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Account No:

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सह दुय्यम निबंधक, ठाणे क्र.५

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*for signature*

सहायक सार : सारकृत

1. सहायक सारकृत	3000000
2. सहायक सारकृत	7500000
3. सहायक सारकृत	2200000 500
4. सहायक सारकृत	1100000 00
5. सहायक सारकृत	1100000 00
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7. सहायक सारकृत	1100000 00
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18. सहायक सारकृत	1100000 00
19. सहायक सारकृत	1100000 00
20. सहायक सारकृत	1100000 00

सह दुय्यम निबंधक, ठाणे क. 5



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SIDDHI KRISH DEVELOPERS	eSBTR/Simple Receipt	69103332023022752013	MH015984967202223R	504200.00	SD	0008068725202223	02/03/2023
2		DHC		0203202312709	1200	RF	0203202312709D	02/03/2023
3		DHC		0203202312653	2000	RF	0203202312653D	02/03/2023
4	MS SIDDHI KRISH DEVELOPERS	eSBTR/SimpleReceipt		MH015984967202223R	30000	RF	0008068725202223	02/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN  
MTR Form Number-6



GRN	MHD15984967202223R	BARCODE			Date	27/02/2023-18:08:14	Form ID	B25
Department				Inspector General Of Registration				
Type of Payment				Bank Portal - Simple Receipt				
Office Name				THN5_THANE NO 5 JOINT SUB REGISTRAR				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030048401 Stamp Duty(Bank Portal)				504200.00				
0030063301 Registration Fee				30000.00				
Total				5,34,200.00				
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN REGISTERING BANK SUB-REGISTRAR				
Cheque/DD No.				Bank CIN Ref. No. 691033100002752013-7233682				
Name of Bank				Bank Date RBI Date 27/02/2023-18:08:12 Not Verified with RBI				
Name of Branch				Bank-Branch IDBI BANK				
				Scroll No. , Date Not Verified with Scroll				

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दस्त क्र 3343 / 2023  
2 / 1980



Department ID :

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

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी कारावयाच्या दस्तासाली लागू आहे . नोदणी न कारावयाच्या दस्तासाली सदर चलन लागू नाही .

918928108747



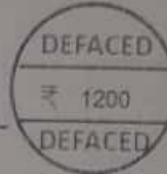
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0203202312709

Receipt Date 02/03/2023

Received from juhi seqiura, Mobile number 9987418933, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 3353 dated 02/03/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



**Payment Details**

Bank Name IBKL

Payment Date 02/03/2023

Bank CIN 10004152023030211768

REF No. 2819764330

Deface No 0203202312709D

Deface Date 02/03/2023

This is computer generated receipt, hence no signature is required.

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0203202312653

Receipt Date 02/03/2023

Received from juhi sequira . Mobile number 9987418933, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered on Document No. 3353 dated 02/03/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

DEFACED

₹ 2000

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**Payment Details**

Bank Name IBKL

Payment Date 02/03/2023

Bank CIN 10004152023030211712

REF No. 2819763690

Deface No 0203202312653D

Deface Date 02/03/2023

This is computer generated receipt, hence no signature is required.

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**Data of Bank Receipt for GRN MH015984967202223R**  
**Bank - IDBI BANK**

Bank/Branch: 723388207  
 Print Tax Id: 27/02/2023 16:08:12  
 Print Dt/Time: 27/02/2023 16:08:12  
 ChallanIdNo: 68103332023022752013  
 District: 1201 / THANE  
 Office Name: IGR117 / THNS, THANE NO 5, JOINT SUB REGISTRA

Simple Receipt  
 Print Dt/Time  
 GRAS GRN: MH015984967202223R  
 GRN Date: 27/02/2023 16:08:14

StDuty Schm: 0030048401-75: Stamp Duty(Bank Portal)  
 StDuty Amt: Rs 5,04,200.00- (Rs Five Lakh Four Thousand Two Hundred Rupess Only )

RgnFee Schm: 0030063301-70 / Registration Fee  
 RgnFee Amt: Rs 30,000.00- (Rs Thirty Thousand Rupess Only )

*Only for verification not to be printed and used*

Article: B25  
 Prop Mvblty: Immovable  
 Prop Descr: FLAT NO 2905,BLDG NO 7G,A WING MIST, SAKET ROAD,BALKUM PADA NO 3  
 THANE WEST,HIGHLAND HAVEN  
 400608

Consideration: 72,02,000.00-

Duty Payer: PAN-AACAS3895G MS SIDDHI KRISH DEVELOPERS  
 Other Party: PAN-FOIPS2064M MISS JUHI JAYANT SEQUEIRA

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 दस्त क्र. 3243 / 2023  
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Bank Account No: 100  
 Bank Branch Code: 28/02/2023  
 RBI Credit Code: 28/02/2023  
 Mobile Number: 918928106747



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User/Id	Defacement Amount
1	(S)-335-3353	0008068723202223	02/03/2023-18:04:10	IGR117THANE	30000.00
2	(S)-335-3353	0008068723202223	02/03/2023-18:04:10	IGR117	50400.00
<b>Total Defacement Amount</b>					<b>8,04,00.00</b>



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९० / ९६०



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at THANE, on this 03<sup>rd</sup> day of March in the Christian Year **Two Thousand Twenty Three**.

**BETWEEN**

**M/S SIDDHI KRISH DEVELOPERS (PAN AACAS3895G)**, having its address at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607, a Joint Venture, with its Constituents:

- A) **M/s Siddhi Developers,**  
A Partnership Firm, having its Office at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607
- B) **M/s. Shree Sadguru Enterprises,**  
A Partnership Firm, having its Office at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Thane (West)-400607.

hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the constituents for the time being constituting the said Firm **M/S. SIDDHI KRISH DEVELOPERS**, and the respective partners of the constituents and the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner and its further nominees and assignees) of **ONE PART**.

**AND**

- (1) **MISS. JUHI JAYANT SEQUEIRA** Adult, PAN No. FOIPS2064M (2) **MRS. HELEN J. SEQUEIRA** Adult, PAN No. BCJPS5609D, Indian Inhabitants, having address at : 79-A/31, OM RADHA KRISHNA CHS., VRINDAVAN SOCIETY, THANE (WEST) - 400601, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

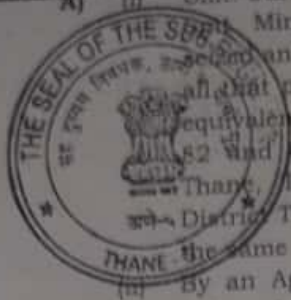
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*[Signature]*

*Juhi Sequeira*

*[Signature]*

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- A) (i) Smt. Suranjeet R. Shah, Shri Paresh L. Shah, Mr. Rohit B. Shah and Minaxshi Y. Desai were the absolute joint owners and fully and possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of the land admeasuring 7710 Sq. Mtrs. equivalent to 9226 Sq. Yds. or thereabouts bearing Old Survey No. 52 and corresponding New Survey No. 159 of Village Balkum, Thane, Taluka & District Thane Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, the same is hereinafter referred to as the **SAID FIRST PROPERTY**.
- (ii) By an Agreement dated 10th May 2007 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. 3590/2007 read with Agreement dated 5th December, 1985 and read with further Agreement dated 6th April 1992 and subsequently by Conveyance Deed dated 9th May 2008 duly registered with the Office of Sub-Registrar of Assurances, Thane at Sr. No. TNN1/2820/2008 on 9.05.2008, said Smt. Suranjeet R. Shah and others through their Constituted Attorneys, have sold, transferred and conveyed the said first property unto and in favour of the Promoter herein, upon the terms and conditions more particularly set out therein.
- (iii) The Promoter has also been put into peaceful and physical possession of the Said First Property by said Smt. Suranjeet R. Shah and others;
- (iv) The said First property has been duly mutated and transferred in the name of the Promoter in record of rights in respect of the said First property.

