

536/16922

पावती

Original/Duplicate

Monday, November 14, 2022

नोंदणी क्र.: 39म

3:43 PM

Regn.: 39M

पावती क्र.: 18221

दिनांक: 14/11/2022

गावाचे नाव: ढोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन9-16922-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: बिनोद बेचन शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

4:01 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मूल्य: रु. 8430138/-

मोबदला रु. 9728427/-

भरलेले मुद्रांक शुल्क: रु. 681000/-

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111202202751 दिनांक: 14/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111202202699 दिनांक: 14/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010469212202223E दिनांक: 14/11/2022

बँकेचे नाव व पत्ता:

बिनोद शर्मा

मुळ दस्त स्कॅन करून
पक्षकारांना दिला.





14/11/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 16922/2022

नोंदणी :

Regn:63m

गावाचे नाव : ढोकाळी

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) भोबदजा | 9728427 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 8430138 |
| (4) भू-मापन, फोटोहिस्सा व धरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: झोन नं. 8/34-3ई-2, मौजे -ढोकाळी, ता.जि. ठाणे येथील सर्व्हे नं. 63/5सी, 60/22, 60/19, 46/18ए, 63/10, 63/4/5, 63/9, व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे, सदनिका क्र. 2805, 28 वा मजला, पार्क 3, सी-2, दि आयकोन, हायलँड गार्डन रोड समोर, ढोकाळी, ठाणे, क्षेत्र 58.42 चौमी कारपेट रेरा प्रमाणे अधिक 1ओपन रिझर्व्ह कार पार्किंगसह ((Survey Number : 63/5C, 60/22, 60/19, 46/18A, 63/10, 63/4/5, 63/9, व इतर सर्व्हे नंबर दस्तात नमुद केल्याप्रमाणे ;)) |
| (5) क्षेत्रफळ | 1) 58.42 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- लिडींग फ्रंटीयर प्रा लि तर्फे अधिकृत सहीकर्ते प्रकाश सिंह यांचे कु.मु म्हणून अमित सिंह . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: 9 वा मजला, इमारतीचे नाव: बी विंग, नमन सेंटर, ब्लॉक नं: जी ब्लॉक बीकेसी, बांद्रा कुर्ला कॉम्प्लेक्स, मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AADCL2382G 2): नाव:- मे. सिध्दी रिअल इस्टेट डेव्हलपर्स तर्फे भागिदार गौरव कपिल शर्मा व हेमल जयेंद्र गाला यांच्या तर्फे कु.मु म्हणून लिडींग फ्रंटीयर प्रा लि तर्फे अधिकृत सहीकर्ते प्रकाश सिंह यांचे कु.मु म्हणून अमित सिंह वय:-34; पत्ता:-प्लॉट नं: शॉप नं. 1 ते 8, माळा नं: ., इमारतीचे नाव: बिल्डिंग नं. जी-1, हायलँड गार्डन, ब्लॉक नं: हायलँड रेसिडेन्सी समोर, ढोकाळी, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AASFS8437P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- बिनोद बेचन शर्मा . वय:-37; पत्ता:-प्लॉट नं: रूम नं.23 के, माळा नं: ., इमारतीचे नाव: नं.3, पाच पांडव निवास, ब्लॉक नं: ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-DRDPS1702Q 2): नाव:- रिता बिनोद शर्मा . वय:-36; पत्ता:-प्लॉट नं: रूम नं.23 के, माळा नं: ., इमारतीचे नाव: नं.3, पाच पांडव निवास, ब्लॉक नं: ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-EQTPS5447A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 14/11/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 14/11/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 16922/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 681000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) धैरा | |

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल
अनुच्छेद :-

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202211145027

14 November 2022, 03:15:22 PM

टनसः

मूल्यांकनाचे वर्ष 2022
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 8/34-3ई-2) ढोकाळी गावातील उपविभाग 3अ-2 व 3ब-2 वगळता उर्वरीत सिटीएस व गट नंबर सिटीएस नंबर
क्षेत्राचे नाव Thane Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौ. मीटर |
|---|-----------|---------------|----------|--------|----------|-------------------------|
| 37500 | 116300 | 120100 | 144200 | 120100 | | |

| बांधीव क्षेत्राची माहिती | बांधकाम क्षेत्र(Built Up)- | बांधकामाचे वर्गीकरण- | उद्ववाहन सुविधा | मजला | मिळकतीचा प्रकार- | बांधीव |
|--------------------------|----------------------------|----------------------|-----------------|-----------------------|---------------------------------|-------------------|
| | 64.262चौ. मीटर | 1-आर सी सी | आहे | मजला - 21st and Above | मिळकतीचा प्रकार- बांधकामाचा दर- | बांधीव Rs.26620/- |
| | | | | | कार्पेट क्षेत्र- | 58.42चौ. मीटर |

Sale Type -
First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 110 / 100 Apply to Rate= Rs.127930/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((127930-37500) * (100 / 100)) + 37500)
= Rs.127930/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 127930 * 64.262
= Rs.8221037.66/-

D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.94चौ. मीटर
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 13.94 * (37500*40/100)
= Rs.209100/-

Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 8221037.66 + 0 + 0 + 209100 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.8430138/-
= 84 चौर्याऐंशी लाख तीस हजार एक शे अडतीस /-



