishwanath Kasare
Photograph/Left Thumb Impression

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६ / ००



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18/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 16877/2023

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

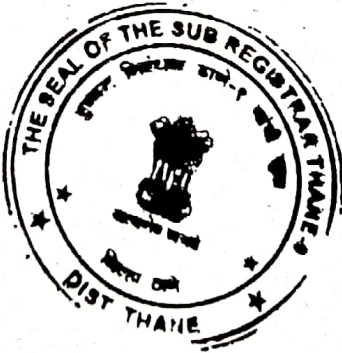
(1) विवेखाना प्रकार	करारनामा
(2) मोबदला	10953600
(3) वाजाराभाव (भाडेपट्ट्याच्या वस्तुनिष्ठपट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे)	8830253
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे माजीवडे मदनिका क्रमांक 224,22 वा मजला, केमेलीया(टी4), कल्पतरू पॅंगमाउनट डी, कलरक्रेम कंपाऊंड, ओल्ड मुंबई आगरा रोड, कापूरवाडी जंक्शन जवळ, ठाणे पश्चिम, ठाणे 400608, मदनिका क्षेत्र 56.79 चौ. मी. कार्पेट, मोबत 1 वेकल पार्किंग स्पेस, वॉल्यूम्ट वालकनी क्षेत्र 3.78 चौ.मी. कार्पेट, युटिलिटी वालकनी क्षेत्र 1.89 चौ.मी. कार्पेट, सर्वे नं 114/8 पार्स, 114/4 पार्स, 114/9 ए पार्स, 115/9 पार्स, 115/12 पार्स, 115/14 पार्स, 115/15 पार्स, 115/10/2 पार्स, 115/8/2 पार्स, 212/2 ए, 213/1 ए, व इतर (Survey Number : 115/14 पार्स ;)
(5) क्षेत्रफळ	1) 56.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कल्पतरू होम्स प्रायव्हेट लिमिटेड तर्फे सचिन गोंगळी तर्फे कवुलीजवावावाडी कु.मु. श्री योगेश वांदेकर . . वय:-46; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 101 कल्पतरू मिनर्जी सांताक्रूस पूर्व बाकोला, रोड नं: . महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AADCK4681K
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनवी मनिष कामरे . . वय:-41; पत्ता:-प्लॉट नं: डी 404, माळा नं: ., इमारतीचे नाव: संघवी गार्डन ग्रीन विल्ड; ब्लॉक नं: सागाव, मानपाडा रोड, डोंविवली पूर्व, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AUBPK3859Q 2): नाव:-मनिष विघनाथ कामरे . . वय:-45; पत्ता:-प्लॉट नं: डी 404, माळा नं: ., इमारतीचे नाव: संघवी गार्डन ग्रीन विल्ड, ब्लॉक नं: सागाव, मानपाडा रोड, डोंविवली पूर्व, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AVVPK7569G
(9) दस्तगवेज करून दिल्याचा दिनांक	06/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16877/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	767000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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



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Mrs. Manasvi Manish Kasare & Mr. Manish Vishwanath Kasare Indian Inhabitant/s having his/her address at D/404, Sanghvi Garden Green Ville HSG, Sagaon, Manpada Road, Dombivali (East), Thane - 421204, Maharashtra, India, [or] _____, LLP, a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, having its registered office at _____

M. V. Kojarkar

represented herein by its duly authorised partner _____, [or] Messrs. _____, a partnership firm, registered under the Indian Partnership Act, 1932, having its principal place of business at _____

represented herein by its duly authorised partner _____, [or] _____ Private Limited/Limited, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at _____ [or] _____ HUF, a Hindu Undivided Family, having its address at _____

represented herein by its karta and manager _____, [or] _____ trustees of the private trust constituted under the Deed of Trust/Settlement dated _____ having their/its address at _____

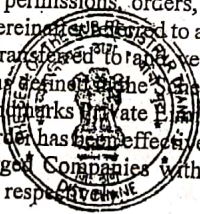
[or] _____ Trust, a public trust registered under the _____ Act, 19 _____, having its registered office at _____, represented herein by its trustees, hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, (ii) limited company, or limited liability partnership, its successors and permitted assigns, (iii) partnership firm, the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner its or their successors and permitted assigns, (iv) hindu undivided family, the karta and manager and the coparceners from time to time thereof and the survivors or survivor of them and the heirs, legal representatives, executors and administrators, of the last survivor of them, its or their successors and permitted assigns and (v) trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and its/their successors and permitted assigns) of the Other Part.