- B) (i) One Shri. Vikas Kamlakar Hajirnis was the owner and otherwise well and sufficiently entitled to the land admeasuring 580 Sq. Mtrs. bearing Old Survey No. 73/17 (P) and corresponding New Survey No. 150/17A of Revenue Village Balkum, Thane, Taluka and District Thane (herein after referred to as **SAID SECOND PROPERTY**);
- (ii) By and under an Agreement dated 29th June, 2005 duly Regd. with the office of the Sub-Register of Assurances, Thane at Sri. No. TNN5/5076/2005 executed between Shri. Vikas Kamlakar Hajirnis of the one part, one M/s. Sadhana Construction of the other part, said Shri. Vikas Kamlakar Hajirnis had agreed to grant development rights in the said second property to and in favour of said M/s. Sadhana Constructions for the consideration and on the terms and conditions contained therein;
- (iii) Vide an Agreement for Sale with Possession dated 12th May 2006, duly Regd. with the office of the Sub- Register of Assurances, Thane at Sr. No. TNN2/3785/2006 executed between Shri. Vikas Kamlakar Hajirnis of the First Part, therein referred as Vendor, M/s. Sadhana Construction of the Second Part, therein referred as the Confirming Party and the Promoter herein of the Third Part therein referred as the Purchasers, the said Shri. Vikas Kamlakar Hajirnis at the instance and as per directions from the said M/s. Sadhana Constructions had agreed to sale, convey, transfer and assign the said second property to the Promoter for the consideration and on the terms and conditions contained therein;

*[Signature]*

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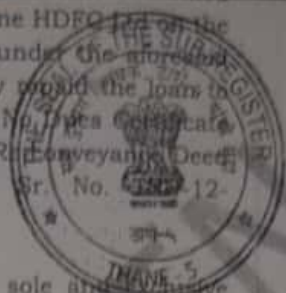
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- (iv) Simultaneously with the execution of the Agreement for Sale dated 12<sup>th</sup> May 2006, the said Shri. Vikas Kamlakar Hajirnis had executed a Power of Attorney dated 12<sup>th</sup> May, 2006 duly Authenticated before the Sub-Registrar of Assurances, Thane at Sr. No. 455/2006 in favour of nominees of the Promoter to do various acts, deeds, matters and things on his behalf including execution of Deed of Conveyance of the said second property;
- (v) The Promoter has also been put into peaceful and physical possession of the Said Second Property on 12<sup>th</sup> May, 2006 by said Shri. Vikas Kamlakar Hajirnis and M/s Sadhana Construction;
- (vi) By Deed of Conveyance dated 09.05.2008 duly registered with Sub-Registrar of Assurances under Sr.No.TNN1-02814-2008, said Shri. Vikas Kamlakar Hajirnis, through his Constituted Attorney therein referred to as the Vendor of One Part and the Promoter, therein referred to as Purchasers of the other part, the said Shri. Vikas Kamlakar Hajirnis has sold, transferred, assigned and conveyed the said second property to the Promoter on the terms and conditions contained therein;
- (vii) The said second property has been duly mutated and transferred in the name of the Promoter in record of rights in respect of the said second property.

- C) (i) One Dr. Kalyani Ragunath Waghmare was the owner and otherwise well and sufficiently entitled to the land adm 350 Sq. Mtr., bearing Old Survey No. 73/17 (P) and corresponding New Survey No. 150/17 B of Revenue Village Balkum, Thane, Taluka and District Thane (herein after referred to as **SAID THIRD PROPERTY**);
- (ii) By and under Development Agreement dated 29<sup>th</sup> June, 2005 duly Regd. with the office of the Sub- Register of Assurances, Thane at Sri No. TNN5/5075/2005 executed between said Dr. Kalyani Ragunath Waghmare of the one part, M/s. Sadhana Construction of the other part, said Dr. Kalyani Ragunath Waghmare had agreed to grant development rights in the said third property to and in favour of M/s. Sadhana Constructions for the consideration and on the terms and conditions contained therein;
- (iii) By an Agreement for Sale with Possession dated 12<sup>th</sup> May 2006, duly Regd. with the office of the Sub- Register of Assurances, Thane at Sri No. TNN2/3784/2006 executed between Dr. Kalyani Ragunath Waghmare of the First Part, therein referred as the Vendor, M/s. Sadhana Construction of the Second Part, therein referred as Confirming Party and the Promoter of the Third Part, therein referred as the Purchasers, the said Dr. Kalyani Ragunath Waghmare at the instance and as per directions from the said M/s. Sadhana Constructions had agreed to sale, convey, transfer and assign the said third property to the Promoter for the consideration and on the terms and conditions contained therein;
- (iv) Simultaneously with the execution of the Agreement for Sale dated 12<sup>th</sup> May 2006, the said Dr. Kalyani Ragunath Waghmare had executed a Power of Attorney dated 12<sup>th</sup> May, 2006 duly Authenticated before the Sub-Registrar of Assurances, Thane at Sr. No. 464/2006, in favour of nominees of the Promoter to do various

*[Handwritten signatures]*  
Juli Sequera  
Hansraj

JJ) By and under a Deed of Mortgage dated 02/02/2017 registered at Sr. No. TNN5/1186/2017 read with a Deed of Correction dated 10/02/2020 bearing No. TNN-5- 1521/2017, the said the Promoter have created mortgage in respect the said properties in favour of one HDFC Ltd. on the terms and conditions as more particularly set out under the aforesaid Deed of Mortgage However, the Promoters have fully repaid the loans to HDFC Ltd. along with interest thereon and received No. 1000000000 Certificate from HDFC Ltd. The HDFC Ltd has also executed a Release Deed dated 27/02/2020 which is duly registered at Sr. No. TNN-5-12-2407/2020.



KK) Subject to the above, the Promoter alone has the sole and exclusive rights to the said Properties including but not limited to right to develop the said Properties by constructing building/s thereon and to sell the premises from the such buildings constructed on the said Properties and to enter into Agreements with the Purchaser of the Premises and to receive the sale price or consideration in respect thereof;

LL) The Purchaser has demanded from the Promoter and the Promoter have given inspection to the Purchaser of the documents of title relating to the said Properties referred to hereinabove and also of the Said Approved Plans and Said Commencement Certificate and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016(hereinafter referred to as "THE RERA") and the rules and regulations made there under (hereinafter collectively referred to as "Said documents, permissions and sanctions").