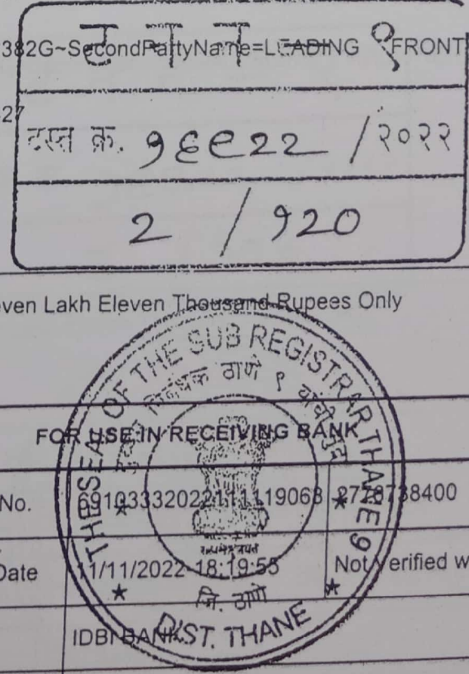


CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------|-------------------------------------|-----------------------|---|------------------------|---------------------|---------|------|
| GRN | MH010469212202223E | BARCODE | | Date | 11/11/2022-18:18:34 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | PAN No.(If Applicable) | DRDPS1702Q | | |
| Office Name | THN9_THANE NO 9 JOINT SUB REGISTRAR | Full Name | BINOD BECHAN SHARMA | | | | |
| Location | THANE | Flat/Block No. | THE ICON, FLAT NO. 2805, 28TH FLOOR, PARK | | | | |
| Year | 2022-2023 One Time | Premises/Building | 3 TOWER | | | | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (If Any) |
|-----------------------------|---------------|----------------------|--|---|-------------|---|
| 0030046401 Stamp Duty | 681000.00 | HIGHLAND GARDEN ROAD | DHOKALI, THANE | | 4 0 0 6 0 7 | |
| 0030063301 Registration Fee | 30000.00 | | | | | |
| | | | | | | PAN2=AADCL2382G-SecondPartyName=LEADING & FRONTIER PVT LTD-CA=9728427 |
| | | | | | | दस्तावेज क्र. १६६२२ / २०२२ |
| | | | | | | 2 / 920 |
| | | Amount In | Seven Lakh Eleven Thousand Rupees Only | | | |
| | | Words | | | | |
| Total | 7.11,000.00 | | | | | |
| Payment Details | DBI BANK | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 9910333202211119068 272738400 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 11/11/2022 18:19:55 Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | IDBI BANK ST. THANE | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | |



Mobile No. : 9930796282

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

THIS AGREEMENT FOR SALE "Agreement" is made and executed at Thane on this 14th day of Nov in the year 2022;

BETWEEN

LEADING FRONTIER PRIVATE LIMITED, a company registered under the provisions of Companies Act, 2013, and having its registered office at "The ICON", Plot No. 61/2A, opposite Highland Residency Circle, Dhokali Village, Thane West - 400607, 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 permitted assigns) of the First Part;

AND

MESSRS SIDDHI REAL ESTATE DEVELOPERS, a partnership firm constituted under the provisions of Indian Partnership Act, 1932, and acting through its Partners Mr. Gaurav Kapil Sharma and Mr. Hemal Jayendra Gala, duly authorised by all its Partners vide Authority Letter dated September 30, 2017, having its registered office at Shop No. 1 to 8, Building G-1, Highland Gardens, Opposite Highland Residency, Dhokali, Thane West - 400608, hereinafter referred to as the "**SRED**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the last surviving partner and the heirs, executors and administrators of the last surviving partner) of the Second Part;

AND

MR. BINOD BECHAN SHARMA S/o Mr. Bechan Sharma **AND MRS. RITA BINOD SHARMA** W/o Mr. Binod Sharma, residing having address at, Room No. 23k No -3, Panch Pandav Niwas, Thane 400604 Maharashtra, hereinafter referred to as the "**Purchaser/s**" which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an **Individual** his / her / their heirs, executors, administrators and permitted assigns, in case of a **Partnership Firm / LLP**, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **Company** its successors and permitted assigns, in case of a **Hindu Undivided Family**, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a **Trust** the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **Third Part**.

WHEREAS:

- A. Messrs Siddhi Real Estate Developers i.e. SRED, is seized and possessed of or otherwise well and sufficiently entitled to, as the absolute and exclusive owner or developer, as the case may be, of a larger property totally admeasuring approximately 53,665 square meters situated Near Highland Gardens, Village Dhokali, Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation ("TMC"), Thane West, Maharashtra (hereinafter referred to as "**Larger Property**") and more particularly described in the **First Schedule** to this Agreement and is delineated in brown colour on the plan annexed and marked as **Annexure "A"**, to this Agreement.

बिनोद शर्मा

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- B. SRED has obtained a common sanctioned plan for the Larger Property vide Order/ Commencement Certificate dated March 30, 2017 bearing reference number TMC/TDD/2117/17, issued by Thane Municipal Corporation (hereinafter referred to as "the Larger Layout Plan").
- C. Based on the Larger Layout Plan, SRED has commenced construction and development work on portion of the Larger Property admeasuring approximately 9,867 square meters (hereinafter referred to as "Developing Property") for residential / commercial project and on another piece of land admeasuring approximately 4,782 square meters (forming part of the Larger Property) (hereinafter referred to as "School Land"), for construction of a school on the School Land. The copy of the plan delineating the Developing Property in red colour, is annexed and marked as **Annexure "B"**, to this Agreement. The copy of the plan delineating the School Land in green colour, is annexed and marked as **Annexure "C"**, to this Agreement.
- D. The Larger Property also includes a portion of the land admeasuring 7,746 square meters (herein referred to as "the Gowani Land"), in respect of which SRED is entitled to development rights. The copy of the plan delineating the Gowani Land in Pink colour, is annexed and marked as **Annexure "D"**, to this Agreement;
- E. SRED had not commenced any construction or development work on a piece of the Larger Property admeasuring approximately 27,492 square meters (hereinafter referred to as the "Land"), more particularly described in the **Second Schedule** to this Agreement. The copy of the plan delineating the Land in blue colour, is annexed and marked as **Annexure "E"**, to this Agreement.
- F. SRED has represented to the Promoter that, Transferrable Development Right ("TDR") of 5407.56 square meters allocable from the School Land can be utilized / loaded on the Land for the development and construction proposed on the Land.

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क्र. १६२२
१०/१२०



- G. By and under a registered Indenture of Mortgage dated July 3, 2017, SRED/Co-Promoter had availed of certain financial facility against the security of the School Land along with building constructed / to be constructed thereon, from Gopinath Patil Parsik Janata Sahakari Bank Limited ("Lender 1") on the terms and conditions contained therein. The said Indenture of Mortgage dated July 3, 2017, is registered with the office of the Sub-Registrar of Assurances vide no. TNN-12-1852-2017.
- H. SRED/Co-Promoter has accordingly obtained the No Objection Certificate dated August 10, 2017, from Lender 1, for the purpose of utilizing the balance Floor Space Index ("FSI") generated from the School Land in the form of TDR and / or Premium TDR and / or in any other form, on the Land. The copy of the said No Objection Certificate dated August 10, 2017, from Lender 1, is annexed hereto and marked as **Annexure "F"**, to this Agreement.
- I. SRED was desirous of developing the Land and pursuant to the negotiations and understanding arrived at between the Promoter and SRED, the Parties have entered into a registered Agreement dated February 20, 2018 (hereinafter referred to as the "Agreement") read together with an Addendum dated May 13, 2019 (hereinafter referred as the "Addendum") for undertaking the development and construction of the Land, with the confirmation of Gowani Hotels Private Limited, wherein SRED and the Promoter have agreed to develop the Land in accordance with the terms and conditions set out in the Promoter Agreement and SRED has granted unto the Promoter, rights to develop and construct the Land by utilising the FSI/ Built up area set out therein, for the consideration and on the terms and conditions more particularly mentioned therein. The said Agreement and the Addendum are registered with the Sub-Registrar of Assurances at Serial No. 3829 of 2018 and 7145 of 2019, respectively. (The Agreement and the Addendum are collectively referred as the "Promoter Agreement")