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

A. Pursuant to the Order dated 20th April, 2022 passed by the National Company Law Tribunal ("Order") for the approval of the Scheme of Arrangement ("Scheme") by way of Demerger of the Undertaking (including the said Land together with all assets, liabilities, obligations, approvals, permissions, orders, NOCs, rights, entitlements, benefits, claim, etc. in relation thereto) (hereinafter referred to as 'Demerged Undertaking'), the said Demerged Undertaking has been transferred to and vested in the name of the Promoter herein (being Resulting Company as defined in the Scheme) from erstwhile owner/right holders of the said Land, i.e. Ananta Land (Parks) Private Limited (being 'Demerged Company' as defined in the Scheme). The said Order has taken effect from 3rd June, 2022 upon filing of the same by the Resulting and Demerged Companies with ROC in e-Form INC-28 vide SRN F04208799 and SRN F04208344 respectively.

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B. By diverse mesne assignments and acts in law, and ultimately by and under the deeds and writings as set out in the statement annexed hereto and marked Annexure 'A', Ananta Landmarks Private Limited acquired from Clariant Chemicals (India) Limited (formerly known as Colour-Chem Limited and hereinafter referred to as "CCL"), the exclusive entitlement (including to develop) to the lands situate, lying and being at Village Balkum & Majiwade, District Thane, hereinafter referred to as the "Larger Land", and thereafter the Promoter pursuant to the aforesaid demerger referred to in Recital A above has obtained exclusive entitlement to the Said Larger Land (including to develop) the same.

Annexure 'E'
RERA Registration Certificate



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 :
P51700021474

Project: **Paramount D, Plot Bearing / GTS / Survey / Final Plot No.: S No.115/14 pt.115/15 pt 115/10/2 part of village
Majhwade and S No.212/2A pt 213/1A part of village balkum at Thane (M Corp.), Thane, Thane, 400606;**

1. Kalpataru Homes Private Limited having its registered office / principal place of business at **Tehsil: Andheri,
District: Mumbai Suburban, Pin: 400055.**

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 (f) 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 05/07/2019 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Armanand Prabhu
(Secretary, MahaRERA)
Date: 07-12-2022 11:21:04

Dated: 07/12/2022
Place: Mumbai

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

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५६/१०२



Annexure 'F'
(COMMENCEMENT CERTIFICATE)

Certificate No. **4860**



THANE MUNICIPAL CORPORATION, THANE

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

इमारतीचा संपर्कित मागील पानवर नमूद.

V.P. No. 66/702 (व.वि.न.क्र. ६६०५/०२२०/१७) TMC/TDD/3155/19 Date: 14/08/2019
To, श्री. अशोक रमेशराव अंसु असोसिएट्स (Architect)
श्री. अशोक रमेशराव अंसु (Owners)

With reference to your application No. १५०६ dated १६.०६.२०१९ 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 मि.न.क्र. ६६०५/०२२०/१७ in village वडवळ/वडवळ Sector No. ५ Situated at Road/Street मु.न.क्र. ५७/१४२ S. No./C.S.T. No./E. P. No. ५७/१४२

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. मत्वाभावीत कृषिदाखल बहुपुल विभागामार्फत देण्यात आलेल्या विविध परवानगी शर्तीत सटी विषयक शिबेर संकेतकारक राहतील.
6. सर्वोच्च सी.पी. पूर्वी अधिसूचना विभागामार्फत सुमारीत नहसकल वहासा व हावराईन इतिदीची मान्यता सादर करणे बंधनकारक राहिल व त्याबाबत विकसक शिबेर दि. 17.07.2018 रोजीची सुमारीत इतरावरक राहिल.

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

ATO.

