

73/5353

पावती

Original/Duplicate

Tuesday, July 11, 2023

नोंदणी क्र.: 39म

10:42 AM

Regn.: 39M

पावती क्र.: 7857 दिनांक: 11/07/2023

गावाचे नाव: भाईदरपाटा

दम्नपत्रजाचा धनुष्यक्रमांक: टनन1-5353-2023

दम्नपत्रजाचा प्रकार : करारनामा

मादर धनगान्याचे नाव: दादासो जे जाधव

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

धापणाम मूळ दम्न, धंवनेल प्रिंट, मूची-२ धंदाजे

11:01 AM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

वाजार मूल्य: रु. 5415399.64/-

मोबदला रु. 7700000/-

नरतेले मुद्राक शुल्क : रु. 539000/-

सह दुय्यम निबंधक वर्ग-२,
छणे - १

1) देयकाचा प्रकार: DHC रद्दम: रु. 720/-

टीटी/घनादेश/पि ऑर्डर क्रमांक: 1007202313610 दिनांक: 11/07/2023

वेंकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रद्दम: रु. 30000/-

टीटी/घनादेश/पि ऑर्डर क्रमांक: MH004971929202324E दिनांक: 11/07/2023

वेंकचे नाव व पत्ता:

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		11 July 2023, 10:13:46 AM	
मूल्यांकनाचे वर्ष	2023	जिल्हा	ठाणे	मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	22/86-1 व/2	क्षेत्राचे नांव	रस्त्यापासून दूर असलेला भाग व वरील 1 अ/1 मध्ये दर्शविलेल्या रा.नं. व्यतिरीक्त भाईदर पाडपातील उर्ध्वरित रा क्र	Thane Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक : सर्व्हे नंबर #91
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	83300	87700	103900	87700	चौ. मीटर
वांधीव क्षेत्राची माहिती	वांधकाम क्षेत्र (Built Up)	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	वांधीव
वांधकामाचे वर्गीकरण -	58.596 चौ. मीटर	मिळकतीचे वय -	0 TO 2 वर्षे	वांधकामाचा दर -	Rs 26620/-
उद्भवारुन सुविधा -	1-आर सी सी आहे	मजता -	5th to 10th Floor	कार्पेट क्षेत्र -	48.83 चौ. मीटर
Sale Type - Resale	First Sale Date - 09/11/2017				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजता निहाय घट/वाढ	= 105 / 100 Apply to Rate = Rs. 87465/-				
पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * पसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((87465-16400) * (100 / 100)) + 16400)				
	= Rs. 87465/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 87465 * 58.596				
	= Rs 5125099.14/-				
E) वदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
वदिस्त वाहन तळाचे मूल्य	= 13.94 * (83300 * 25/100)				
	= Rs 290300.5/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेडेंनाईन मजता क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली दाटकनी) + वरील गच्चीचे मूल्य + वदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वदिस्त दाटकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 5125099.14 + 0 + 0 + 0 + 290300.5 + 0 + 0 + 0 + 0 + 0				
	= Rs. 5415400/-				
	= २ चोपत्र ताख पंधरा हजार चार शें /-				

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मूल्यांकन पत्रक (शहरी)

Payment Details				Amount	Used At	Deface Number	Deface Date	
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence				
1	DADASO J JADHAV	eChallan	69103332023071019312	MH004971929202324E	539000.00	SD	0002563017202324	11/07/2
2		DHC		1007202313610	720	RF	1007202313610D	11/07/2
3	DADASO J JADHAV	eChallan		MH004971929202324E	30000	RF	0002563017202324	11/07/2

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

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AGREEMENT FOR SALE

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ARTICLES OF THIS AGREEMENT FOR SALE is made and entered into at Thane on this 11th day of July 2023.