विनोद शर्मा रिता शर्मा

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- J. On February 28, 2018, a power of attorney was executed by SRED and Gowani Hotels Private Limited, authorizing the Promoter to undertake certain acts and deeds as mentioned therein, at their cost. The aforesaid power of attorney is dated February 28, 2018 is registered with the Sub-Registrar of Assurances at Serial No.3845 of 2018
- K. Under the Promoter Agreement, the Promoter and SRED have recorded their respective responsibilities and obligations, which are briefly set out hereunder:

Responsibilities and Obligations of the Promoter:

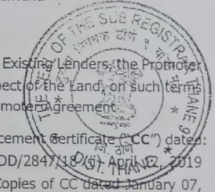
- (i) undertaking construction and development of the Land;
- (ii) marketing and sales of the units / premises / flats constructed in the Project; and
- (iii) to undertake defect liability.

Responsibilities and Obligations of the SRED:

- (i) obtaining the approvals pertaining to the development on the Land; and
- (ii) maintaining title in respect of the Land.

The Promoter and the SRED agree to comply with their respective responsibilities and obligations as more particularly set out in the Promoter Agreement.

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- L. Subject to the charge proposed to be created in favour of the Existing Lenders, the Promoter is entitled to the development and construction rights in respect of the Land, on such terms and conditions as are more particularly mentioned in the Promoter Agreement.
- M. The Promoter has obtained from TMC the Amended Commencement Certificate ("CC") dated: (i) October 20, 2018 bearing V.P. No. S05/0075/14 TMC/TDD/2847/18/19/2018, (ii) April 07, 2019 bearing V.P. No. S05/0075/14 TMC/TDD/3050/19, and (iii) Copies of CC dated January 07, 2022 bearing V.P. No. S05/0075/14 TMC TDD 3857/22 ("CC") copy of the same is annexed and marked as **Annexure "G-1"**, **Annexure "G-2"** and **Annexure "G-3"** respectively.
- N. As per the sanctioned / approved layout and plans and CC in respect of the proposed development inter-alia of the Land, the Promoter proposes to construct six (6) number of buildings on the Land along with the common amenities, facilities, infrastructure, recreation areas and such other services which form part either of Phase I or Balance Phase(s) and more particularly set out in **Annexure "H"** hereto (hereinafter referred collectively referred to as "the Complex"). The common amenities, facilities, infrastructure, recreation areas and such other services to be provided in the Complex are hereinafter collectively referred to as the "Common Amenities of the Complex". The Promoter intends to develop and construct a residential, commercial, mixed use development of the Land in five phases. Out of the proposed phases, the Promoter is already developing the Phase-I, Phase II, Phase III and Phase IV under Maha RERA bearing registration number P51700018370, P51700028535, P51700029059, P51700029062. Now, the Promoter is launching Phase - V which shall comprise of one[1] tower and facilities set out in Annexure "I" ("Phase-V") to be developed/constructed on a portion of the Land admeasuring 4766.18 square meters (Plinth area for the Wing C2 (Park 3)= 591.82 square meters and common amenity area for Phase V shall be same as shared with the amenities provided in phase I, Phase II and more particularly described in the Third Schedule to this Agreement and is delineated in Yellow and Grey colour on the plan annexed and marked as Annexure "J", to this Agreement ("Project Land") and the remaining Phase(s) shall comprise of two(2) or more towers and facilities to be developed / constructed on the balance portion of the Land ("Balance Phase(s)"). The Promoter hereby intends to register Phase - V and the Balance Phase(s), as separate project(s) with the Maha RERA under the provisions of the Act (defined below) and shall be treated as a separate project for the purposes of the Act.

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5. **AGREEMENT**

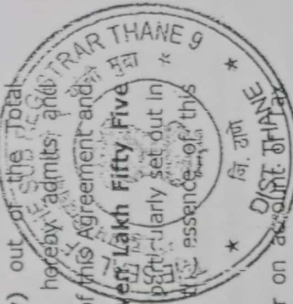
5.1 The Purchaser hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the Flat more particularly described in the **Fourth Schedule** hereunder written and shown hatched on the floor plan annexed hereto and marked as **Annexure "N"** for the Total Consideration of **Rs. 97,28,427/- (Rs. Ninety-Seven Lakh Twenty Eight Thousand Four Hundred Twenty Seven only)** excluding GST, subject to the terms and conditions mentioned herein or in the approvals issued or granted by the Sanctioning Authorities. The Promoter has also agreed to reserve for the Purchaser 1 no of open reserved car Parking Space/s in the Buildings subject to the location of the Parking Space/s being finalized subsequently.

5.2 The Purchaser hereby acknowledges that the location of the Parking Space/s, shall be finalized latest by the time possession of the Flat is handed over to the Purchaser and that the Flat and the Parking Space/s shall at all times be held by the Purchaser as one composite unit.

| | |
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| पार्किंग स्पेस/स, shall be to the Purchaser and that | 9 |
| प्लॉट नं. 9822 / 2022 | |
| 9E / 920 | |

6. **PAYMENTS**

6.1 The Purchaser has paid to the Promoter a sum of **Rs. 9,72,843/- (Rs. Nine Lakh Seventy Two Thousand Eight Hundred Forty Three Only)** out of the Total Consideration (the payment and receipt whereof, Promoter both hereby admits and acknowledges) being the earnest money on or before the execution of this Agreement and agrees to pay the balance sum of **Rs. 87,55,584/- (Rs. Eighty Seven Lakh Fifty Five Thousand Five Hundred Eighty Four Only)** in the manner as more particularly set out in **Annexure "P"** hereto annexed, for the Flat only, time being of the essence of this Agreement.



