

392/10628

पावती

Original/Duplicate

Monday, December 28, 2020

नोंदणी क्र.: 39M

3:45 PM

Regn.: 39M

पावती क्र.: 11218 दिनांक: 28/12/2020

गावाचे नाव: खैरणे

दस्तऐवजाचा अनुक्रमांक: टनन8-10628-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे. अनिष कमर्शियल प्रायव्हेट. लिमिटेड., तर्फे अधिकृत सहकर्ता विजय कुमार मखिजा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 31880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:04 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मूल्य: रु. 11142000 /-

मोबदला रु. 11149655/-

भरलेले मुद्रांक शुल्क : रु. 334500/-

सह दुय्यम भिबंधक ठाणे क्र-८

1) देयकाचा प्रकार: By Cash रक्कम: रु 1880/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009070765202021E दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

Vijay Makhija



28/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 10628/2020

नोंदणी :

Regn.63m

गावाचे नाव : खैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11149655
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11142000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: युनिट नं. 7,3 रा मजला,एल्लोरा ओलीयराईस,प्लॉट नं. ए-786,टी टी सी इंडस्ट्रीयल एरीया,खैरणे,नवी मुंबई,क्षेत्र. 129.16 चौ. मी. कारपेट + 7.09 चौ. मी. बाल्कनी + 18.50 चौ. मी. ए.एच.यु. ( ( Plot Number : ए-786 ; ) )
(5) क्षेत्रफळ	1) 129.16 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:-मे. भुमी नेट सिटी तर्फे सोल प्रोप्रायटर श्री. विजय रावजी गजरा यांच्या तर्फे कु. मु. म्हणुन. हिमत जेटालाल भानुशाली -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 08, सेक्टर नं. 11, जुईनगर रेल्वे स्टेश च्या समोर, सानपाडा, नवी मुंबई. , रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AEDPG2541P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. अनिष कमर्शियल प्रायव्हेट. लिमिटेड., तर्फे अधिकृत सहिकर्ता विजय कुमार मखिजा -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: ए-32, बँक पोर्शन नारणीय आय एन डी एल एरिया, फेस-१, न्यु दिल्ली साऊथ पश्चिम, दिल्ली. डी एल, रोड नं. -, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110028 पॅन नं:-AAFCA5038A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10628/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	334500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

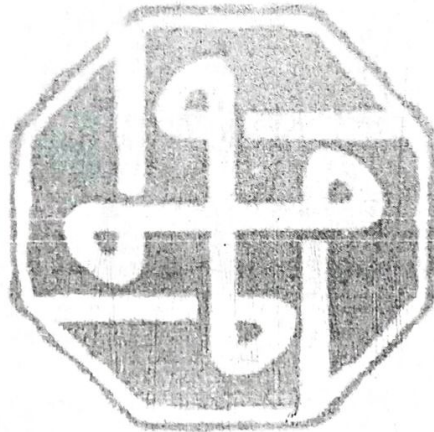
सह दुय्यम निबंधक ठाणे क्र-८



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANEESH COMMERCIAL PVT LTD	eChallan	69103332020122710690	MH009070765202021E	334500.00	SD	0004203699202021	28/12/2020
2		By Cash			1880	RF		
3	ANEESH COMMERCIAL PVT LTD	eChallan		MH009070765202021E	30000	RF	0004203699202021	28/12/2020

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

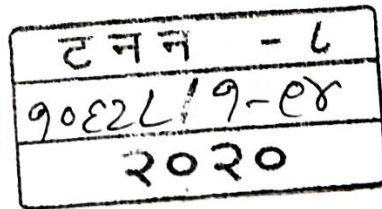


Pre-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20201227793	27 December 2020,01:43:25 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	21/228/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखतव्यारीतील औद्योगिक भूखंड				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक चौ मीटर
21000	50700	60000	76500	60000	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	185.7चौ मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.60000/-
उद्दवाहन सुविधा -	नाही	मजला -			
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी )					
= (60000 * (100 / 100 ) )					
= Rs.60000/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 60000 * 185.7					
= Rs.11142000/-					
Applicable Rules = 3					
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन 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					
= A + B + C + D + E + F + G + H + I					
= 11142000 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.11142000/-					