BETWEEN

DR. MRS. PRIYA I. ROHRA, age 55 years, having Pan No. ABBPR0511R, Indian Inhabitant, having address at S-2/1401, Purnashanti heights, Opp Prabhat Talkies, Station Road, Thane (W) 400601, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

1) MR. DADASO J. JADHAV, age 41 years, having Pan No. AHCPJ3972H & 2) MRS. PRANITA D. JADHAV age 38 years, having Pan No. AOSPG9575N, Indian Inhabitants, both having address at, At Post Dighanchi Taluka Atpadi, Dist-Sangli- 415315 hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

WHEREAS by virtue of a Registered Agreement dated 9th day of November, 2017 (Registered with the Sub-Registrar of Thane - 5 at Doc. No. TNN12-03246-2017 dated 09/11/2017) executed between Vihang Enterprises, therein referred to as the "Vihang" of the First Part and Godrej Greenview Housing Pvt Ltd. therein referred to as the "Developer of the Second Part, & Dr. Mrs. Priya I.Rohra therein referred to as the "Purchser purchased and acquired all rights, title and interest in Flat No. 1006,

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Flat is 4.58 Sq.Mtrs

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Floor, along with One Covered parking space, of the Building No..3, in

the "Emerald Co-operative Housing Society Ltd.", of the "Shamrock", in the Godrej Emerald standing on the property bearing Survey No. 91/1/1A, 91/2A, 109/30/1/B pt, 109/30/4A, 109/33, 109/34, 102/2B, 102/2C, 102/3B pt, 103/4 pt, 103/5/B/2, 103/3A pt, 102/1 Village - Bhayenderpada, lying, being and situated at Ghodbunder Road, Bhayenderpada, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFEROR herein have made the entire payment of consideration to the said Godrej Greenview Housing Pvt Ltd of such being on and thereupon, the TRANSFEROR have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFEROR are the bonafide members of the "Emerald Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/ HSG/(TC)/34921-2022 Dated 20/10/2022 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, however, as the said society has not yet issued the share certificate, as the same is formed recently, (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR have clear and marketable title in respect of the said premises and thus the TRANSFEROR are well and sufficiently entitled to the said premises and have absolute right and

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power to hold, occupy and deal with ~~the~~ ^{43/3} ~~premises~~ ²⁰²³ off the said premises and to
every part thereof and to dispose off the same to any third party:
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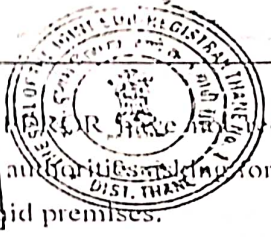


AND WHEREAS the TRANSFEROR out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) They are the absolute and lawful owners of the said premises and are the bonafide members of the said society and no other person/s has/have right, title or interest in the said premises and they are sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The TRANSFEROR have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR have not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) The TRANSFEROR have paid all the necessary charges of any nature whatsoever in respect of the said premises and the

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TRANSFEROR has not received any notice from any statutory body or authorities regarding the requisition and/or acquisition of the said premises.

- F) The TRANSFEROR in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- G) Neither the TRANSFEROR nor any of their predecessors in title has/have received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- H) The TRANSFEROR have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.
- I) The TRANSFEROR are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.
- J) The TRANSFEROR have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR have all the right, title and

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interest to enter into this agreement with the TRANSFEREES
various term and conditions as stated herein.

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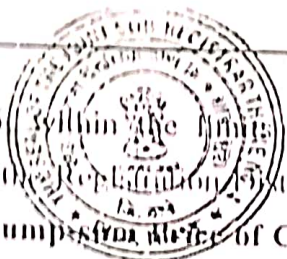
AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at and for Lump-sum Price / Consideration of Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same have been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR hereby agree to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises being Flat No. 1006, admeasuring 44.25 Sq.Mtrs (Carpet) area and Exclusive area of then said Flat is 4.58 Sq.Mtrs aggregating to 48.83 Sq.Mtrs Total area on 10th Floor, along with One Covered parking space, of the Building No. 3, in the "Emerald Co-operative Housing Society Ltd.", of the "Shamrock", in the Godrej Emerald standing on the property bearing Survey No. 91/1/1A, 91/2A, 109/30/1/B pt, 109/30/4A, 109/33, 109/34, 102/2B, 102/2C, 102/3B pt, 103/4 pt, 103/5/B/2, 103/3A pt, 102/1 Village - Bhayenderpada, lying, being and situated at Ghodbunder Road, Bhayenderpada, Thane (W) -