6.2 Provided that any deduction of an amount made by the Purchaser on account of Deduction at Source, if any ("TDS") as may be required under prevailing law while making any payment to the Promoter under this Agreement, shall be acknowledged/credited by Promoter only upon Purchaser submitting the original Tax Deduction at Source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.

6.3 Provided further that, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit to the Promoter, which deposit shall be refunded by the Promoter to the Purchaser, upon the Purchaser producing such certificate. It is hereby agreed that until receipt of the certificate as aforesaid, the Promoter shall not be liable to handover possession of the Flat to the Purchaser.

6.4 Time for payment of the aforesaid instalments and other amounts payable under this Agreement shall be of the essence of this Agreement and the Purchaser shall, be liable to pay interest at the rate prescribed under the Act on all delayed payments and the Promoter is entitled to recover this interest for any delayed payments.

6.5 The Purchaser is also, aware that the sale transaction contemplated herein will be subject to Goods and Services Tax ("GST") at the applicable rates on the Total Consideration of the Flat and on all other amounts payable under this Agreement or part thereof. The Purchaser hereby agrees to pay the applicable Taxes on the Total Consideration of the Flat and/or the Contribution and Other Charges, payable under this Agreement (as may be levied by the appropriate Government by way of increase in rates or introduction of new levies or in any other manner) to the Promoter, if any, being the amount payable towards the Taxes as and when demanded by the Promoter. The Purchaser hereby also agrees to pay to the Promoter, the said amount together with any increase thereto and/or interest and/or penalty, if any, that may be levied on the payment of the Taxes (prospectively or retrospectively levied by the Competent authority), when demanded by the Promoter.

The aforesaid conditions will form part and parcel of fundamental terms of this Agreement.

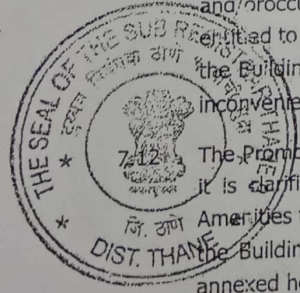
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of Promoter and as and when such premises are sold, the Organization shall admit such purchaser of such premises as the member/s without charging any premium/charges or extra payment.

- 7.8 Till the entire development of the Complex is completed, the Purchaser and/or Organization shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas and/or roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other Common Amenities of the Complex.
- 7.9 Subject to the provisions of the applicable laws, the Promoter shall be entitled to make variations/re-locations in water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, Common Amenities of the Complex and their dimension as the Promoter deems fit.
- 7.10 In the event, Promoter has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to the Promoter in proportion to the area wherever applicable of the flat or otherwise as may be determined by the Promoter under the head Other Charges. Non-payment of the same shall constitute a breach of this Agreement. Provided however, it is hereby clarified that the Promoter shall enclose the requisite notification / order / rule / regulation / letter / notice published / issued in that behalf along with the demand letter which will be issued by the Promoter and the Purchaser shall be liable to pay such amounts to the Promoter, within fifteen (15) days of such demand being made by the Promoter.

- 7.11 The Promoter shall be entitled to designate any spaces/areas in the Complex, the Project, the Buildings, or any part thereof for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the flats/Shops to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as it may deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilised in common by occupants of flats/Shops in the Complex / Project / Buildings, as the case may be. The Promoter and their workmen / agents / contractors / employees and/or occupants of the neighbouring buildings and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Complex, the Project, the Buildings or any part thereof, as the case may be, without any restriction/obstruction/inconvenience from the Purchaser.

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The Promoter shall be entitled to sell the Shops in the manner as it may deem fit, however it is clarified that the Shop purchasers shall have no right whatsoever in the Common Amenities the Complex, the Common Amenities of the Project and the Common Amenities in the Buildings, more particularly mentioned in **Annexures "H", "I" and "K"** respectively annexed hereto.

- 7.13 The Promoter shall always have the right and be entitled to purchase and acquire TDR and other FSI from any person and consume the same on the Project Land / Land or any part thereof and construct additional floors, make alterations and deal with the same in the manner the Promoter deems fit and proper and the Purchaser hereby irrevocably consents to the rights of the Promoter mentioned above as well as the rights of the Promoter to revise and modify the Project plans including the Building plans from time to time.
- 7.14 The Promoter shall be entitled to give portion of the Land on lease basis, to such third-party service provider, for an electric sub-station, as may be required under the provisions of the applicable laws.

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Sharma

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Larger Property)

PLOT AREA SUMMARY

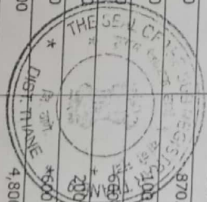
| SR. No. | SURVEY NO. | HISSA NO. | AREA AS PER 7/12 EXTRACT | |
|---------|------------|-----------|--------------------------|------------|
| | | | AS PER 7/12 EXTRACT | TOTAL AREA |
| 1 | 46 | 17B | 300.00 | 300.00 |
| 2 | 46 | 17C | 300.00 | 300.00 |
| 3 | 46 | 18 | 4,800.00 | 4,800.00 |
| 4 | 47 | 1 | 680.00 | 680.00 |
| 5 | 47 | 6 | 960.00 | 960.00 |
| 6 | 47 | 8 | 860.00 | 860.00 |
| 7 | 47 | 9 | 1,090.00 | 1,090.00 |
| 8 | 47 | 11 | 20.00 | 20.00 |
| 9 | 47 | 12 | 760.00 | 760.00 |
| 10 | 47 | 13 | 1,500.00 | 1,500.00 |
| 11 | 47 | 14 | 20.00 | 20.00 |
| 12 | 47 | 16 | 1,430.00 | 1,430.00 |
| 13 | 48 | 1A | 500.00 | 500.00 |
| 14 | 48 | 1B | 500.00 | 500.00 |
| 15 | 48 | 1C | 350.00 | 350.00 |
| 16 | 48 | 1D | 280.00 | 280.00 |
| 17 | 48 | 1E | 370.00 | 370.00 |
| 18 | 48 | 2 | 1,200.00 | 1,200.00 |
| 19 | 59 | 1A | 2,220.00 | 2,220.00 |
| 20 | 59 | 1B | 500.00 | 500.00 |
| 21 | 59 | 1C | 1,010.00 | 1,010.00 |
| 22 | 59 | 4 | 610.00 | 610.00 |
| 23 | 60 | 10 | 230.00 | 230.00 |
| 24 | 60 | 12 | 1,420.00 | 1,420.00 |
| 25 | 60 | 13 | 200.00 | 200.00 |
| 26 | 60 | 14 | 4,680.00 | 4,680.00 |
| 27 | 60 | 15 | 1,580.00 | 1,580.00 |
| 28 | 60 | 16 | 560.00 | 560.00 |
| 29 | 60 | 17 | 560.00 | 560.00 |
| 30 | 60 | 18 | 50.00 | 50.00 |
| 31 | 60 | 19 | 830.00 | 830.00 |
| 32 | 60 | 20 | 830.00 | 830.00 |