Home

Print

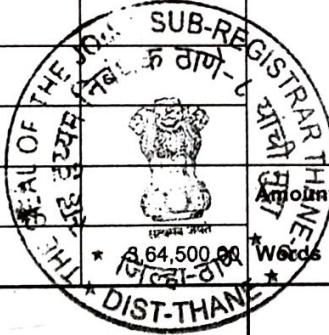




CHALLAN  
MTR Form Number-6



GRN	MH009070765202021E	BARCODE	[Barcode]		Date	26/12/2020-21:57:26	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)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			Full Name	ANEESH COMMERCIAL PVT LTD			
Location	THANE			Flat/Block No.	Unit No 7, 3rd Floor, ELLORA OLEARISE			
Year	2020-2021 One Time			Premises/Building	Plot No A-786, TTC Industrial Area, Khairane			
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	334500.00		Plot No A-786, TTC Industrial Area, Khairane					
0030063301 Registration Fee	30000.00		Area/Locality					
			Navi Mumbai					
			Town/City/District					
			PIN					
			4 0 0 7 0 9					
			Remarks (If Any)					
			SecondPartyName=BHOOMI NET CITY-CA=11149655					
			Amount In Words					
			Three Lakh Sixty Four Thousand Five Hundred Rupees					
Total	₹ 64,500.00		Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.		69103332020122710690		2650856158	
Cheque/DD No.	Bank Date		RBI Date		26/12/2020-21:59:44		Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



टनन - ६  
१०६२६१२-९४  
₹ 64,500

Department ID :

Mobile No. : 9324972188

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

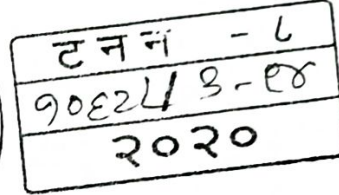
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

## AGREEMENT FOR SALE

This Agreement for Sale is made at Navi Mumbai, Maharashtra on the 26<sup>th</sup> day of December, 2020.

Between

**M/S. BHOOMI NET CITY**, a Sole Proprietary Firm of **SHRI VIJAY RAVJI GAJRA**, (PAN:AEDPG2541P) having its Office at Plot No. 08, Sector – 11, Opposite Juinagar Railway Station, Sanpada, Navi Mumbai (the “**Promoter**”) (which expression shall unless it be repugnant to the meaning and context thereof be deemed to mean and include his heirs, executors and administrators and assigns) of the ONE PART.



**M/S. ANEESH COMMERCIAL LTD.**, adult, and Indian Inhabitant, residing (PAN No. AAFCA5038A), having their address at **A-32, Back Portion Naraina INDL Area, Phase-1, New Delhi South West Delhi DL-110028, India..**hereinafter to as (the “**Allottee**”) which expression shall unless repugnant to the context include his permitted successors, nominees and assigns and heir being the Party of Other part.

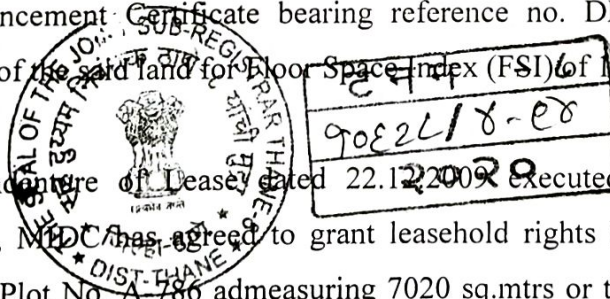
(Party to One Part and Party to Other Part are collectively hereinafter referred to as “**Parties**”)

### Whereas

A. Vide an Agreement dated 29.03.2007 executed between Maharashtra Industrial Development Corporation (the “**MIDC**”) and M/s. Unitech Automobiles Private Limited (the “**Unitech**”), the MIDC has agreed to grant Unitech leasehold rights of all that piece and parcel of land bearing Plot No. A-786 admeasuring 7020 sq.mtrs or thereabouts (the “**said land**”), situated at Trans Thane Creek Industrial Area, within the Village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration

Sub-District Thane, District and Registration District Thane. The said agreement dated 29.03.2007 is duly registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 2288 /2007 on 30.03.2007. The said land is more particularly described in "First Schedule". A copy of the layout plan of said land is appended hereto as 'Annexure-1'.