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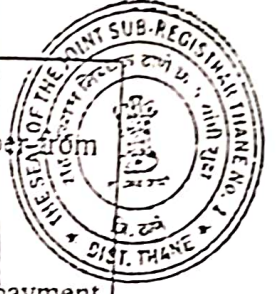
within the limits of Thane Municipal Corporation and District and Sub-District of Thane, as and for a Lumpsum sum of Consideration Rs. 77,00,000/- (Rupees Seventy Seven Lakhs Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

2. The TRANSFEREES have agree to pay to TRANSFEROR Lumpsum Price / Consideration of Rs. 77,00,000/- (Rupees Seventy Seven Lakhs Only) in the following manner :-
 - a. Rs.10,000/- (Rupees Ten Thousand Only) by Ref No.IRW4978684 Dated 01/07/2023 Drawn on SBI as Token Money before execution of this Agreement.
 - b. Rs.1,13,000/- (Rupees One Lakhs Thirteen Thousand Only) by NEFT no. SBIN323183606521 Dated 02/07/2023 Drawn on SBI as the Part Payment.
 - c. The TRANSFEREES have agree to pay TDS of Rs. 77,000/- (Rupees Seventy Seven Thousand Only) i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFEROR.
 - d. Balance Amount of Consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) shall be arranged by obtaining loan from any Bank / Financial Institution as Full and Final Payment after registration of this Agreement and within 45 days from handing over Mortgage NOC from

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Society, all Original Document and other related papers from
the TRANSFEROR to TRANSFEREES.



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3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.
4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions. The TRANSFEROR shall also hand over their previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.
6. The TRANSFEREES hereby agree that, on becoming the members of the said society, the TRANSFEREES shall abide by all the bye-laws, rules and regulations adopted by the society.
7. The TRANSFEROR hereby state, declare and confirm that, the TRANSFEREES shall be entitled to get transferred the Electricity

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premises to their name and if acquired, the
their full and complete in that regard.

The TRANSFEROR, after taking possession of the said premises, shall be entitled to have held on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREE can hold the same for and to the use and benefit for themselves, their heirs, executors, administrators for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on their behalf or who may claim through them or in trust for them, subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFEROR hereby declare that, the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by them i. e. all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance and other charges, etc. upto date of possession will be cleared by TRANSFEROR. The TRANSFEREE declare that they will clear off all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

10. The TRANSFEROR further declare that, they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this agreement or transferring the said premises as purported to be

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done hereby or whereby and / or hindered in enjoying the rights title
to be conferred or transferred hereby in their favour whereby
quiet and peaceful possession or enjoyment of the TRANSFEREES
in respect of the said premises may be disturbed. In the event
contrary being found, the TRANSFEROR shall indemnify and keep
indemnified the TRANSFEREES from any loss caused to the
TRANSFEREES because of the defect in title.

11. The TRANSFEROR shall obtain the necessary No Objection Certificate (NOC) from the "Emerald Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFEROR have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEROR hereby agree, assure and declare that there is no suit or litigation pending in any court of law in respect of the said premises.
14. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render their fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.

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The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and other affidavits and declaration as and when necessary for effecting transfer of the said premises in favour of the TRANSFEREES.

16. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. This agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 1006, admeasuring 44.25 Sq.Mtrs (Carpet) area and Exclusive area of then said Flat is 4.58 Sq.Mtrs aggregating to 48.83 Sq.Mtrs Total area on 10th Floor, along with One Covered parking space, of the Building No. 3, in the "Emerald Co-operative Housing Society Ltd.", of the "Shamrock", in the Godrej Emerald standing on the property bearing Survey No. 91/1/1A, 91/2A, 109/30/1/B pt, 109/30/4A, 109/33, 109/34, 102/2B, 102/2C, 102/3B pt, 103/4 pt, 103/5/B/2, 103/3A pt, 102/1 Village - Bhayenderpada, lying, being and situated at Ghodbunder Road, Bhayenderpada, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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2023

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

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"



DR. MRS. PRIYA I. ROHRA
in presence of

- 1) BSSaini
- 2) F A Bhosale

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"