Handwritten notes and stamps: 98, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Handwritten text: भागीद शर्मा रिज 27 भा

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|--------------|----|---------|------------------|------------------|
| 33 | 60 | 21 | 400.00 | 400.00 |
| 34 | 60 | 22 | 860.00 | 860.00 |
| 35 | 61 | 1 | 50.00 | 50.00 |
| 36 | 61 | 2A | 1,740.00 | 1,740.00 |
| 37 | 61 | 2B | 760.00 | 760.00 |
| 38 | 61 | 2C | 610.00 | 610.00 |
| 39 | 61 | 2D | 350.00 | 350.00 |
| 40 | 61 | 2E | 830.00 | 830.00 |
| 41 | 61 | 2F | 700.00 | 700.00 |
| 42 | 61 | 2G | 800.00 | 800.00 |
| 43 | 61 | 3 | 230.00 | 230.00 |
| 44 | 62 | 5E | 300.00 | 300.00 |
| 45 | 62 | 6 | 760.00 | 760.00 |
| 46 | 62 | 7 | 20.00 | 20.00 |
| 47 | 62 | 9C | 200.00 | 200.00 |
| 48 | 62 | 10 | 1,800.00 | 1,800.00 |
| 49 | 62 | 15 | 380.00 | 380.00 |
| 50 | 63 | 4/5 | 350.00 | 350.00 |
| 51 | 63 | 5C | 870.00 | 870.00 |
| 52 | 63 | 8/3 | 100.00 | 100.00 |
| 53 | 63 | 9 | 660.00 | 660.00 |
| 54 | 63 | 10 | 200.00 | 200.00 |
| 55 | 63 | 12 | 600.00 | 600.00 |
| 56 | 74 | 5A | 4,800.00 | 4,800.00 |
| 57 | 60 | 8 (PT) | 16.00 | 16.00 |
| 58 | 60 | 9 (PT) | 1,897.00 | 1,897.00 |
| 59 | 60 | 11 (PT) | 578.00 | 578.00 |
| 60 | 62 | 3 (PT) | 1,999.00 | 1,999.00 |
| 61 | 47 | 10 (PT) | 625.00 | 625.00 |
| TOTAL | | | 53,665.00 | 53,665.00 |



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Handwritten signature: Ramesh

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the Land)

| PLOT AREA SUMMARY | | | | | |
|-------------------|------------|-----------|---|--------------|------------|
| SR. No. | SURVEY NO. | HISSA NO. | AREA AS PER 7/12 EXTRACT (under consideration) | | |
| | | | AS PER 7/12 EXTRACT | SUB-PLOT - A | TOTAL AREA |
| 1 | 46 | 17B | 300.00 | 300.00 | 300.00 |
| 2 | 46 | 17C | 300.00 | 300.00 | 300.00 |
| 3 | 46 | 18 | 4,800.00 | 2,048.00 | 2,048.00 |
| 4 | 47 | 13 | 1,500.00 | 40.00 | 40.00 |
| 5 | 59 | 1A | 2,220.00 | 38.00 | 38.00 |
| 6 | 59 | 1B | 500.00 | 18.00 | 18.00 |
| 7 | 60 | 10 | 230.00 | 199.00 | 199.00 |
| 8 | 60 | 12 | 1,420.00 | 1,420.00 | 1,420.00 |
| 9 | 60 | 13 | 200.00 | 200.00 | 200.00 |
| 10 | 60 | 14 | 4,680.00 | 4,680.00 | 4,680.00 |
| 11 | 60 | 15 | 1,580.00 | 1,580.00 | 1,580.00 |
| 12 | 60 | 16 | 560.00 | 560.00 | 560.00 |
| 13 | 60 | 17 | 560.00 | 560.00 | 560.00 |
| 14 | 60 | 18 | 50.00 | 50.00 | 50.00 |
| 15 | 60 | 19 | 830.00 | 830.00 | 830.00 |
| 16 | 60 | 20 | 830.00 | 830.00 | 830.00 |
| 17 | 60 | 21 | 400.00 | 400.00 | 400.00 |
| 18 | 60 | 22 | 860.00 | 860.00 | 860.00 |
| 19 | 61 | 1 | 50.00 | 50.00 | 50.00 |
| 20 | 61 | 2A | 1,740.00 | 1,740.00 | 1,740.00 |
| 21 | 61 | 2B | 760.00 | 706.00 | 706.00 |
| 22 | 61 | 2C | 610.00 | 610.00 | 610.00 |
| 23 | 61 | 2D | 350.00 | 350.00 | 350.00 |
| 24 | 61 | 2E | 830.00 | 830.00 | 830.00 |
| 25 | 61 | 2F | 700.00 | 700.00 | 700.00 |
| 26 | 61 | 2G | 800.00 | 800.00 | 800.00 |
| 27 | 61 | 3 | 230.00 | 230.00 | 230.00 |
| 28 | 62 | 5E | 300.00 | 110.00 | 110.00 |
| 29 | 62 | 6 | 760.00 | 410.00 | 410.00 |
| 30 | 62 | 7 | 20.00 | 20.00 | 20.00 |
| 31 | 62 | 9C | 200.00 | 30.00 | 30.00 |

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४६ / १२०



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| | | | | | |
|--------------|----|---------|------------------|------------------|------------------|
| 32 | 62 | 10 | 780.00 | 500.00 | 500.00 |
| 33 | 62 | 15 | 380.00 | 80.00 | 80.00 |
| 34 | 63 | 4/5 | 350.00 | 350.00 | 350.00 |
| 35 | 63 | 5C | 870.00 | 870.00 | 870.00 |
| 36 | 63 | 8/3 | 100.00 | 100.00 | 100.00 |
| 37 | 63 | 9 | 660.00 | 660.00 | 660.00 |
| 38 | 63 | 10 | 200.00 | 200.00 | 200.00 |
| 39 | 63 | 12 | 600.00 | 480.00 | 480.00 |
| 40 | 60 | 8 (PT) | 16.00 | 16.00 | 16.00 |
| 41 | 60 | 9 (PT) | 1,897.00 | 1,897.00 | 1,897.00 |
| 42 | 60 | 11 (PT) | 578.00 | 578.00 | 578.00 |
| 43 | 62 | 3 (PT) | 1,999.00 | 262.00 | 262.00 |
| TOTAL | | | 37,600.00 | 27,492.00 | 27,492.00 |