- B. Vide agreement dated 29.03.2007 made between MIDC and Unitech, the MIDC has granted 'leasehold rights' in respect of said land in favour of Unitech for the term of 95 years from 29.12.2006.
- C. Vide letter dated 29.10.2007 issued by MIDC bearing reference no. MIDC / FIRE / PROV/ NOC/1587, Unitech has obtained Provisional Fire NOC stating grant of provisional Fire NOC Certificate in respect of the said land upon such terms and conditions as mentioned therein.
- D. Vide Development Agreement dated 30.12.2007 Unitech has granted to the Promoters development rights in respect of the said land for such terms and conditions as mentioned in the said development agreement. The said development agreement dated 30.12.2007 is duly registered bearing reference no. 00292/2008 dated 11.01.2008. Vide letter dated 17.12.2008 issued by MIDC, the Promoters have obtained in the name of the Unitech, a Modified Commencement Certificate bearing reference no. DE/SPA/A-5362/2008 in respect of the said land for Floor Space Index (FSI) of 1.
- E. Vide Indenture of Lease dated 22.12.2009 executed between MIDC and Unitech, MIDC has agreed to grant leasehold rights in respect of said land bearing Plot No. A-786 admeasuring 7020 sq.mtrs or thereabouts on payment of premium and rent and subject to the terms, conditions, covenants and stipulations more particularly set out therein. The said indenture of lease dated 22.12.2009 is duly registered with the office of the Sub-Registrar of Assurances at Thane bearing reference No. 07335 /2009 on 22.12.2009.



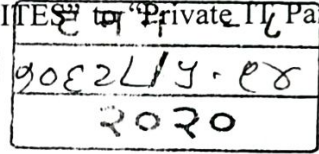
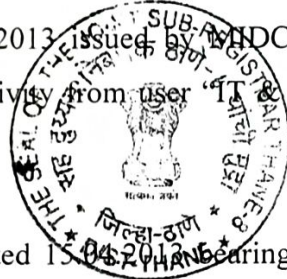
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F. Vide order dated 29.11.2011, MIDC granted a final Transfer Order bearing ref. no. MIDC/ROMHP/TTC/A-786/7740 for the transfer of leasehold rights in respect of said land from Unitech to the Promoters at such transfer cost and on the terms and conditions set out in the said Order. A copy of the said Transfer Order dated 29.11.2011 is appended hereto as "Annexure-2".

G. Vide Deed of Assignment dated 31.12.2012, executed between Unitech and the Promoter, Unitech has transferred and assigned all their leasehold rights, title, interests, benefits in respect of the said land along with structures standing in favour of the Promoters for such consideration and upon such terms and conditions as contained therein. The said deed of assignment dated 31.12.2012 is duly registered before Sub-Registrar of Assurances at Thane bearing reference no. TNN-6 / 35 / 2013 on 02.01.2013.

H. Vide letter dated 14.03.2013 issued by MIDC the Promoters have obtained consent for changing activity from user "IT & IITES" to "Private IT Park" in respect of the said land.



I. Vide Letter of Intent dated 15.04.2013 bearing reference no. DICT/ITPARK LOI/EO/111/2013/1150 issued by General Manager, District Industries Centre, Thane the Promoter has obtained the approval for Private Information Technology Park in respect of the said land.

J. Vide letter dated 05.07.2016, the General Manager, District Industries Centre Thane, has extended the Letter of Intent dated 15.04.2013 upon such terms and conditions as mentioned therein. A copy of the said Letter for extension dated 05.07.2016 has been perused by the Allottee.

K. Vide letter dated 12.07.2016 bearing reference no. DE/MHP(C)/L19255/2016 MIDC granted permission to the Promoter for utilization of FSI of 1.130 and thereby confirmed the proposal for 2 FSI on payments of certain amounts as mentioned therein. The Promoters have already paid the said amounts to MIDC.

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L. Vide letter dated 18.07.2016 bearing reference no. DE/ MHP / SPA /I/ C25851/ of 2016 issued by MIDC, the Promoter has obtained revised Development Permission cum Commencement Certificate and sanction of lay out plan/ building plan in respect of said land to construct a Commercial IT building of Ground plus 6 upper floors along with amenities mentioned therein utilizing 1.130 (7936.514 sq.mtrs) of Floor Space Index out of the permissible 2 FSI (14040 sq.mtrs) for the use of "PRIVATE IT PARK" (the "said project").