1) MR. DADASO J. JADHAV



2) MRS. PRANITA D. JADHAV
in the presence of

- 1) BSSaini
- 2) F A Bhosale



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RECEIPT ::

of MR. DADASO J. JADHAV 2) MRS. PRANITA D. JADHAV (TRANSFEREES), a sum of Rs.2,00,000/- (Rupees Two Lakhs only) as the Earnest Money Payment against the sale of Flat No. 1006, admeasuring 44.25 Sq.Mtrs (Carpet) area and Exclusive area of then said Flat is 4.58 Sq.Mtrs aggregating to 48.83 Sq.Mtrs Total area on 10th Floor, along with One Covered parking space, of the Building No. 3, in the "Emerald Co-operative Housing Society Ltd.", of the "Shamrock", in the Godrej Emerald situated at Ghodbunder Road, Bhayenderpada, Thane (W) - 400615, in the following manner :

Sr. No.	Rupees	NEFT No.	Dated	Drawn on
1)	Rs.10,000/-	IRW4978684	01/07/2023	SBI
2)	Rs.1,13,000/-	SBIN323183606521	02/07/2023	SBI
3)	Rs.77,000/-			TDS

*Subject to realization of Cheque.

Rs. 2,00,000/-
I SAY RECEIVED

DR. MRS. PRIYA I. ROHRA
"TRANSFEROR"

WITNESSES :-

- 1) B S Saini
- 2) A Bhasin

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दस्ता क्र. 4393	2023
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Original/Duplicate	



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November 09, 2017

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 3039 दिनांक: 09/11/2017

मि. वि. नं. 12/246-2017
मि. वि. नं. 12/3246-2017
मि. वि. नं. 12/3246-2017
मि. वि. नं. 12/3246-2017

नोंदणी फी	₹. 30000.00
इसत हाताळणी फी	₹. 3000.00
पूनोंची संख्या: 150	
एकूण:	₹. 33000.00

मि. वि. नं. 12/246-2017
मि. वि. नं. 12/3246-2017

(Signature)
JSR/MIRAJ/NE12

(जी. धी. सातदिवे)
सत दुस्यम निबंधक वर्ग - २
ठाणे क्र. १२

मि. वि. नं. 12/246-2017
मि. वि. नं. 12/3246-2017
मि. वि. नं. 12/3246-2017
मि. वि. नं. 12/3246-2017

(Signature)

ट न न १

दस्त क्र. ५३५३

२०२३

महाराष्ट्र शासन २०

३६

नोंदणीचे प्रमाणपत्र

क्रमांक टिपनए/(टिपनए)/एचएसजी/(टिपी)/३४९२१/सन-२०२२
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

एमराल्ड को-ऑप. हौसींग

सोसायटी लि.,

गोदरेज एमराल्ड, टॉवर नं. १ ते ७, विंहेम हिल्स, जी.वी. रोड, भाईंदर पाडा,
ठाणे (प), ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) आणि कलम १५४(ब)(२) अन्वये नोंदणी क्रमांक टिपनए/(टिपनए)/एचएसजी/(टिपी)/३४९२१/दिनांक २०/१०/२०२२ ने नोंदण्यांत आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- २०/१०/२०२२



(डॉ. अत्रिनाश भागवत)