MM) The Promoter have shown and disclosed to the Purchaser the Approved plan as well as proposed plan and the Promoter have made the Purchaser aware that, the Promoter may submit further amended plan/s to the local authority, to carry out construction in the complex known as Highland Haven with use of additional FSI/TDR that may become available to them in future, on account of change in rules and regulations such as 1) CRZ 2) MMR Rules 3) Height Restriction and/or any other Laws, rules and regulations. The Promoter have also made the Purchaser aware of the fact that the Purchaser may be required to execute and register any document such as letters, applications, Deed of Modification/Rectification, Supplementary Agreement, and/or any such other documents in respect of the said Premises as and when required by the Promoter without any delay and demur.

NN) Being satisfied with said documents, permissions and sanctions, the Purchaser has applied to the Promoter for allotment of Residential Flat adm. 41.81 sq. mtr (i.e. 450 sq. ft) Carpet area Bearing Flat No. 2905, on 29<sup>th</sup> Floor in Building No. "7G" of the approved plan which is also known as the Wing "A" of Building Named "MIST" of the complex to be known as "HIGHLAND HAVEN", and presently under construction on the said properties hereunder written (hereinafter referred to as "SAID PREMISES"), a floor plan whereof is annexed hereto marked Annexure - E on ownership basis and the same is more particularly described in SECOND SHEDULE.

*[Handwritten signatures]*

his/her/their free and willing consent for development of the said properties in the manner proposed by the Promoter and as stated in the in this agreement.

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01/12/2023

4. **AGREEMENT FOR SALE OF PREMISES:**

- a) The parties do hereby agree, record and confirm that the Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall construed and be deemed to be the part and parcel of conditions of these presents.
- b) Subject to the rights and privileges of the Promoter and the disclosure made by the Promoter as stated hereinabove and elsewhere in this agreement and subject to the terms and conditions to be observed and complied by the Purchaser, the promoter hereby agrees to sell and the Purchaser by irrevocably and unconditionally accepting the rights and privileges of the Promoter and disclosure made by the Promoter as stated hereinabove and elsewhere in this Agreement, agrees to purchase and acquire from the Promoter and the Promoter do hereby agree to sell and allot to the Purchaser the said Premises being Residential Flat adm. 41.81 sq. mtr (i.e. 450 sq. ft) Carpet area Bearing Flat No. 2905, on 29<sup>th</sup> Floor in Building No. "7G" of the approved plan also known as the Wing "A" of Building Named "MIST" of the complex to be known as "HIGHLAND HAVEN" and presently under construction on the said properties and the Floor plan thereof annexed hereto and marked as ANNEXURE "E", and which is more particularly described in the **SECOND SCHEDULE** hereunder written on ownership basis at or for the price consideration of Rs. 72,02,000/- (Rupees Seventy Two Lakhs Two Thousand Only) including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the premises and the nature, extent and description of common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written.
- c) The Purchaser has paid on or before execution of this agreement a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 69,02,000/- (Rupees Sixty Nine Lakhs Two Thousand Only) in the following manner:

Stage	Amount
10% Of Total Consideration On Booking	7,20,200.00
20.00% Of total consideration after Agreement	14,40,400.00
15.00% Of total consideration on completion of Plinth	10,80,300.00
1.50% Of total consideration on completion of 2nd Slab	1,08,030.00
1.50% Of total consideration on completion of 4th Slab	1,08,030.00
1.50% Of total consideration on completion of 6th Slab	1,08,030.00
1.50% Of total consideration on completion of 8th Slab	1,08,030.00
1.50% Of total consideration on completion of 10th Slab	1,08,030.00
1.50% Of total consideration on completion of 12th Slab	1,08,030.00
1.50% Of total consideration on completion of 14th Slab	1,08,030.00
1.50% Of total consideration on completion of 16th Slab	1,08,030.00

*[Signature]*

*[Signature]*

*[Signature]*

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1.00% Of total consideration on completion of 18th Slab	1,08,030.00
1.00% Of total consideration on completion of 20th Slab	1,08,030.00
1.00% Of total consideration on completion of 22nd Slab	1,08,030.00
1.00% Of total consideration on completion of 24th Slab	1,08,030.00
2.00% Of total consideration on completion of 26th Slab	1,44,040.00
2.00% Of total consideration on completion of 28th Slab	1,44,040.00
2.00% Of total consideration on completion of 30th Slab	1,44,040.00
2.00% Of total consideration on completion of Terrace Slab	72,020.00
2.00% Of total Consideration on completion of Tiling	1,44,040.00
1.50% Of total consideration on completion of Internal Walls, Internal Plaster & Internal Gypsum finish	2,16,060.00
2.00% Of total consideration on completion of Staircase	1,44,040.00
2.00% Of total consideration on completion of Lobbies upto Floor level	1,44,040.00
1.00 % Of total consideration on completion of Lift Well	72,020.00
2.00% Of total consideration on completion of External Plumbing & External Plaster	1,44,040.00
2.00% Of Total Consideration Of Elevation	1,44,040.00
1.00% Of total consideration on completion of terrace with water proofing	72,020.00
2.00% Of total consideration on UG tank	1,44,040.00
2.00% Of total consideration on completion of Lifts	1,44,040.00
2.00% Of total consideration on completion of Entrance Lobby	1,44,040.00
1.00% Of total consideration on completion of Electrical Works	72,020.00
1.50% Of total consideration on completion of STP & DG Requirements	1,08,030.00
1.50% Of total consideration on completion of Paving	1,08,030.00
5% Of Total Consideration Before handing over Possession or upon receipt of OC whichever earlier.	3,60,100.00
<b>TOTAL</b>	<b>72,02,000.00</b>

- d. The amount due to be paid by the Purchaser to the Promoter as on today as per the progress of work is **Rs. 47,41,400/-**. The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes of the Central Government, State Government or any other local body/authority) in connect.on with or arising out of the present transaction of sell of said premises by the Promoter to the Purchaser and/or consideration paid/to be paid by the Purchaser to the Promoter. The Purchaser undertakes to bear and pay or reimburse to the Promoter, as the case may be, the amount of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes paid or to be paid by the Promoter to the Central Government, State Government and/or any other local body/authority, immediately on demand being made by the Promoter in this regard or on the date on which they become due and payable, whichever is earlier.
- e. It is made clear that till 30<sup>th</sup> June 2017 service tax is payable as per applicable laws and rules shall be payable by the Purchaser

*[Handwritten signatures]*

**RECEIPT**

(valid subject to realization of cheques)

RECEIVED of and from the withinnamed Purchaser, a sum of **Rs. 3,00,000.00 (Rupees Three Lakhs Only)** as part consideration amount as contemplated hereinabove, as per following details.

Sr. No.	Dated	Cheque No.	Drawn On	Against Flat Amount	Taxes	Cheque Amount
1	08/01/2023	024599	Union Bank Of India (Thane - 400601)	50,000.00	-	50,000
2	30/01/2023	125222	Union Bank Of India (Thane - 400601)	2,50,000.00		2,50,000
3	30/01/2023	125224	Union Bank Of India (Thane - 400601)		20,000.00	20,000
<b>TOTAL</b>				<b>3,00,000.00</b>	<b>20,000.00</b>	<b>3,20,000</b>

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WE SAY RECEIVED Rs. 3,00,000.00  
For M/S. SIDDHI KRISH DEVELOPERS



PROMOTER



2. 