Office No. _____
Office Stamp _____

Yours faithfully,

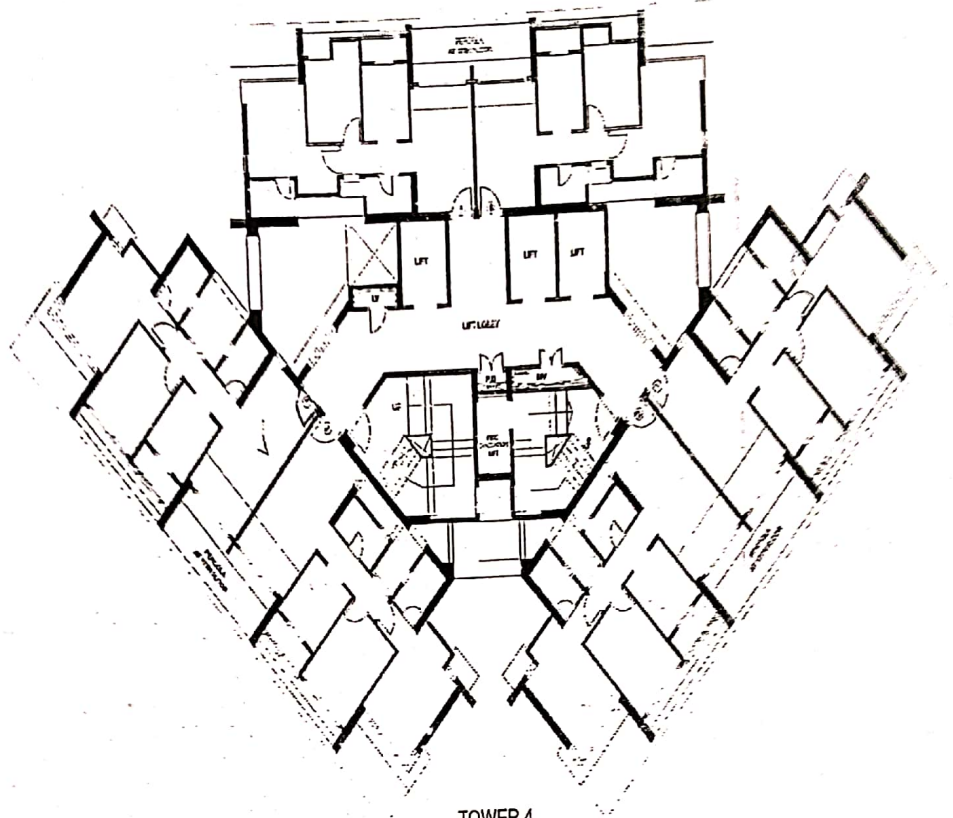
ट न न - १	Date Issued
क्र. १६६०५ / २०२३	17/08/2019
५७ / १४२	



Municipal Corporation of the city of, Thane.

Annexure 'I-1'

FLOOR PLAN



TOWER 4
FLOOR PLAN
(1st TO 3rd, 5th TO 7th, 17th, 19th TO 22nd & 24th FLOOR)



ट न न - ९
दस्त क्र. १६६०० / २०२३
१००६ / १९८२



Not to Scale

Apartment No. 224 on 22nd habitable floor of Paramount D of the wing/building CAMELLIA (T4).