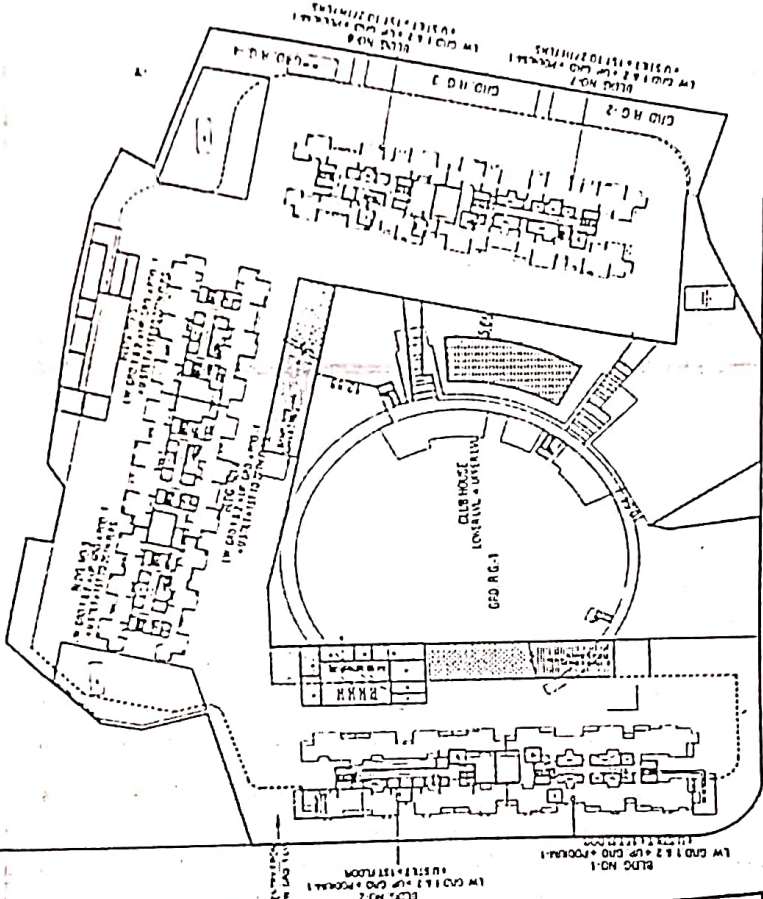
उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

Annexure "C"
PHASE OF PROJECT



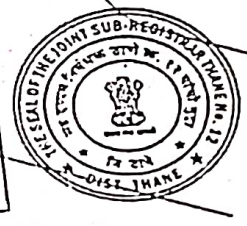
त न न १	
दस्त क्र. ५३५३	२०२३
२९	३६



This plan has been approved/sanctioned by TMC vide
V.P.5060084/10 TMC/TDD/1902/16 dated 24/08/2016



त न न १२	
दस्त क्र. ३२४६	२०१७
५३	१५०



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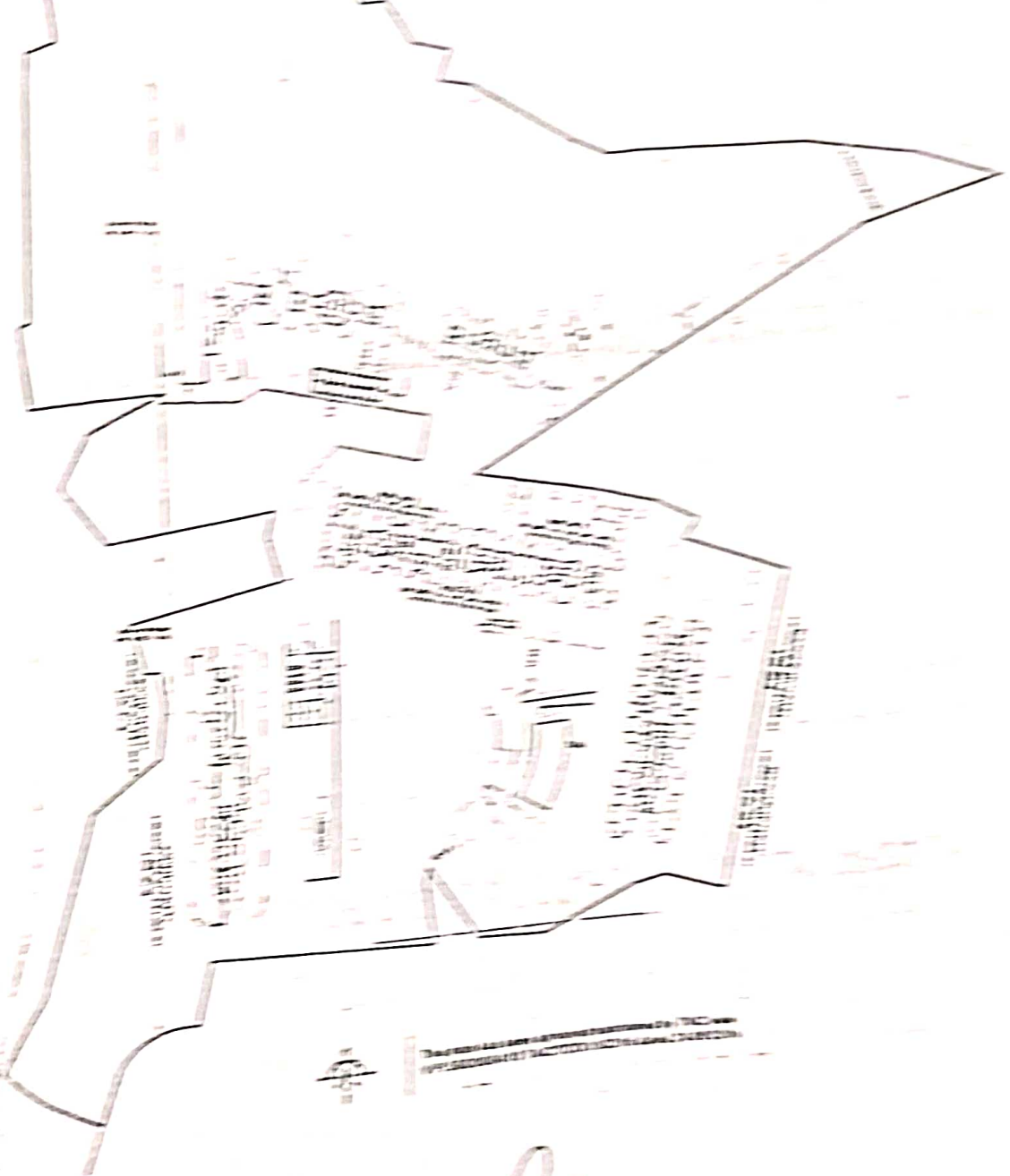
Piadhv