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दस्ता क्र. १६६२२ / २०२२
४० / १२०

The Third Schedule hereinabove referred to

(Description of the Project Land)

60/9PT, 62/3PT, 61/2B PT, 62/7 PT, 62/6 PT, 61/2A PT, 61/2D, 61/2C, 60/12PT,
60/13PT, 61/2E, 60/15PT, 60/16, 60/14 PT, 60/17 PT, 61/3 PT, 60/18 PT, 60/19 PT,
46/17C PT, 61/2F PT

Aggregating to a total of 4766.88 square meters



THE Fourth SCHEDULE HEREINABOVE REFERRED TO

(2805 - C- 2 Park 3 Description of the Flat)

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Certificate No. 4777

THANE MUNICIPAL CORPORATION, THANE

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

V. P. No. S05/0075/14 TMC / TDD / 3857/22 Date: 07/01/2022

To. Shri / Smt. M/s. Design Consortium (Architect)
Shri A.C. Jathar

Shri M/s. Siddhi Real Estate Developers (Owners)
M/s. Gowani Hotels Pvt. Ltd

With reference to your application No. 9189 dated 09/12/2021 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 mentioned over leaf in village Dhokali Sector No. V Situated at Road / Street Balkum-Dhokali link Road S. No. / C.S.T. No. / F. P. No. As mentioned below

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.

New Survey No.

46/17B, 46/17C, 46/18A, 46/18B, 46/18C, 47/1, 47/6, 47/8, 47/9A, 47/9B, 47/10, 47/11, 47/12, 47/13A, 47/13B, 47/13C, 47/14, 47/16, 48/1A/1, 48/1A/2, 48/1B/1, 48/1B/2, 48/1C, 48/1D, 48/1E, 48/1F, 48/1G, 48/1H, 48/1I, 48/1J, 48/1K, 48/1L, 48/1M, 48/1N, 48/1O, 48/1P, 48/1Q, 48/1R, 48/1S, 48/1T, 48/1U, 48/1V, 48/1W, 48/1X, 48/1Y, 48/1Z, 49/1A/1, 49/1A/2, 49/1A/3, 49/1B/1, 49/1B/2, 49/1B/3, 49/1C, 49/1D, 49/1E, 49/1F, 49/1G, 49/1H, 49/1I, 49/1J, 49/1K, 49/1L, 49/1M, 49/1N, 49/1O, 49/1P, 49/1Q, 49/1R, 49/1S, 49/1T, 49/1U, 49/1V, 49/1W, 49/1X, 49/1Y, 49/1Z, 50/1A, 50/1B, 50/1C, 50/1D, 50/1E, 50/1F, 50/1G, 50/1H, 50/1I, 50/1J, 50/1K, 50/1L, 50/1M, 50/1N, 50/1O, 50/1P, 50/1Q, 50/1R, 50/1S, 50/1T, 50/1U, 50/1V, 50/1W, 50/1X, 50/1Y, 50/1Z, 51/1A, 51/1B, 51/1C, 51/1D, 51/1E, 51/1F, 51/1G, 51/1H, 51/1I, 51/1J, 51/1K, 51/1L, 51/1M, 51/1N, 51/1O, 51/1P, 51/1Q, 51/1R, 51/1S, 51/1T, 51/1U, 51/1V, 51/1W, 51/1X, 51/1Y, 51/1Z, 52/1A, 52/1B, 52/1C, 52/1D, 52/1E, 52/1F, 52/1G, 52/1H, 52/1I, 52/1J, 52/1K, 52/1L, 52/1M, 52/1N, 52/1O, 52/1P, 52/1Q, 52/1R, 52/1S, 52/1T, 52/1U, 52/1V, 52/1W, 52/1X, 52/1Y, 52/1Z, 53/1A, 53/1B, 53/1C, 53/1D, 53/1E, 53/1F, 53/1G, 53/1H, 53/1I, 53/1J, 53/1K, 53/1L, 53/1M, 53/1N, 53/1O, 53/1P, 53/1Q, 53/1R, 53/1S, 53/1T, 53/1U, 53/1V, 53/1W, 53/1X, 53/1Y, 53/1Z, 54/1A, 54/1B, 54/1C, 54/1D, 54/1E, 54/1F, 54/1G, 54/1H, 54/1I, 54/1J, 54/1K, 54/1L, 54/1M, 54/1N, 54/1O, 54/1P, 54/1Q, 54/1R, 54/1S, 54/1T, 54/1U, 54/1V, 54/1W, 54/1X, 54/1Y, 54/1Z, 55/1A, 55/1B, 55/1C, 55/1D, 55/1E, 55/1F, 55/1G, 55/1H, 55/1I, 55/1J, 55/1K, 55/1L, 55/1M, 55/1N, 55/1O, 55/1P, 55/1Q, 55/1R, 55/1S, 55/1T, 55/1U, 55/1V, 55/1W, 55/1X, 55/1Y, 55/1Z, 56/1A, 56/1B, 56/1C, 56/1D, 56/1E, 56/1F, 56/1G, 56/1H, 56/1I, 56/1J, 56/1K, 56/1L, 56/1M, 56/1N, 56/1O, 56/1P, 56/1Q, 56/1R, 56/1S, 56/1T, 56/1U, 56/1V, 56/1W, 56/1X, 56/1Y, 56/1Z, 57/1A, 57/1B, 57/1C, 57/1D, 57/1E, 57/1F, 57/1G, 57/1H, 57/1I, 57/1J, 57/1K, 57/1L, 57/1M, 57/1N, 57/1O, 57/1P, 57/1Q, 57/1R, 57/1S, 57/1T, 57/1U, 57/1V, 57/1W, 57/1X, 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96/1L, 96/1M, 96/1N, 96/1O, 96/1P, 96/1Q, 96/1R, 96/1S, 96/1T, 96/1U, 96/1V, 96/1W, 96/1X, 96/1Y, 96/1Z, 97/1A, 97/1B, 97/1C, 97/1D, 97/1E, 97/1F, 97/1G, 97/1H, 97/1I, 97/1J, 97/1K, 97/1L, 97/1M, 97/1N, 97/1O, 97/1P, 97/1Q, 97/1R, 97/1S, 97/1T, 97/1U, 97/1V, 97/1W, 97/1X, 97/1Y, 97/1Z, 98/1A, 98/1B, 98/1C, 98/1D, 98/1E, 98/1F, 98/1G, 98/1H, 98/1I, 98/1J, 98/1K, 98/1L, 98/1M, 98/1N, 98/1O, 98/1P, 98/1Q, 98/1R, 98/1S, 98/1T, 98/1U, 98/1V, 98/1W, 98/1X, 98/1Y, 98/1Z, 99/1A, 99/1B, 99/1C, 99/1D, 99/1E, 99/1F, 99/1G, 99/1H, 99/1I, 99/1J, 99/1K, 99/1L, 99/1M, 99/1N, 99/1O, 99/1P, 99/1Q, 99/1R, 99/1S, 99/1T, 99/1U, 99/1V, 99/1W, 99/1X, 99/1Y, 99/1Z, 100/1A, 100/1B, 100/1C, 100/1D, 100/1E, 100/1F, 100/1G, 100/1H, 100/1I, 100/1J, 100/1K, 100/1L, 100/1M, 100/1N, 100/1O, 100/1P, 100/1Q, 100/1R, 100/1S, 100/1T, 100/1U, 100/1V, 100/1W, 100/1X, 100/1Y, 100/1Z