PK9592

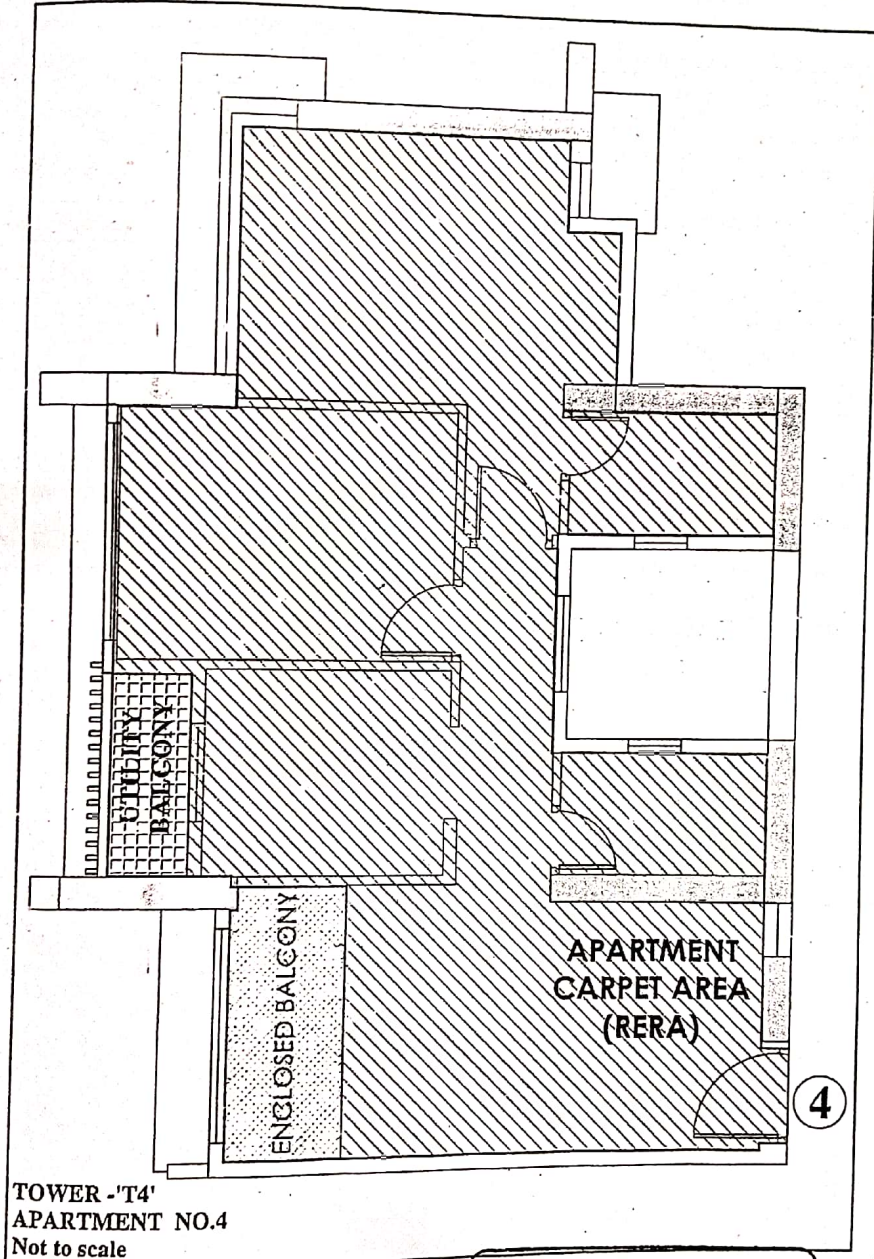
M. V. KASAR

Not to
Apartment
(T4).



Annexure 'I-2'

APARTMENT PLAN



TOWER 'T4'
APARTMENT NO.4
Not to scale

टनन - ९
दस्त क्र. १६६०० / २०२३
११/१२



Not to Scale

Apartment No. 224 on 22nd habitable floor of Paramount D of the wing/building CAMELLIA (T4).

Mysore
M.V. Kasare



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2024/APL/00127
Proposal Code : TMCB-21-ENTRY-03289

Building Proposal Number - 247556
Date : 19/09/2024

FLOOR,26TH FLOOR,27TH FLOOR,28TH FLOOR (REFUGE FLOOR),29TH FLOOR,30TH FLOOR,31ST FLOOR,32ND FLOOR,33RD FLOOR,FIRE CHECK FLOOR),PODIUM LEVEL CLUBHOUSE(3RD PODIUM LOWER LEVEL,3RD PODIUM UPEER LEVEL),RG LEVEL CLUB HOUSE(GROUND FLOOR,1ST FLOOR)
Plot No SUB PLOT A, Final Plot No --, City Survey No./Survey No./Khasara No./ Gut No. Village Majiwade S. No. 113/1/B, 2/B, 3/B, 4, 5/A, 5/B, 6/A, 6/ B, 7/A, 7/ B, 7/C, 8/A, 8/B, 8/C, 8/D, 9/2/A, 9/2/B, 9/2/C, 10, 11/A, 11/B, 11/C, 12/A, 12/ B, 12/C, 13/A, 13/ B, 14/?, 14/B/1, 14/B/2, 14/C, 16/A, 16/B, 17/1, 17/2, 19/B/1; S. No. 114/1/B/1, 1/1/2, 2/B/1, 2/B/2, 3, 4, 5/A, 5/B, 6/A, 6/B, 7, 8, 9/A, 10/1, 10/3; S. No. 115/4/2, 5, 6, 7/2, 8/2, 9, 10/2, 11, 12, 13, 14, 15; Village Balkum S. No. 212/1, 2/A, 3/A, 4/A; S. No. 213/1/A; S. No. 229/1/2/A, 2/2 at Tal. & Dist. Thane, Maharashtra., Village Name/Mouje MAJIWADE,BALKUM. Sector No. 5. completed under the supervision of Architect. License No CA/76/3262 as per approved plan vide Permission No. VP NO.S05/0128/17, TMC/TDD/3155/19 DT.14/08/2019, TMCB/TDD/0010/[P/C]/2023/Auto DCR Date 11/10/2023 with deviation within 1% within permissible FSI, may be occupied on the following conditions.

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

A set of certified completion plans is returned herewith., Permission No TMC/TDD/3349/20 Date 24/01/2020, Permission No TMC/TDD/3703/21 Date 22/09/2021, Permission No TMC/TDD/3819/21 Date 23/12/2021, Permission No TMC/TDD/4177/22 Date 17/08/2022

Signature valid

Digitally signed by SANGRAM LALJI KAVAJE
Date: 2024.09.19 18:54:01 IST
Reason: Approved
Designation: Assistant Director Town Planning
Location: Thane Municipal Corporation
Project Code: TMCB-21-ENTRY-03289
Application Number: TMCB-21-247556-54893
Proposal Number: 247556
Certificate Number: TMCB-PO/2024/APL/00127



Scan QR code for verification of authenticity.