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

3343 / 2024  
**PERMISSION / COMMENCEMENT CERTIFICATE**  
EM / 2020



सर्वेक्षण क्र. १ (अ), २ (ब) :- एक (वॉट) + विल्ड (वॉट) + पॅविलन + २३ मजले,  
सर्वेक्षण क्र. १ (क), २ (ख) :- विल्ड + पॅविलन + २३ मजले इमारत क्र. ५४ :- विल्ड + पॅविलन + २ मजला,  
सर्वेक्षण क्र. ३ (अ), ४ (क) :- विल्ड + पॅविलन + २३ मजले, ५ कलसव्हाकस :- एक मजले + पॅविलन मजला

२६/०९/२०१७ TMC / TDD / २०२४ / १७ Date: ०१/०३/२०१७

(Architect)

(Owners)  
मि. राजेंद्र शर्मा (यालाक), श्री. जयवंत गोगजी माला व श्री. राजेंद्र शर्मा (यालाक), श्री. राजेंद्र शर्मा (यालाक) (युक्तमुखावधारक)  
मे. मि. राजेंद्र शर्मा व श्री. जयवंत गोगजी माला व श्री. राजेंद्र शर्मा (युक्तमुखावधारक)  
With reference to your application No. ४४६ dated २४/०९/२०१६ for development permission for 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. \_\_\_\_\_ in village \_\_\_\_\_ Sector No. 4 Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F.P. No. \_\_\_\_\_

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

- 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.  
सर्वेक्षण क्र. - स.क्र. १५०/१७अ, १५०/१७ब, १५०/१७क, १५०/१७द, १५२/५, १५२/६, १५२/७, १५२/८, १५७/९, १५७/१०, १५७/११, १५७/१२, १५७/१३, १५७/१४, १५७/१५, १५७/१६, १५७/१७, १५७/१८, १५७/१९, १५७/२०, १५७/२१, १५७/२२, १५७/२३ (पेकी), १५७/२४ (पेकी), १५७/२५ (पेकी), १५७/२६ (पेकी) व नपिन स.क्र. १५८/३, १६०/१अ, १६०/१ब, १६०/१क, १६०/१द, १६०/१५, १६०/१६, १६०/१७, १६०/१८, १६०/१९, १६०/२०, १६०/२१, १६०/२२, १६०/२३
- १) टीपीसी/टीसीसी/ टीपीएस / १५४४ / १४ दि.०६/०५/२०१४ परमिशन / सीसी नधील सर्व जटी विकासक यांचेवर बंधनकारक राहतील.
- २) सी कॉमप्लायन्स संख्येबाबत व पावनाचराबाबत, तसेच सी.सी. टीसी कॉमप्लायन्स विषयक यांनी दिलेले दि. २०/०७/२०१६ रोजीचे हमीपत्र त्यांचेवर बंधनकारक राहिले.
- ३) सर्वोदरण विभागाकडून जदा केलेल्या दाखल्यामधील जटी विकासक यांच्यावर बंधनकारक राहिले.
- ४) S.T.P. बाबत M.P.C.B. विभागाकडील Consent to operate यत्पर परवानापूर्वी सादर करणे आवश्यक आहे.

**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  
Office Stamp  
Date Issued  
जिल्हा नगरपालिका अधिकारी, थाने  
सर्वेक्षण क्र. ३३४३ / २०२४



Yours faithfully,  
  
कार्यकारी अधिकारी,  
नगर विकास विभाग,  
The Municipal Corporation of the City of Thane.





Certificate No. 4796

## THANE MUNICIPAL CORPORATION, THANE - 4

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

दस्त क्र. 3343 / 2023

स्टील्ट + पोडोयम + 1 ते 30 मजले

परवानगी फक्त -

इमारत क्र. 5 टाईप - ई - स्टिल्ट + पोडोयम + 1 ते 30 मजले, इमारत क्र. 6 टाईप - एफ -

इमारत क्र. 7 टाईप - जी - स्टिल्ट + पोडोयम + 1 ते 30 मजले व पार्किंग टॉवर

सो.सी. फक्त -

इमारत क्र. 6 टाईप - एफ - स्टिल्ट + पोडोयम + 1 ते 17 मजले, इमारत क्र. 7 टाईप - जी -

पार्किंग टॉवर

V. P. No.

504/0080/21

TMC / TDD / 3866 / 22

To,

श्री / Smt. मे. जितेश पवार अॅण्ड असो (Architect)श्री मे. सिध्दी क्रिशा डेव्हलपर्सचे जॉइंट व्हेचर व इतर (मालक)श्री मे. सिध्दी क्रिशा डेव्हलपर्सचे जॉइंट व्हेचर (अधिकृत स्वाक्षरीकर्ता हेमल गोला (POA))

With reference to your application No. १२७८ dated १०/१२/२०२१ 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. वरील प्रमाणे in village वाळकूम Sector No. ५ Situated at Road / Street वरील प्रमाणे नमूद S. No. / C.S.T. No. / F. P. No.

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.

मीने वाळकूम येथील नवीन स.नं. १५०/१७/अ, १५०/१७/ब, १५०/१७/क, १५२/५/अ, १५२/५/ब, १५२/६/अ, १५२/६/ब, १५२/६/क, १५२/६/ड, १५२/७, १५२/८, १५७/१/अ, १५७/१/ब, १५७/१/क, १५७/१/ड, १५७/१/ग, १५७/१/इ, १५७/१/फ, १५८/३/अ, १५८/३/ब, १५८/३/क, १५९, १६०/१/अ, १६०/१/ब/१, १६०/१/ब/२, १६०/१/क/१, १६०/१/क/२, १६०/१/ड/१/अ, १६०/१/ड/१/ब, १६०/१/ड/२, १६०/१/ड/३, १६०/१/ड/४, १६०/२/अ, १६०/२/ब, १६०/३/ब, १६०/३/क

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 \_\_\_\_\_

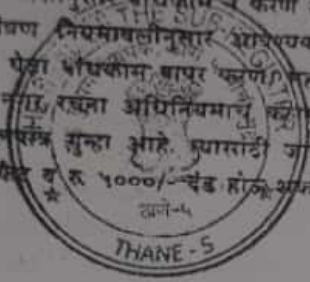
Municipal Corporation of  
the City of Thane

(P.T.O)

5. सी.सी. प्रमाणपत्र क्र - TMC/TDD/2699/R6, दि. 23/06/2020 मधील अटी विकासक यांचेवर बंधनकारक राहतील.
6. पुढील प्रारंभ प्रमाणपत्रापूर्वी पर्यावरण विभागाकडील सुधारित नाहरकत दाखला सादर करणे बंधनकारक राहिल.
7. इमारतीमधील प्रस्तावित वॉटेलेशन शाफ्ट तसेच तळघरासाठी राष्ट्रीय भवन संहितेमधील नमूद भवनकानुसार मेकेनिकल वॉटेलेशन सिस्टीम पुरविणे बंधनकारक राहिल.
8. पुढील सी.सी. पुर्वी स.नं. 160/1/क चे सुधारित 0/12 उतारे सादर करणे बंधनकारक राहिल. कोणत्याही परिस्थितीत दि. 31/03/2022 पर्यंत सुधारित 0/12 उतारे दाखल करणे आवश्यक.