M. The Promoters have informed to the Allottee that the Promoter is constructing additional floors by utilizing the balance unconsumed FSI for which Promoter has received sanction of layout plan/ building plan and obtained separate commencement certificate from the MIDC.

N. Vide letter dated 06/08/2019 bearing reference no. EE/DN.II/MHP/SPA/C60191/ of 2019 issued by MIDC, the Promoter has obtained amended Development Permission cum Commencement Certificate and sanction of lay out plan/ building plan in respect of said land. In accordance with the sanctioned plan, presently the Promoter is entitled to construct a Commercial IT building of Ground plus 10 upper floors along with amenities mentioned therein The said project is known as "ELLORA OLEARISE" more particularly described in "Second Schedule". A copy of Development Permission cum commencement certificate cum sanctions issued by MIDC dated 06/08/2019 bearing reference no. EE/DN.II/MHP/SPA/C60191/ of 2019 is appended hereto as "Annexure-3".

O. Vide letter dated 27/11/2019, the General Manager, District Industries Centre Thane, has issued Letter of Intent upon such terms and conditions as mentioned therein. The said Letter for extension dated 27/11/2019 has been perused by the Allottee.

P. The Promoter intends to develop in future by utilizing entire potential FSI as available under the IT Policy of Maharashtra. The Promoter shall apply for revised Development permission and amended commencement certificate

before MIDC or any other competent authority. The entire project of Commercial IT building along with the sanctioned amenities shall be known as "ELLORA OLEARISE". A copy of sanctioned plan is appended hereto as "Annexure-4". In addition the Promoter is providing amenities in the said land are more particularly described in "Third Schedule"

- Q. Vide Power of Attorney dated 02/05/2017 the Promoter has granted a Power of attorney in the name of Mr. Himat Jethalal Bhanushali for the purpose of registration of this Agreement. A power of attorney dated 02/05/2017 is duly registered before Sub - Registrar Assurance at thane on 02/05/2017 having serial No. TNN8-5851-2017.
- R. Promoter has appointed an Architect registered with the Council of Architect being 'PROGRESSIVE ARCHITECTS PLANNERS & ENGINEERS'.
- S. Promoter has appointed a <sup>Sanctioned</sup> Engineer 'ADHARSHILA CONSULTANTS RCC & STEEL STRUCTURES', for the preparation of the structural design and drawings of the building.
- T. Allottee has demanded from Promoter and the Promoter has given inspection to Allottee of all the documents of title including copies of "Agreement to Lease", "Lease Deed", MIDC transfer order, Deed of Assignments, Development Permission cum Commencement Certificate, sanctioned plans, proposed plans and of such other documents as are specified under applicable statute and rules and regulations. The Allottee has also perused 'Certificate of Title' dated 21.07.2017 in respect of said land issued by Advocate Abhishek Bhide, appended hereto as "Annexure - 5". In addition the Allottee has perused the 'Architect Certificate' and the drawing certifying the carpet area of various unit along-with limited common area in respect of each unit and supporting documents. The Allottee has also seen a layout plan of said project and understood that 'he said project is to be developed for "Private IT Park"'.  
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१०८२४/०-०८
२०२०

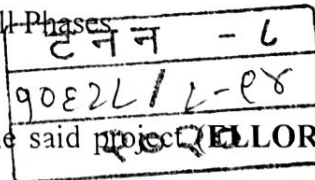
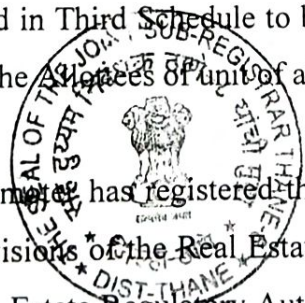
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U. While sanctioning the plans vide Development permission cum commencement Certificate dated 18.07.2016 and amended Development permission cum commencement Certificate dated 06.08.2019, the MIDC has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter when developing the said land. Upon due observance and performance of such terms and conditions only the completion and occupation certificate in respect of the said project shall be granted by the concerned local authority. Promoter shall accordingly commence construction of the said project in accordance with the sanctioned plans.