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

M. V. Kavaj



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2024/APL/00127
Proposal Code : TMCB-21-ENTRY-03289

Building Proposal Number - 247556
Date : 19/09/2024

Building Name :	TOWER T4(Mixed)	Floor :	BASEMENT FLOOR - -1F(0.00 Sq mt),GROUND FLOOR - 0F(0.00 Sq mt),1ST PODIUM - 1F(0.00 Sq mt),2ND PODIUM - 2F(0.00 Sq mt),3RD PODIUM - 3F(0.00 Sq mt),1ST FLOOR - 4F(355.41 Sq mt),2ND FLOOR - 5F(355.41 Sq mt),3RD FLOOR - 6F(355.41 Sq mt),4TH FLOOR (REFUGE FLOOR) - 7F(292.11 Sq mt),5TH FLOOR - 8F(355.41 Sq mt),6TH FLOOR - 9F(355.41 Sq mt),7TH FLOOR - 10F(355.41 Sq mt),8TH FLOOR (REFUGE FLOOR) - 11F(292.11 Sq mt),9TH FLOOR - 12F(372.88 Sq mt),10TH FLOOR - 13F(372.88 Sq mt),11TH FLOOR - 14F(372.88 Sq mt),12TH FLOOR - 15F(372.88 Sq mt),13TH FLOOR (REFUGE FLOOR) - 16F(305.32 Sq mt),14TH FLOOR - 17F(372.88 Sq mt),15TH FLOOR - 18F(372.88 Sq mt),16TH FLOOR - 19F(372.88 Sq mt),17TH FLOOR - 20F(355.41 Sq mt),18TH FLOOR (REFUGE FLOOR) - 21F(292.11 Sq mt),19TH FLOOR - 22F(355.41 Sq mt),20TH FLOOR - 24F(355.41 Sq mt),21ST FLOOR - 25F(355.41 Sq mt),22ND FLOOR - 26F(355.41 Sq mt),23RD FLOOR (REFUGE FLOOR) - 27F(292.11 Sq mt),24TH FLOOR - 28F(355.41 Sq mt),25TH FLOOR - 29F(372.88 Sq mt),26TH FLOOR - 30F(372.88 Sq mt),27TH FLOOR - 31F(372.88 Sq mt),28TH FLOOR (REFUGE FLOOR) - 32F(305.32 Sq mt),29TH FLOOR - 33F(372.88 Sq mt),30TH FLOOR - 34F(372.88 Sq mt),31ST FLOOR - 35F(372.88 Sq mt),32ND FLOOR - 36F(372.88 Sq mt),33RD FLOOR - 37F(372.88 Sq mt),FIRE CHECK FLOOR - 23F(0.00 Sq mt)
Building Name :	TOWER T5(Mixed)	Floor :	BASEMENT FLOOR - -1F(0.00 Sq mt),GROUND FLOOR - SHOPS - 0F(584.39 Sq mt),1ST PODIUM - SHOPS - 1F(591.89 Sq mt),2ND PODIUM - 2F(0.00 Sq mt),3RD PODIUM - 3F(0.00 Sq mt),1ST FLOOR - 4F(355.41 Sq mt),2ND FLOOR - 5F(355.41 Sq mt),3ND FLOOR - 6F(355.41 Sq mt),4TH FLOOR (REFUGE FLOOR) - 7F(292.11 Sq mt),5TH FLOOR - 8F(355.41 Sq mt),6TH FLOOR - 9F(355.41 Sq mt),7TH FLOOR - 10F(355.41 Sq mt),8TH FLOOR (REFUGE FLOOR) - 11F(292.11 Sq mt),9TH FLOOR - 12F(372.88 Sq mt),10TH FLOOR - 13F(372.88 Sq mt),11TH FLOOR - 14F(372.88 Sq mt),12ND FLOOR - 15F(372.88 Sq mt),13ND FLOOR (REFUGE FLOOR) - 16F(305.32 Sq mt),14TH FLOOR - 17F(372.88 Sq mt),15TH FLOOR - 18F(372.88 Sq mt),16TH FLOOR - 19F(372.88 Sq mt),17TH FLOOR - 20F(355.41 Sq mt),18TH FLOOR (REFUGE FLOOR) - 21F(292.11 Sq mt),19TH FLOOR - 22F(355.41 Sq mt),20TH FLOOR - 24F(355.41 Sq mt),21ST FLOOR - 25F(355.41 Sq mt),22ND FLOOR - 26F(355.41 Sq mt),23RD FLOOR (REFUGE FLOOR) - 27F(292.11 Sq mt),24TH FLOOR - 28F(355.41 Sq mt),25TH FLOOR - 29F(372.88 Sq mt),26TH FLOOR - 30F(372.88 Sq mt),27TH FLOOR - 31F(372.88 Sq mt),28TH FLOOR (REFUGE FLOOR) - 32F(305.32 Sq mt),29TH FLOOR - 33F(372.88 Sq mt),30TH FLOOR - 34F(372.88 Sq mt),31ST FLOOR - 35F(372.88 Sq mt),32ND FLOOR - 36F(372.88 Sq mt),33RD FLOOR - 37F(372.88 Sq mt),FIRE CHECK FLOOR - 23F(0.00 Sq mt)
Building Name :	PODIUM LEVEL CLUBHOUSE(Mixed)	Floor :	3RD PODIUM LOWER LEVEL - 0F(239.98 Sq mt),3RD PODIUM UPEER LEVEL - 1F(130.91 Sq mt)
Building Name :	RG LEVEL CLUB HOUSE(Mixed)	Floor :	GROUND FLOOR - 0F(278.77 Sq mt),1ST FLOOR - 1F(56.93 Sq mt)