LAND PLAN



20	22
3843	3022
6	9

टन १२	
२२	२२
२२	२२



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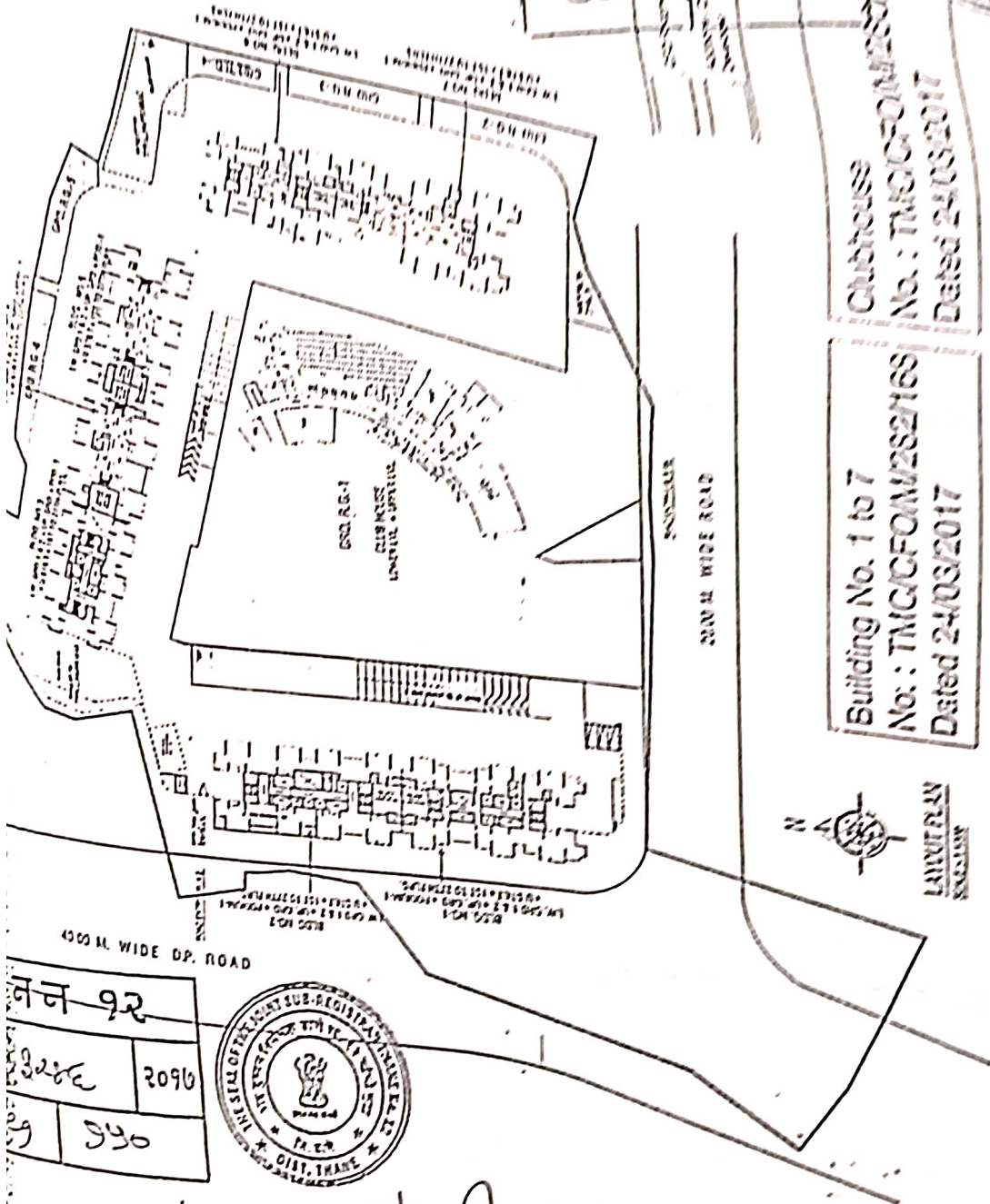
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CFO LAYOUT PLAN