V. Based upon proposed plan of 10 floors to be constructed read with sanctioned plan and supporting documents, Allottee has evinced interest in acquiring a unit in the said project. Accordingly Allottee has applied to Promoter /requested for allotment of bare shell '**Unit No.7** (Information Technology Unit) admeasuring carpet area of **129.16 sq.mtrs on 3rd floor**' (the "**said unit**") which is more particularly described in "**Fourth Schedule**". A copy of Floor Plan on which said unit is situated is appended hereto as "**Annexure-6**" and the said unit is marked in floor plan. In addition, without any further monetary consideration, the Allottee is entitled to open balcony of the said unit is **7.09 sq.mtrs.**, AHU of the said unit is **18.50 sq. mtrs.** Being ancillary area (the "**additional area**"). The said additional area is shown in the floor plan.

W. The Promoter has represented to the Allottee that the common amenities as specified in Third Schedule to be constructed on the said land are to be shared among the Allottees of all Phases

X. The Promoter has registered the said project (**CELLORA OLEARISE**) under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration No. **P51700005566**. A copy of the certificate of registration is appended hereto as "**Annexure-7**".



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Y. The Allottee has offered to pay to the Promoter **Rs. 1,11,49,655/- (Rupees One Crores Eleven Lacs Forty Nine Thousand Six Hundred Fifty Five Only)** for transfer of said unit on ownership basis as per Terms & Conditions of Lease Agreement with MIDC and its GDCR in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of **Rs. 65,00,000/- (Rupees Sixty Five Lacs Only)** of the unit agreed to be sold by Promoter to Allottee, the receipt whereof the Promoters do hereby admit and acknowledge. Allottee has agreed to pay to other statutory charges in the manner and upon the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. PROJECT:**

1. The Promoter shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the competent authority with ~~only such~~ variations as may be required to utilize the total FSI and ~~approved by the competent authority~~ or the Government.
2. If required, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors due to additional FSI being available or otherwise. In such cases the Promoter shall seek prior consent of the Allottee, if such addition / alteration is adversely affecting the unit allotted to the Allottee.
3. The Promoter has represented to the Allottee that the promoter shall take necessary permission from the competent authority for the construction of additional floors over the present floors for the development of the project. The Allottee has seen the proposed plan of upper floors and has thereby given his/its consent for the construction of the same.



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## 2. DESCRIPTION OF UNIT:

1. The Allottee hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee bare shell 'UnitNo.7 (Information Technology Unit) admeasuring carpet area of 129.16 sq. mtrs on 3rd floor' (the "said unit") as shown in the floor plan appended as 'Annexure -6'. The said unit is more particularly described in 'Fourth Schedule'. In addition, without any further monetary consideration, the Allottee is entitled to open balcony of the said unit is 7.09 sq.mtrs., AHU of the said unit 18.50 sq. mtrs. being ancillary area (the "additional area"). The aggregate of carpet area and additional area is the "gross usable area" totalling to 154.75 sq. mtrs available for use by the Allottee.
2. Since the Promoter is selling bare shell unit, no amenities are provided in the said unit. The Allottee assures and undertakes that he shall carry out internal finishing like, wall paint and internal electrification at its own cost within two (02) months from the date the Promoter intimates the Allottee of the availability of said unit. Any delay in carrying out the above mentioned works would cause delay in obtaining occupancy certificate by Promoter for which no claim shall be against the Promoter would arise.



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## 3. CONSIDERATION:

1. It is mutually agreed by and between the parties that consideration for sale of said unit shall be Rs. 1,11,49,655/- (Rupees One Crores Eleven Lacs Forty Nine Thousand Six Hundred Fifty Five Only) (the "said consideration"). The said consideration amount does not include the other statutory payments which are to be paid separately by Allottee.
2. The Allottee has negotiated the consideration herein above by offering to pay to the Promoter balance amount of Rs.46,49,655 (Rupees Forty Six

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Lacs Forty Nine Thousand Six Hundred Fifty Five Only) in 60 Days from the date of this agreement other than statutory charges and MIDC transfer charges.