- To,
i) Ms. Ananta Landmarks Pvt. Ltd. Through Authorised Signatory Gautam Malwankar,
OLD AGRA ROAD, MAJIWADA, THANE WEST
ii) Shashikant Deshmukh (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name
TOWER T4(BASEMENT FLOOR,GROUND FLOOR,1ST PODIUM,2ND PODIUM,3RD PODIUM,1ST FLOOR,2ND FLOOR,3RD FLOOR,4TH FLOOR (REFUGE FLOOR),5TH FLOOR,6TH FLOOR,7TH FLOOR,8TH FLOOR (REFUGE FLOOR),9TH FLOOR,10TH FLOOR,11TH FLOOR,12TH FLOOR,13TH FLOOR (REFUGE FLOOR),14TH FLOOR,15TH FLOOR,16TH FLOOR,17TH FLOOR,18TH FLOOR (REFUGE FLOOR),19TH FLOOR,20TH FLOOR,21ST FLOOR,22ND FLOOR,23RD FLOOR (REFUGE FLOOR),24TH FLOOR,25TH FLOOR,26TH FLOOR,27TH FLOOR,28TH FLOOR (REFUGE FLOOR),29TH FLOOR,30TH FLOOR,31ST FLOOR,32ND FLOOR,33RD FLOOR,FIRE CHECK FLOOR),TOWER T5(BASEMENT FLOOR,GROUND FLOOR-Shops,1ST PODIUM-Shops,2ND PODIUM,3RD PODIUM,1ST FLOOR,2ND FLOOR,3ND FLOOR,4TH FLOOR (REFUGE FLOOR),5TH FLOOR,6TH FLOOR,7TH FLOOR,8TH FLOOR (REFUGE FLOOR),9TH FLOOR,10TH FLOOR,11TH FLOOR,12ND FLOOR,13ND FLOOR (REFUGE FLOOR),14TH FLOOR,15TH FLOOR,16TH FLOOR,17TH FLOOR,18TH FLOOR (REFUGE FLOOR),19TH FLOOR,20TH FLOOR,21ST FLOOR,22ND FLOOR,23RD FLOOR (REFUGE FLOOR),24TH FLOOR,25TH

M. V. Keshave



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2024/APL/00127
Proposal Code : TMCB-21-ENTRY-03289