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

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of Thane

(P.T.O.)



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 :
P51700033286

Project: *The Icon Phase 5* , Plot Bearing / CTS / Survey / Final Plot No.: *63/5C, 60/22, 60/19, 46/18A, 63/10, 63/4/5, 63/9*
at *Thane (M Corp.), Thane, Thane, 400607*;

1. Leading Frontier Private Limited having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400607*.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **15/02/2022** and ending with **31/12/2026** 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.

दस्त क्र. 9822 / 2022
E8 / 920

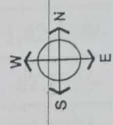
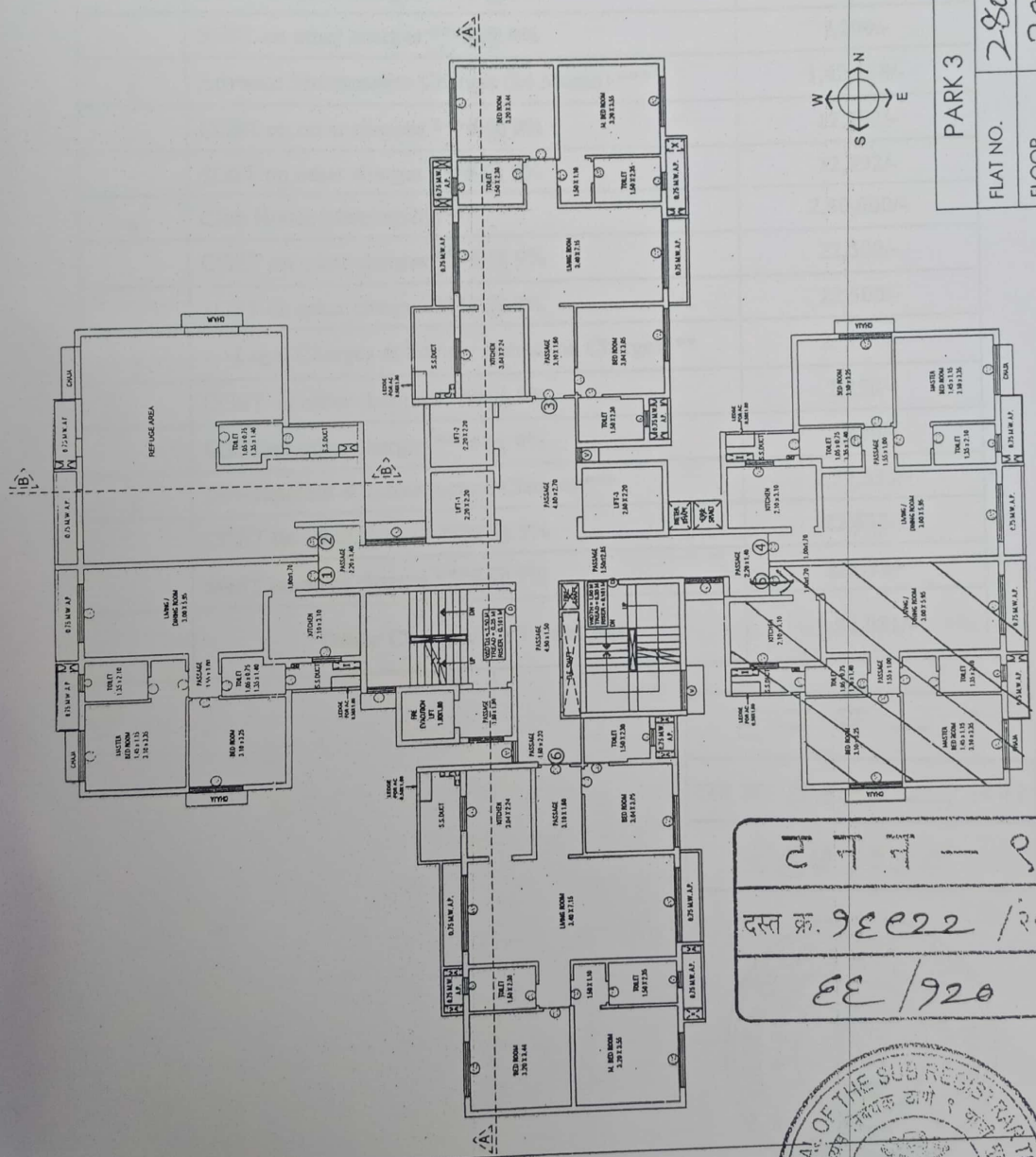


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2022 17:42:27

Dated: 15/02/2022
Place: Mumbai

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





| | | |
|--------|-------------|-------|
| PARK 3 | FLAT NO. | 2805 |
| | FLOOR | 28th |
| | CARPET AREA | 58.08 |

REFUGEE FLOOR PLAN (8TH, 13TH, 18TH, 23RD & 28TH)
 BLOC. TYPE = (C-2) SCALE = 1:100

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 दस्त क्र. १९९२२ / २०२२
 ९९ / १२०



विनोद शर्मा दिवशर्मा

Other Receipt (इतर पावती)

536/16922

मोमवार, 14 नोव्हेंबर 2022 3:44 म.नं.