ट न ल १	
दस्ता क्र. ५२५३	२०२३
३०	३६



Clubhouse
No. : TNG/CFO/M/282/169
Dated 24/03/2017

Building No. 1 to 7
No. : TNG/CFO/M/282/169
Dated 24/03/2017

LAWYER
KALAN

नं १२	
३२५६	२०१६
१९	१५०



[Handwritten signatures]
P. Pradhy

Godrej Greenview Housing Pvt. Ltd.
Regd. Office : Godrej Group,
5th Floor, Panchsheel Marg,
Eastern Express Highway,
Vileparle (E), Mumbai - 400 073 India
Tel : +91 22 6160 8500
Fax : +91 22 6160 8500
Website : www.godrejgreenview.com
CIN : U70102MH2015PTC024491

CAR PARKING ALLOCATION LETTER

Dated: 26/05/2023

To,
Dr. Priya I Rohra
S-2/1401, Purnashanti Heights, Opp Prabhat Talkies,
Station Road,
Thane 400601
Maharashtra India

Subject: Allocation of Car Parking Space for Flat No 1006 ("said Flat") on 10th Floor, in the T3-Shamrock ("said Building") in project known as "Godrej Emerald Thane", situated at Ghadbander road, Bhyanderpada, Thane W- 400615 Maharashtra.

We are pleased to inform you that the Developer has allocated Car Parking Space bearing Nos. L2-209 at LOWER GROUND2 ("Car Parking Space") of the said Building.

Please however note that you shall at no time have the ownership or title over the said Car Parking Space allocated herein, except for the limited right to use the same as per the applicable terms and for the purposes specified. The said Flat along with the Car Parking Spaces will be treated as a single indivisible unit for all purposes and under applicable law, including but not limited to Real Estate (Regulation & Development) Act, 2016 and Rules framed thereunder. The Car Parking Space, being an integral and indivisible part of the said Flat, cannot be detached therefrom and it is thus incapable of being sold or dealt with independently.

You shall not transfer the right to use the Car Parking Space in favour of any third party independent of the conveyance, sale, transfer and assignment of the said Flat. All clauses of the Agreement for Sale, including but not limited to the use, termination and resumption of the said Flat shall, mutatis mutandis, apply to the Car Parking Space.

For Godrej Greenview Housing Private Limited

Authorized Signatory

ट न न १	
दस्त क्र ५३५३	२०२३
३२	३६



RERA No: P51700000120 Web - <http://maharera.mahaonline.gov.in>

(Signature)

Godrej