दस्त क्र. 3943 / 2023  
 210 / 980  
 सावधान

"मंजूर नकाशानुसार अधिग्रहण व करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता अधिकांश बापर करणे महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियमाचे ध्येय 1: अनुसार दखलपत्रे मुन्हा आहे. ज्यासाठी जास्तीत जास्त 3 वर्षे किंवा रु. 1000/- चं ड होऊ शकतो"



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

530/10579

पावती

Tuesday, November 10, 2020

3:14 PM

Original/Duplicate

नोंदणी क्र. : 39M

Regn.: 39M

पावती क्र.: 11022

दिनांक: 10/11/2020

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन12-10579-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. सिद्धी क्रिश डेव्हलपर्स जॉईंट व्हेंचर फर्म तर्फे मॅबर्स /भागीदार श्री.प्रविणचंद्र गांगजी गाला - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 360.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे  
3:32 PM ह्या वेळेस मिळेल.

  
SRTHANE 12

बाजार मुल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुख्यम निबंधक वर्ग  
ठाणे क्र. १२

1) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

टनन - ५  
दस्त क्र. 3343 / 2020  
939 / 980

मूळ दस्तऐवज परत मिळवण्या  
खाती - .....  
नांव - .....



530/10579

Wednesday, 02 December 2020

11:40 AM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11930 दिनांक: 02/12/2020

नावाचे नाव: -बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन12-10579-2020

दस्तऐवजाचा प्रकार: फुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. सिध्दी क्रिश डेव्हलपर्स जॉईंट व्हेचर फर्म तर्फे मेंबर्स /भागीदार श्री.प्रविणचंद्र गांगजी

नाला - -

वर्णन

दस्त हाताळणी फी

₹. 60.00

पृष्ठांची संख्या: 3

एकूण:

₹. 60.00

JSRTHANE12

1): देयकाचा प्रकार: By Cash रक्कम: ₹ 60/-

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १२

टनन - ५  
दस्त क्र. 3343 / 2020  
932/980

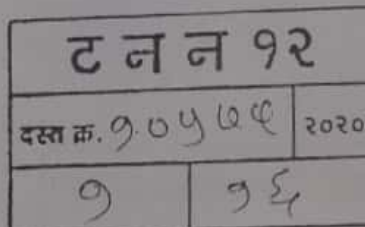
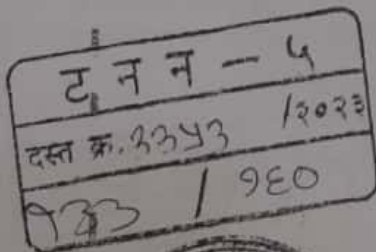
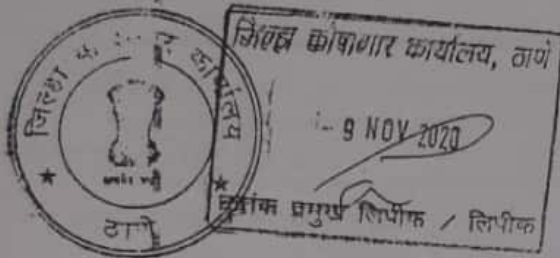




महाराष्ट्र MAHARASHTRA

© 2020 ©

BA 212614



POWER OF ATTORNEY



Handwritten signatures and names at the bottom of the page, including 'Dandan', 'RUPAL', and 'Soni'.

10 NOV 2020

जोडपत्र - २  
 मुद्रांक विधी नोंदवही अनु क्रमांक 61284 दिनांक .....  
 वस्तुतः प्रकार Power of Attorney  
 वस्तु नोंदणी करणार आहेत का? :- होय नाही  
 मिळकतीचे जोडव्यात वर्णन Kape + Binwadi, Thane  
 मुद्रांक विकत घेणाऱ्याचे नांव M/s Siddhi Krishi Developers  
 हस्त असल्यास त्याचे जय पत्ता Adv. Ashish Salvi  
 सही [Signature]  
 दुसऱ्या व्यक्तीचे नाव .....  
 मुद्रांक शुल्क रक्कम 500/-  
 परवानाधारक मुद्रांक विक्रेत्याची सही - (श्री. शंकर साहेबराव यादव)  
 परवाना क्रमांक - 9209039  
 मुद्रांक विक्रीचे ठिकाण पत्ता - जिल्हा सत्र न्यायालय, ठाणे.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

**श्री. शंकर एस. यादव**

मुद्रांक विक्रीचे ठिकाण - जिल्हा सत्र न्यायालय, ठाणे.  
 लायसन्स नं. 061/09 तारीख लायसन्स नं. 9209039

पावली क्र. 4828  
 अनु क्रमांक 61284  
 दिनांक 10 NOV 2020

मुद्रांक विकत घेणाऱ्या व्यक्तीचे नाव व पत्ता	मुद्रांक					विक्री केलेल्या मुद्रांकाचे किंमत
	१००५००	१०००५००	१०००००	१०००००	१०००००	
M/s Siddhi Krishi Developers	9					

ट न न - 4  
 दस्त क्र. 3343 / 2020  
 938 / 1980

मुद्रांक नं. BA 21 21/19  
**ट न न १२**  
 दस्त क्र. 9040 P 2020  
 [Signature] ३६



ट न न १२	
दस्ता क्र. ३०५५५	२०२०
२	१६



**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S. SIDDHI KRISH DEVELOPERS (PAN No.AACAS3895G), having address at: 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Majiwade, Thane (West) - 400607, SEND GREETINGS:-

**WHEREAS:**

We are developing a project popularly known as "HIGHLAND HAVEN" on piece of land more particularly described in the Schedule hereunder.

ट न न १२  
दस्ता क्र. ३३५३  
१३५ / १२०

AND WHEREAS we are selling the flats/shops/premises in the said Complex "HIGHLAND HAVEN" to the prospective purchasers and are/ shall be executing the various documents with such Purchasers.

AND WHEREAS due to our pre-occupation, it is not possible for us to remain present before the Registering Authority and to admit the execution of such documents and, before, we are desirous of appointing a fit and proper person/persons to do, act and perform the deeds, things and matters in respect of registration of the documents related to the flats/shops/premises in the project "HIGHLAND HAVEN" in our name and on our behalf.



NOW KNOW YE ALL MEN THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS ABOVENAMED, do and each of us doth hereby nominate, constitute

and appoint our representatives (1) MR. AJAY D. OZHA (PAN No.AAQPO0909G), (2) MR. RAJENDRA SAWANT (PAN No.AXPP56647D), (3) MR. AKHILESH TIWARI (PAN No.AHXPT2165M), (4) MR. MANOJ SONI (PAN No.AFLPS9194P), (5) MR. PARESH SONI (PAN No.AJXPS1579A), (6) MR. AMOL INGOLE (PAN No.AEDPI9225G), (7) MR. NILESH RAJPUT (PAN NO. BCQPR0853R) and (8) MR. PRAKASH VITTHAL SURYARAO (PAN NO.BQJPS2260) all having their office address at 4<sup>th</sup> floor, Lake City Mall, Kapurbawadi Junction, Majiwade, Thane West-400607, as our true and lawful attorneys to do JOINTLY or SEVERALLY the following acts, deeds, matters and things i.e. to say:

Verify to original  
9/23/20

*(Handwritten signatures of the eight named representatives)*

SIGNED AND DELIVERED by the  
Withinnamed "EXECUTANTS"  
M/s. SIDDHI KRISH DEVELOPERS  
A Joint Venture Firm through its Members

1) MR. PRAVINCHANDRA GANGJI GALA



*[Handwritten signature]*

2) MR. KUNAL PRAVINCHANDRA GALA



*[Handwritten signature]*

3) MR. HEMAL JAYENDRA GALA



*[Handwritten signature]*

In the presence of

- 1. *[Handwritten signature]*
- 2. *[Handwritten signature]*

WE ACCEPT THE AFORESAID POWER OF ATTORNEY

(1) MR. AJAY OZHA



ट न न -
दस्त क. ३३५३ / २०२३
१३६ / १६०

(2) MR. RAJENDRA SAWANT



(3) MR. AKHILESH TIWARI

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दस्त क. १०५७९ / २०२०	
५	१६





1. TO SUBMIT before the Sub-Registrar of Assurance at Thane, the agreements for sale, deed of cancellation, deed of rectification, deed of modification, leave and license agreement and lease deed related to flats/shops/premises in the project HIGHLAND HAVEN, which are/ shall be executed and signed by us, and TO ADMIT the execution of such documents before the registering authority.
2. TO RECEIVE from the registering authority and document or documents so registered.
3. AND GENERALLY to do all other acts, deeds, matters and things necessary for the limited purpose of getting the documents duly registered from the Sub-Registrar's Office.
4. AND WE HEREBY AGREE AND UNDERTAKE to allow, ratify and confirm all and whatever said attorneys shall lawfully do for the purpose of getting documents registered, either jointly and/or severally as aforesaid by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

All those pieces and parcels of land totally admeasuring 23761.13 sq. mt. or thereabout as per the schedule below, situated at Village Balkum, Thane, Taluka and District - Thane, Registration District and Sub - District - Thane and within the limits of Thane Municipal Corporation of city of Thane:

Sr.No.	Old Survey No./Hissa No.	New Survey No.	Area in SqrMtrs	
1	73/17 (P)	150/17/C	290	
2	75/5	152/5A	3100	
3	75/6	152/6A	1840	
4	75/7	152/7	1900	
5	75/8	152/8	2600	
6	80/1	157/1A	900	
7	81/3	158/3A	290	
8	82	159	7371.75	
	दस्त क्र. १३३५३ / २०१३/१/२	160/1B/2	1270	
	१३५० / १९९०	83/1/3(p)	160/1C/1	1560
		83/1/3(p)	160/1D/3	1950
12	83/2	160/2	100.34	
	83/3(p)	160/3B	535.62	
	83/3(p)	160/3C	53.42	
		<b>Total</b>	<b>23761.13</b>	

ट न न - 4  
दस्त क्र. १३३५३ / २०१३/१/२  
१३५० / १९९०



ट न न १२  
दस्त क्र. १०१५९ / २०२०



IN THE WITNESS WHEREOF, We have hereunto set and subscribed our hands to this Power of Attorney on this 10th day of NOVEMBER 2020.

(4) MR. MANOJ B. SONI )

*Manoj*



(5) MR. PARESH B. SONI )

*Pareesh*



(6) MR. AMOL INGOLE )

*Amol*



(7) MR. NILESH RAJPUT )

*Nilesh*



(8) MR. PRAKASH VITTHAL SURYARAO )

*Prakash*



In the presence of

1. *[Signature]*
2. *[Signature]*

ट न न - ५
दस्ता क्र. 3343 / 2023
936/980

ट न न १२
दस्ता क्र. 9044 2020
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*Shan* 1/1/19



*Shan*



ट न न - ५  
दस्ता क्र. ३३५३ / २०२३

१०१ / १६० ट न न १२  
दस्ता क्र. १०५५९ २०२०  
१६



530/10579

मंगळवार, 10 नोव्हेंबर 2020 3:15 म.नं.

दस्त गोपवारा भाग-1

दस्त क्रमांक: 10579/2020

दस्त क्रमांक: दस्तन12 /10579/2020

बाजार मूल्य: रु. 01/-

भोवदता: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. मह. दु. नि. दस्तन12 बांधे कार्यालयात

अ. क्रं. 10579 वर दि.10-11-2020

रोजी 3:11 म.नं. बा. हजर केला.

पावती:11022

पावती दिनांक: 10/11/2020

सादरकरणाबाबे नाव: मे. मिष्टी किश रेव्होल्युशनर्स जॉईंट व्हेंचर फर्म तर्फे मॅबर्स /भागीदार पी.प्रविणचंद्र गांगजी गाला - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 260.00

पृष्ठांची संख्या: 13

पावती क्रं. 10930

अन्य ग्राहि 416 रु. 360.00

संख्या: 3

पुस्तक क्र. 601-

फा. 10

दस्तावेज क्र. 10579/2020

दस्त हजर करणाऱ्याची सही:

 JSRTHANE12



दस्ताचा प्रकार: कुलमुखात्पारपत्र

मुद्रांक शुल्क: (48-रु) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य जमी एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीत काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

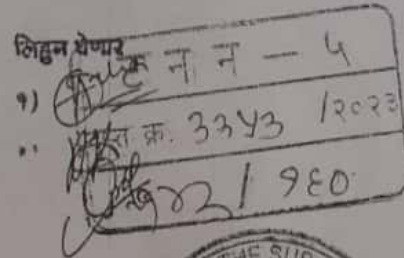
शिक्षा क्रं. 1 10 / 11 / 2020 03 : 11 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 11 / 2020 03 : 12 : 15 PM ची वेळ: (फी)

### प्रातिज्ञापत्र

अवर दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या कर्तव्यानुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साकीदार व सोबत जोडलेल्या कागदपत्रांची अचूक दस्तातील सत्यता, वैधता कायदेशीर याबाबोसाठी खालील दस्त निष्पादक व कागदपत्रांचे संपूर्णपणे जबाबदार राहतील.