Building Proposal Number - 247556
Date : 19/09/2024

Building Name : TOWER T4(Mixed) Floor :	BASEMENT FLOOR - -1F(0.00 Sq mt),GROUND FLOOR - 0F(0.00 Sq mt),1ST PODIUM - 1F(0.00 Sq mt),2ND PODIUM - 2F(0.00 Sq mt),3RD PODIUM - 3F(0.00 Sq mt),1ST FLOOR - 4F(355.41 Sq mt),2ND FLOOR - 5F(355.41 Sq mt),3RD FLOOR - 6F(355.41 Sq mt),4TH FLOOR (REFUGE FLOOR) - 7F(292.11 Sq mt),5TH FLOOR - 8F(355.41 Sq mt),6TH FLOOR - 9F(355.41 Sq mt),7TH FLOOR - 10F(355.41 Sq mt),8TH FLOOR (REFUGE FLOOR) - 11F(292.11 Sq mt),9TH FLOOR - 12F(372.88 Sq mt),10TH FLOOR - 13F(372.88 Sq mt),11TH FLOOR - 14F(372.88 Sq mt),12TH FLOOR - 15F(372.88 Sq mt),13TH FLOOR (REFUGE FLOOR) - 16F(305.32 Sq mt),14TH FLOOR - 17F(372.88 Sq mt),15TH FLOOR - 18F(372.88 Sq mt),16TH FLOOR - 19F(372.88 Sq mt),17TH FLOOR - 20F(355.41 Sq mt),18TH FLOOR (REFUGE FLOOR) - 21F(292.11 Sq mt),19TH FLOOR - 22F(355.41 Sq mt),20TH FLOOR - 24F(355.41 Sq mt),21ST FLOOR - 25F(355.41 Sq mt),22ND FLOOR - 26F(355.41 Sq mt),23RD FLOOR (REFUGE FLOOR) - 27F(292.11 Sq mt),24TH FLOOR - 28F(355.41 Sq mt),25TH FLOOR - 29F(372.88 Sq mt),26TH FLOOR - 30F(372.88 Sq mt),27TH FLOOR - 31F(372.88 Sq mt),28TH FLOOR (REFUGE FLOOR) - 32F(305.32 Sq mt),29TH FLOOR - 33F(372.88 Sq mt),30TH FLOOR - 34F(372.88 Sq mt),31ST FLOOR - 35F(372.88 Sq mt),32ND FLOOR - 36F(372.88 Sq mt),33RD FLOOR - 37F(372.88 Sq mt),FIRE CHECK FLOOR - 23F(0.00 Sq mt)
Building Name : TOWER T5(Mixed) Floor :	BASEMENT FLOOR - -1F(0.00 Sq mt),GROUND FLOOR - SHOPS - 0F(584.39 Sq mt),1ST PODIUM - SHOPS - 1F(591.89 Sq mt),2ND PODIUM - 2F(0.00 Sq mt),3RD PODIUM - 3F(0.00 Sq mt),1ST FLOOR - 4F(355.41 Sq mt),2ND FLOOR - 5F(355.41 Sq mt),3ND FLOOR - 6F(355.41 Sq mt),4TH FLOOR (REFUGE FLOOR) - 7F(292.11 Sq mt),5TH FLOOR - 8F(355.41 Sq mt),6TH FLOOR - 9F(355.41 Sq mt),7TH FLOOR - 10F(355.41 Sq mt),8TH FLOOR (REFUGE FLOOR) - 11F(292.11 Sq mt),9TH FLOOR - 12F(372.88 Sq mt),10TH FLOOR - 13F(372.88 Sq mt),11TH FLOOR - 14F(372.88 Sq mt),12ND FLOOR - 15F(372.88 Sq mt),13ND FLOOR (REFUGE FLOOR) - 16F(305.32 Sq mt),14TH FLOOR - 17F(372.88 Sq mt),15TH FLOOR - 18F(372.88 Sq mt),16TH FLOOR - 19F(372.88 Sq mt),17TH FLOOR - 20F(355.41 Sq mt),18TH FLOOR (REFUGE FLOOR) - 21F(292.11 Sq mt),19TH FLOOR - 22F(355.41 Sq mt),20TH FLOOR - 24F(355.41 Sq mt),21ST FLOOR - 25F(355.41 Sq mt),22ND FLOOR - 26F(355.41 Sq mt),23RD FLOOR (REFUGE FLOOR) - 27F(292.11 Sq mt),24TH FLOOR - 28F(355.41 Sq mt),25TH FLOOR - 29F(372.88 Sq mt),26TH FLOOR - 30F(372.88 Sq mt),27TH FLOOR - 31F(372.88 Sq mt),28TH FLOOR (REFUGE FLOOR) - 32F(305.32 Sq mt),29TH FLOOR - 33F(372.88 Sq mt),30TH FLOOR - 34F(372.88 Sq mt),31ST FLOOR - 35F(372.88 Sq mt),32ND FLOOR - 36F(372.88 Sq mt),33RD FLOOR - 37F(372.88 Sq mt),FIRE CHECK FLOOR - 23F(0.00 Sq mt)
Building Name : PODIUM LEVEL CLUBHOUSE(Mixed) Floor :	3RD PODIUM LOWER LEVEL - 0F(239.98 Sq mt),3RD PODIUM UPEER LEVEL - 1F(130.91 Sq mt)
Building Name : RG LEVEL CLUB HOUSE(Mixed) Floor :	GROUND FLOOR - 0F(278.77 Sq mt),1ST FLOOR - 1F(56.93 Sq mt)