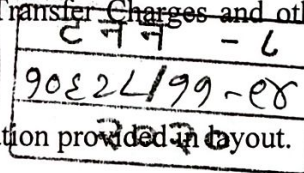
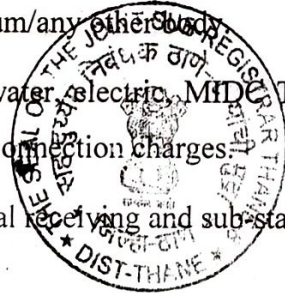
3. Allottee hereby agrees to pay the escalation on said consideration on following grounds:

- (a) Any increase on account of development charges payable to the competent authority.
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time.
- (c) Additional cost/charges imposed by the competent authorities.

#### 4. ADDITIONAL CHARGES:

The Allottee shall on or before delivery of possession of the said unit shall pay to the Promoter further amount on following account:

- (a) Proportionate share of taxes and other charges/ levies in respect of the Society/Condominium/any other body.
- (b) Expenses towards water, electric, MIDC Transfer Charges and other utility and services connection charges.
- (c) Expenses of electrical receiving and sub-station provided in layout.



#### 5. MODE OF PAYMENT:

1. All payment shall be made by Allottee by drawing cheque/ DD in the name of "BHOOMI NET CITY" A/c. No "164811100003396" in Andhra Bank, Sanpada branch payable at Navi Mumbai or other account as Promoter may intimate subsequently to the Allottee. Allottee shall separately pay MIDC transfer charges if any and other statutory dues which may be levied from time to time.

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2. Allottee shall be entitled to deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction made.

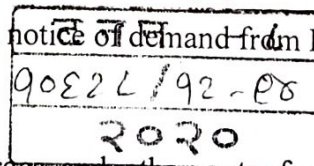
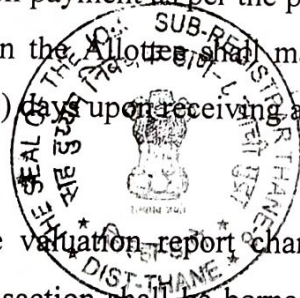
Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate is received by Promoter from Allottee.

3. The Allottee has made a payment of **Rs.65,00,000/-** (Rupees Sixty Five Lacs Only) towards booking of the said unit which has been adjusted against the consideration as mentioned hereinabove. In addition the Allottee shall make payment other than statutory charges as stated in clause number 3.2.

#### 6. PAYMENT OF STATUTORY DUES:

1. In addition to the Consideration of said unit as above the Allottee shall pay to Promoter any statutory charges (as made applicable or amended from time to time) like MIDC transfer charges if any, MSEDCL Deposit, water connection charges or any other charges, levy, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter then the Allottee shall make over such payment to Promoter within Ten (10) days upon receiving a notice of demand from Promoter.

2. The valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. Promoter undertakes to make themselves available through authorized representative



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for purpose of registration at fifteen (15) working days notice from Allottee. The Promoter shall not be liable under any law for any delay, latches and / or negligence shown by the Allottee in presenting this agreement for registration before the competent authority. The Allottee indemnifies the Promoter against any claim, action, judgment, cost, expenses, penalties that may arise on Promoter due to inaction or non compliance of obligation under this Agreement or under any other law.

3. The Allottees indemnify and keep indemnified the Promoter against any payment to be made to the concerned department on account of statutory charges whether in present or in future.

#### 7. NOTICE OF DEMAND:

1. Upon the installment of consideration and other charges becoming due, Promoter shall issue a notice of demand giving at least fifteen (15) working days time from date of notice to Allottee for making the payment. The said notice of demand shall be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.
2. Notice of demand shall be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post at the address mentioned in notice clause of this agreement and such dispatch shall be treated as sufficient compliance from Promoter. Thereafter Allottee shall be barred from claiming non receipt of the notice of demand.
3. Timely payment of all the above installments/amount on their respective due dates and any other sum payable under this agreement is the essence of this contract/Agreement. The possession of the said unit shall be handed over to Allottee by Promoter only upon receipt of all payments mentioned in this agreement.