दिहून देणार  


दिहून देणार  
1)  न न - 4  
2) शिक्षा क्र. 3343 / 2020  
3) 10/11/2020





दस्त गोपबारा भाग-2

टनन 12 99/98  
दस्त क्रमांक: 10579/2020

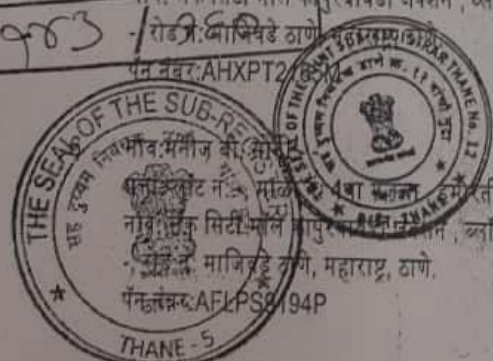
10/11/2020 4:36:46 PM

दस्त क्रमांक : टनन 12/10579/2020

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. सिध्दी क्रिश डेव्हलपर्स जॉईंट व्हेचर फर्म तर्फे मेंबर्स / भागीदार श्री. प्रविणचंद्र गांगजी गाला - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल, ब्लॉक नं: कापुरबावडी जंक्शन, रोड नं: माजिवडे ठाणे, महाराष्ट्र, THANE. पॅन नंबर: AACAS3895G	कुलमुखत्यार देणार वय :- 66 स्वाक्षरी:-		
2	नाव: मे. सिध्दी क्रिश डेव्हलपर्स जॉईंट व्हेचर फर्म तर्फे मेंबर्स / भागीदार श्री. कुणाल प्रविणचंद्र गाला - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल, ब्लॉक नं: कापुरबावडी जंक्शन, रोड नं: माजिवडे ठाणे, महाराष्ट्र, THANE. पॅन नंबर: AACAS3895G	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी:-		
3	नाव: अजय ओझा - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AAQPO0909G	पॉवर ऑफ अटॉर्नी होल्डर वय :- 40 स्वाक्षरी:-		
4	नाव: राजेंद्र सावंत - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AXPPS6647D	पॉवर ऑफ अटॉर्नी होल्डर वय :- 50 स्वाक्षरी:-		
	नाव: अश्विनेश विवस्ती - - पत्ता: प्लॉट नं: 2, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AHXPT2	पॉवर ऑफ अटॉर्नी होल्डर वय :- 41 स्वाक्षरी:-		
	नाव: मनीज बी. सोनी - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AFLPS8194P	पॉवर ऑफ अटॉर्नी होल्डर वय :- 48 स्वाक्षरी:-		
7	नाव: परेश बी सोनी - - पत्ता: प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AJXPS1579A	पॉवर ऑफ अटॉर्नी होल्डर वय :- 52 स्वाक्षरी:-		

ट न न - 4  
दस्त क्र. 335  
983



8 नाव:प्रकाश व्ही. सुर्यराव -  
पत्ता:प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे  
नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं:  
-, रोड नं: माजिवडे ठाणे, महाराष्ट्र, THANE.  
पिन नंबर: BQJPS2260J

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-36  
स्वाक्षरी:-



9 नाव:अमोल इंगोले -  
पत्ता:प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे  
नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं:  
-, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे.  
पिन नंबर: AEDPI9225G

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-28  
स्वाक्षरी:-



10 नाव:विवेश राजपूत -  
पत्ता:प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे  
नाव: लेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं:  
-, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे.  
पिन नंबर: BCQPR0853R

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-33  
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कतुल करतात.

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:शैलेश चव्हाण -  
वय:29  
पत्ता:कोलशेत ठाणे  
पिन कोड:400608

स्वाक्षरी

*Shay*



2 नाव:श्रमोद राजत -  
वय:25  
पत्ता:मानपाडा ठाणे  
पिन कोड:400607

स्वाक्षरी

*Shramod*



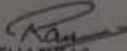
खालील पक्षकाराची कवली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 मे. सिध्दी क्रिशा डेव्हलपर्स जॉईंट व्हेचर फर्म तर्फे मॅम्बर्स /भागीदार श्री हेमल जयदेव गाला  
प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: लेक सिटी मॉल, ब्लॉक नं: कापुरबावडी जंक्शन, रोड नं:  
माजिवडे ठाणे, महाराष्ट्र, THANE.  
AACAS3895G

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दस्त क्र. 3343 / 2020  
08/10/20

ट न न 92  
क्र. 90449 2020  
92 94



  
JSRTHANE 12

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	AB212614	1201031	500	SD		
2		By Cash			260	RF		
3		By Cash			100	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10579 /2020

## Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

ट न न १२	
दस्त क्र. १०५७९	२०२०
१३	१६



ट न न - ५
दस्त क्र. ३३५३ / २०२३
१०५ / १६०





दस्तावेज गोपनीय माना जाये

दन 12/12/20

दस्तावेज क्र. 10579/2020

19/11/2020 5 01:19 PM

दस्तावेज क्र. 12/10579/2020

दस्तावेजाचा प्रकार :- कुलमुखावतारपत्र

दन = 4

दस्तावेज क्र. 3343 / 2000

दस्तावेज क्र. 1/20180

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र
1	नाव:मे. सिध्दी किश देव्हलपर्म जोईट व्हेंचर फर्म तर्फे मेंबर/भागीदार श्री.प्रविणचंद्र गांगवी वाला - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल , ब्लॉक नं: कापुरबावडी जंक्शन , रोड नं: माजिवडे ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AACAS3895G	कुलमुखावतार देणार वय :-66 स्वाक्षरी:-	
2	नाव:मे. सिध्दी किश देव्हलपर्म जोईट व्हेंचर फर्म तर्फे मेंबर/भागीदार श्री.कुणाल प्रविणचंद्र वाला - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल , ब्लॉक नं: कापुरबावडी जंक्शन , रोड नं: माजिवडे ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AACAS3895G	कुलमुखावतार देणार वय :-39 स्वाक्षरी:-	
3	नाव:अजय ओझा - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन , ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AAQPO0909G	पाँवर ऑफ अटॉर्नी होल्डर वय :-40 स्वाक्षरी:-	
4	नाव:राजेंद्र सावंत - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन , ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AXPPS6647D	पाँवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-	
5	नाव:अखिलेप तिवारी - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन , ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AHXPT2165M	पाँवर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी:-	
6	नाव:मनोज बी. सोनी - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन , ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AFLPS9194P	पाँवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-	
7	नाव:पंरेश बी सोनी - - पत्ता:प्लॉट नं. -, माळा नं: 4था मजला , इमारतीचे नाव: लेक सिटी मॉल कापुरबावडी जंक्शन , ब्लॉक नं: -, रोड नं: माजिवडे ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AJXPS1579A	पाँवर ऑफ अटॉर्नी होल्डर वय :-52 स्वाक्षरी:-	





8 नाव प्रकाश श्री. सुबोध --  
 पत्ता: प्लॉट नं. -, माळा नं. 4था मजला, इमारतीचे  
 नाव: सेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं.  
 -, रोड नं: माजिबडे ठाणे, महाराष्ट्र, THANE.  
 पिन नंबर: BOJPS2280J

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :- 36  
 स्वाक्षरी:-



9 नाव अशोक इणोले --  
 पत्ता: प्लॉट नं. -, माळा नं: 4था मजला, इमारतीचे  
 नाव: सेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं.  
 -, रोड नं: माजिबडे ठाणे, महाराष्ट्र, ठाणे.  
 पिन नंबर: AEDPI9225G

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :- 28  
 स्वाक्षरी:-



10 नाव विनेश राजपुत --  
 पत्ता: प्लॉट नं. -, माळा नं: 4था मजला, इमारतीचे  
 नाव: सेक सिटी मॉल कापुरबावडी जंक्शन, ब्लॉक नं.  
 -, रोड नं: माजिबडे ठाणे, महाराष्ट्र, ठाणे.  
 पिन नंबर: BCQPR0853R

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :- 33  
 स्वाक्षरी:-



11 नाव मे. सिध्दी क्रिशा टेक्नलपर्स जॉईंट व्हेंचर फर्म तर्फे  
 सेबम / धारणीदार श्री हेमल जयेंद्र काला --  
 पत्ता: प्लॉट नं. -, माळा नं: 4था मजला, इमारतीचे  
 नाव: सेक सिटी मॉल, ब्लॉक नं: कापुरबावडी जंक्शन,  
 रोड नं: माजिबडे ठाणे, महाराष्ट्र, THANE.  
 पिन नंबर: AACAS3895G