दस्त गोषवारा भाग-1

टनन9

दस्त क्रमांक: 16922/2022

दस्त क्रमांक: टनन9 /16922/2022

99L / 920

वाजार मुल्य: रु. 84,30,138/-

मोबदला: रु. 97,28,427/-

भरलेले मुद्रांक शुल्क: रु.6,81,000/-

दु. नि. सह. दु. नि. टनन9 यांचे कार्यालयात

द. क्र. 16922 वर दि.14-11-2022

वेळी 3:40 म.नं. वा. हजर केला.

पावती:18221

पावती दिनांक: 14/11/2022

सादरकरणाराचे नाव: विनोद बेचन शर्मा . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

विनोद शर्मा

दस्त हजर करणाऱ्याची मही:

Sub Registrar Thane 9

सह दुय्यम निबंधक वगे र ठाणे क. 9

Sub Registrar Thane 9

सह दुय्यम निबंधक वगे र ठाणे क. 9

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 14 / 11 / 2022 03 : 40 : 21 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 14 / 11 / 2022 03 : 41 : 43 PM ची वेळ: (फी)



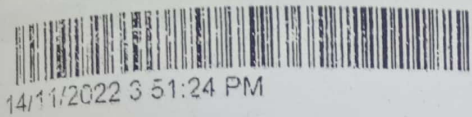
प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल ध धरी आहेत. तथापि खोटी / बनाघट आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कारवाईस आप्णी ब्यक्तीशः जबाबदार राहू.

निहून देणार

विनोद शर्मा

तिहुन घेणार

रिताशर्मा



14/11/2022 3 51:24 PM

दस्त गोपवारा भाग-2

दनन:9

दस्त क्रमांक:16922/2022

दस्त क्रमांक :दनन9/16922/2022

दस्त चा प्रकार :-करारनामा

99e/ 920

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|-----------|---------------|
| 1 | नाव:भे.सिध्दी रिअल इस्टेट डेव्हलपर्स तर्फे भागिदार गौरव कपिल शर्मा व हेमल जयेंद्र गान्वा यांच्या तर्फे कु.मु. म्हणून लिडींग फ्रंटीयर प्रा लि तर्फे अधिकृत महीकर्ते प्रकाश सिंह यांचे कु.मु. म्हणून अमित सिंह पत्ता:प्लॉट नं: शॉप नं. 1 ने 8, माळा नं: ., इमारतीचे नाव: विल्डिंग नं. जी-1,हायलॅंड गार्डन, ब्लॉक नं: हायलॅंड रेसिडेन्सी समोर, होकाळी, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन नंबर:AASFS8437P | मान्यना देणार वय :-34 स्वाक्षरी:- | | |
| 2 | नाव:लिडींग फ्रंटीयर प्रा लि तर्फे अधिकृत महीकर्ते प्रकाश सिंह यांचे कु.मु. म्हणून अमित सिंह . पत्ता:प्लॉट नं: ., माळा नं: 9 वा मजला, इमारतीचे नाव: वी विंग, नमत मॅटर्, ब्लॉक नं: जी ब्लॉक वीकेसी, वांद्रा कुर्ला कॉम्प्लेक्स, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन नंबर:AADCL2382G | लिहून देणार वय :-34 स्वाक्षरी:- | | |
| 3 | नाव:विनोद वेचन शर्मा . पत्ता:प्लॉट नं: रूम नं.23 के, माळा नं: ., इमारतीचे नाव: नं.3, पाच पांडव निवास, ब्लॉक नं: ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन नंबर:DRDPS1702Q | लिहून घेणार वय :-37 स्वाक्षरी:- | | |
| 4 | नाव:रिना विनोद शर्मा . पत्ता:प्लॉट नं: रूम नं.23 के, माळा नं: ., इमारतीचे नाव: नं.3, पाच पांडव निवास, ब्लॉक नं: ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन नंबर:EQTPS5447A | लिहून घेणार वय :-36 स्वाक्षरी:- | | |

वरील दस्तावेज करून देणाऱ्या तथ्याकरीन करारनामा चा दस्त पेंवज करून दिल्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ:14 / 11 / 2022 03 : 47 : 35 PM

ओळख:-

द्वार्याल इरुम जसे निवेदीत करताव की ते दस्त पेंवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विशाल फुलारे .
वय:37
पत्ता:कोर्ट नाका ठाणे
पिन कोड:400601

2 नाव:मनी लाव्हरे .
वय:37
पत्ता:कोर्ट नाका ठाणे
पिन कोड:400601

स्वाक्षरी

स्वाक्षरी

| छायाचित्र | अंगठ्याचा ठसा |
|-----------|---------------|
| | |
| | |

शिक्का क्र.4 ची वेळ:14 / 11 / 2022 03 : 49 : 38 PM

Sub Registrar Thane 9
सह दुय्यम निबधक वर्ग २ ठाणे क्र. ९





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

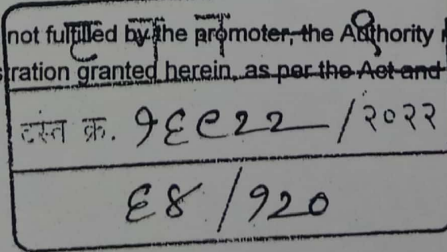
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700033286

Project: *The Icon Phase 5* , Plot Bearing / CTS / Survey / Final Plot No.: *63/5C, 60/22, 60/19, 46/18A, 63/10, 63/4/5, 63/9*
at *Thane (M Corp.), Thane, Thane, 400607*;

1. Leading Frontier Private Limited having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400607*.
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 **15/02/2022** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2022 17:42:27

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

Dated: 15/02/2022
Place: Mumbai

CREDIT SCORE

DATE: 15-03-20

TIME: 16:52

Contact Details

Home: 9867366356

Office:

Mobile: 9867366356

Alt. Home/Other No.:

Alt. Office:

Alt. Mobile:

Email: DUMMY@INCRED.COM

State

Maharash

Postal

ATHEER ROAD