To,
i) Ms. Ananta Landmarks Pvt. Ltd. Through Authorised Signatory Gautam Malwankar,
OLD AGRA ROAD, MAJIWADA, THANE WEST
ii) Shashikant Deshmukh (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name TOWER T4(BASEMENT FLOOR,GROUND FLOOR,1ST PODIUM,2ND PODIUM,3RD PODIUM,1ST FLOOR,2ND FLOOR,3RD FLOOR,4TH FLOOR (REFUGE FLOOR),5TH FLOOR,6TH FLOOR,7TH FLOOR,8TH FLOOR (REFUGE FLOOR),9TH FLOOR,10TH FLOOR,11TH FLOOR,12TH FLOOR,13TH FLOOR (REFUGE FLOOR),14TH FLOOR,15TH FLOOR,16TH FLOOR,17TH FLOOR,18TH FLOOR (REFUGE FLOOR),19TH FLOOR,20TH FLOOR,21ST FLOOR,22ND FLOOR,23RD FLOOR (REFUGE FLOOR),24TH FLOOR,25TH FLOOR,26TH FLOOR,27TH FLOOR,28TH FLOOR (REFUGE FLOOR),29TH FLOOR,30TH FLOOR,31ST FLOOR,32ND FLOOR,33RD FLOOR,FIRE CHECK FLOOR),TOWER T5(BASEMENT FLOOR,GROUND FLOOR-Shops,1ST PODIUM-Shops,2ND PODIUM,3RD PODIUM,1ST FLOOR,2ND FLOOR,3ND FLOOR,4TH FLOOR (REFUGE FLOOR),5TH FLOOR,6TH FLOOR,7TH FLOOR,8TH FLOOR (REFUGE FLOOR),9TH FLOOR,10TH FLOOR,11TH FLOOR,12ND FLOOR,13ND FLOOR (REFUGE FLOOR),14TH FLOOR,15TH FLOOR,16TH FLOOR,17TH FLOOR,18TH FLOOR (REFUGE FLOOR),19TH FLOOR,20TH FLOOR,21ST FLOOR,22ND FLOOR,23RD FLOOR (REFUGE FLOOR),24TH FLOOR,25TH

M. V. KASAR



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2024/APL/00127
Proposal Code : TMCB-21-ENTRY-03289

Building Proposal Number - 247556
Date : 19/09/2024

FLOOR,26TH FLOOR,27TH FLOOR,28TH FLOOR (REFUGE FLOOR),29TH FLOOR,30TH FLOOR,31ST FLOOR,32ND FLOOR,33RD FLOOR,FIRE CHECK FLOOR),PODIUM LEVEL CLUBHOUSE(3RD PODIUM LOWER LEVEL,3RD PODIUM UPEER LEVEL),RG LEVEL CLUB HOUSE(GROUND FLOOR,1ST FLOOR)
Plot No SUB PLOT A, Final Plot No - -, City Survey No./Survey No./Khasara No./ Gut No. Village Majiwade S. No. 113/1/B, 2/B, 3/B, 4, 5/A, 5/B, 6/A, 6/ B, 7/A, 7/ B, 7/C, 8/A, 8/B, 8/C, 8/D, 9/2/A, 9/2/B, 9/2/C, 10, 11/A, 11/B, 11/C, 12/A, 12/ B, 12/C, 13/A, 13/ B, 14/? , 14/B/1, 14/B/2, 14/C, 16/A, 16/B, 17/?/1, 17/?/2, 19/B/1; S. No. 114/1/B/1, 1/?/2, 2/B/1, 2/B/2, 3, 4, 5/A, 5/B, 6/A, 6/B, 7, 8, 9/A, 10/1, 10/3; S. No. 115/4/2, 5, 6, 7/2, 8/2, 9, 10/2, 11, 12, 13, 14, 15; Village Balkum S. No. 212/1, 2/A, 3/A, 4/A; S. No. 213/1/A; S. No. 229/1/2/A, 2/2 at Tal. & Dist. Thane, Maharashtra., Village Name/Mouje MAJIWADE,BALKUM, Sector No. 5, completed under the supervision of Architect, License No CA/76/3262 as per approved plan vide Permission No. VP NO.S05/0128/17, TMC/TDD/3155/19 DT.14/08/2019, TMCB/TDD/0010/[P/C]/2023/Auto DCR Date 11/10/2023 with deviation within 1% within permissible FSI, may be occupied on the following conditions.

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Signature Not Verified

Digitally signed by SANGRAM LAHU KANADE
Date: 2024.09.19 18:58:01 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Thane Municipal Corporation
Project Code: TMCB-21-ENTRY-03289
Application Number: TMCB/2024/247556/54893
Proposal Number: 247556
Certificate Number: TMCB/PO/2024/APL/00127



Scan QR code for verification of authenticity.

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