कुलमुखत्यार देणार  
 वय :- 28  
 स्वाक्षरी:-



बरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ: 19 / 11 / 2020 04 : 51 : 12 PM

ओळख:-  
 खालील इगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात

अनु  
 क्र. पक्षकाराचे नाव व पत्ता  
 1 नाव: शीतेश चव्हाण --  
 वय: 29  
 पत्ता: कोनशेत ठाणे  
 पिन कोड: 400608

ध्यायित्व अंगठ्याचा ठसा

स्वाक्षरी



स्वाक्षरी



ट न न - 4  
 नाव: शीतेश चव्हाण --  
 वय: 29  
 पत्ता: कोनशेत ठाणे  
 पिन कोड: 400608

ट न न 92  
 दस्त क्र. 904022 2020  
 94 96



शिक्का क्र.4 ची वेळ: 19 / 11 / 2020 04 : 53 : 06 PM

शिक्का क्र.5 ची वेळ: 19 / 11 / 2020 04 : 53 : 51 PM नोंदणी प्रस्ताव क्र. 4 मध्ये

*Raw*  
JSRTHANE12

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	AB212614	1201031	500	SD		
2		By Cash			260	RF		
3		By Cash			100	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10579 /2020

## Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

ट न न १२	
दस्त क्र. १०५७९	२०२०
१६	१६



प्रमाणीत करण्यात येते की  
दस्त क्र. १०५७९ / २०२० मध्ये  
..... १६ ..... पाने आहेत.  
सदर दस्त पुस्तक क्र. .... १६ ..... वर नोंदला.

*Raw*  
सुसठ दुय्यम निर्बंधक ठाणे क्र. १२  
दि. १९/११/२०२०

ट न न - ५	
दस्त क्र. ३३५३	१२०२३
१०५	१९०





## 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 :  
P51700004403

Project: **Highland Haven Building 7g Mist-A Phase 6 Plot Bearing / CTS / Survey / Final Plot No.: S. N. 75/5 at Thane**  
(M Corp.), Thane, Thane, 400608;

1. **Siddhi Krish Developers** having its registered office / principal place of business at Tehsil: **Thane, District: Thane.**  
Pin: **400607.**

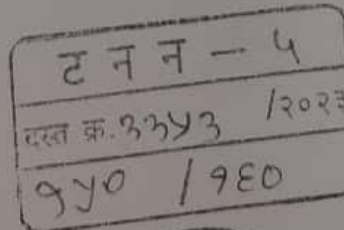
2. This registration is granted subject to the following conditions, namely:-

- 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 **09/08/2017** and ending with **31/12/2023** 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/9/2017 1:55:35 PM

Dated: 09/08/2017  
Place: Mumbai



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

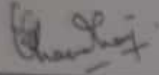
TO WHOMSOEVER IT MAY CONCERN

January 16, 2020

This is to put on record that Siddhi Krish Developers to whom Housing Development Finance Corporation Limited had granted a facility, has repaid the same in full and with all its related dues. Detail of the facility which is repaid is mentioned in the table below;

Loan Account	Facility Amount (Rs. Crore)
6210233620	30.00

For Housing Development Finance Corporation Limited



Authorised Signatory

ट न न - 4  
दस्त क. 2242 / 2023  
949 / 9E0



दाखल नोंदणीकाराचा भाग - 1

दस्तावेज क्रमांक: 3353/2023

9421960

3353/2023  
3353/2023  
दिनांक: 02 मार्च 2023 8:04 म.न.  
मूल्य: 72,02,000/-  
मूल्य: 52,40,633/-  
मूल्य: 5,04,200/-

मोल्यमा: ₹. 72,02,000/-

पु. वि. नं. 1 वि. 2015 यांचे कायदेबाज  
म. नं. 3353 वा दि. 02-03-2023  
माली 5:58 म.न. वा. इतर वेळ

पावली: 3948

पावली क्रमांक: 02/03/2023

मालक/मालिकाचे नाव: जुही जयंत सिन्हा -

नोंदणी फी

₹ 3000.00

दस्तऐवजाची फी

₹ 3200.00

पुलाफी रक्कम: 160

एकूण: 33200.00

*Juhi Sequeria*  
जुही जयंत कायदेबाजी नशी

*[Signature]*  
Joint Sub Registrar, Thane 5

*[Signature]*  
Joint Sub Registrar, Thane 5

समाप्त पत्र: दाखल

जुही जयंत (पत्नी) कोयदेबाजी महानगरपालिकाच्या इदीत किंवा स्थानगत असलेल्या कोयदेबाजी करक घेण्याच्या इदीत किंवा उत-वड (रोम) यांचे समुह म केलेल्या कोयदेबाजी करक घेण्याच्या इदीत.

दिनांक: 1 02 / 03 / 2023 05 : 58 : 59 PM ची वेळ: (मादरीकरण)

दिनांक: 2 02 / 03 / 2023 06 : 00 : 17 PM ची वेळ: (फी)

**-प्रतिज्ञा पत्र-**

सदर दस्तावेज नोंदणी कायदा १९०८ बियम १९६१ अंतर्गत तट्टुदीनुसार नोंदणीत दाखल केला आहे. दस्तानातील संपुर्ण मजकूर निष्पादक व्यक्ती, सारणीदार व सोबत जोडलेले कागदपत्रे दस्तावेजी सत्यता कायदेशीर बाबी यादी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांनुले राज्यशासन / केंद्रशासन यांच्या कोनताही कायदा / बियम / परिपत्रक यांचे उल्लंघन होत नाही.

*Juhi Sequeria*  
लिपुन घेणार सही

*[Signature]*  
लिपुन घेणार सही

*[Signature]*



दस्तावेज संख्या: 3353/2023

दस्तावेज संख्या: 3353/2023

960/960

02/03/2023 10:53 PM  
03/03/2023 06:05:48 PM

व्यक्ति का नाम: ...  
पता: ...  
व्यक्ति का नाम: ...  
पता: ...

व्यक्ति का नाम: ...  
पता: ...



व्यक्ति का नाम: ...  
पता: ...

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पता: ...



व्यक्ति का नाम: ...  
पता: ...

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पता: ...



03/03/2023 06:05:48 PM

व्यक्ति का नाम: ...

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पता: ...

व्यक्ति का नाम: ...



व्यक्ति का नाम: ...  
पता: ...

व्यक्ति का नाम: ...



03/03/2023 06:06:40 PM

03/03/2023 06:07:03 PM

व्यक्ति का नाम: ...  
व्यक्ति का नाम: ...  
व्यक्ति का नाम: ...

Sub-Registrar Thane 5

PURCHASER	Type	Verification no/Vendor	GRN/Licence	Stamp Duty	Used	Deface Date
MS SIDDIHI KRISH DEVELOPERS	eSBTR/Simple Receipt	80103332023022762013	MH015984967202223R	504200.00	SD	0008068723202223 02/03/2023
	DHC		0203202312709	1200	RF	0203202312709D 02/03/2023
	DHC		0203202312653	2000	RF	0203202312653D 02/03/2023
MS SIDDIHI KRISH DEVELOPERS	eSBTR/SimpleReceipt		MH015984967202223R	30000	RF	0008068723202223 02/03/2023

Stamp Duty [RF: Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrars

3353/2023