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**8. DEFAULT BY ALLOTTEE:**

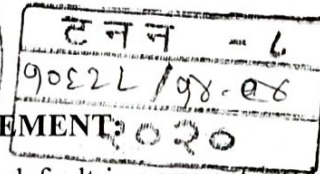
1. Following shall deemed to be a default on the part of Allottee:

- (a) Default in making timely payment of sums due as mentioned in this agreement;
- (b) Creating nuisance on the site resulting in danger/damage to the said project, said land, threat to life;
- (c) Delay in accepting the possession of the unit within a period of two (02) months of intimation to take possession by Promoter;
- (d) Refusing/ delay in taking membership of said Society/Condominium/any other body.
- (e) Breach of any terms and conditions of this agreement;
- (f) Breach of any law or provisions thereto.
- (g) Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority.

2. The Allottee shall not be in default if he corrects/ remedies such breach within fifteen (15) days of notice from the Promoter to the Allottee as per clause 9.

**9. TERMINATION OF AGREEMENT:**

1. On the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Allottee agrees to pay to the Promoter simple interest at the rate of SBI highest marginal cost + 2%, on all the amounts which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said consideration is payable by the Allottee to the Promoter till date of actual realization of payment. However such entitlement of interest shall not be deemed to be a waiver of Promoter's right to terminate this agreement as per the provisions of this agreement.

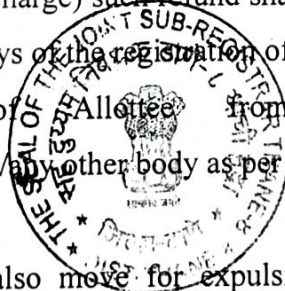


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2. Without prejudice to the right of the Promoter to charge interest in terms of sub clause 9.1 above, on the Allottee committing default as per clause 8.1 above and on the Allottee committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement.

Provided that, Promoter shall give another notice of fifteen (15) days in writing to the Allottee, by registered post AD at the address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter may terminate this agreement unilaterally.

3. Upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee the payments made by him till that date (subject to adjustment of 15% of payments received till that date as liquidated damages and service charge) such refund shall be issued within a period of thirty (30) working days of the registration of cancellation/termination deed and expulsion of the Allottee from the membership of Society/Condominium/any other body as per clause 9.4.



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4. The Promoter shall also move for expulsion of the Allottee from the membership of the Society/Condominium/any other body as per by laws, and submit a copy of termination notice to such Society/Condominium/any other body. No separate consent of Allottee will be required for such expulsion.
5. Upon intimation of termination of this Agreement the Promoter, shall be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may in his absolute discretion think fit.

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Provided that the Allottee shall not be entitled to raise any objection to termination made by the Promoter and that Promoter shall be authorized to unilaterally register the cancellation deed with the registrar *suo-moto* without any recourse to the Allottee.

6. The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the agreement.
7. The Promoter may at its own option approach the authority under RERA for declaration of cancellation of this agreement.

#### 10. DECLARATION BY THE PROMOTER:

Promoter hereby declares as follows:

1. Promoter hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Allottee, apply to the concerned local authority for occupation and completion certificate in respect of the said unit and obtain the said certificate as per the provisions of law.
2. The Allottee shall not hold the Promoter liable for any delay caused by 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or such other service connections necessary for occupying the said unit. The Allottee hereby indemnifies the Promoter from any claims made for delay on the above count.
3. That the Promoter would be entitled to put up sign boards, signages, neon sign boards displaying its name in any part of the project like terrace,

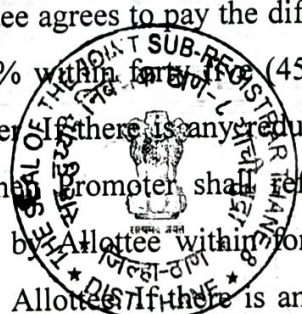


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common area and garden etc. The said board would be maintained by the Promoter at its own cost till the land is conveyed to the association of Allottees. The Allottee shall not raise any objection to said boards or create any nuisance or hurdle in putting and maintaining said boards.

4. The carpet area of the said Unit may vary up to 3% due to design and construction exigencies and therefore, the Promoter shall confirm the final carpet area of the unit that has been allotted to the Allottee after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In the event of there being difference of more than 3% between the actual carpet area of the said Unit from the carpet area as mentioned herein at the time of the offering the possession of the said Unit, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee agrees to pay the differential amounts, if the area is increased beyond 3% within forty five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money (without any interest) paid by the Allottee within forty-five days from such demand being made by the Allottee. If there is any increase in the carpet area of the said unit allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee shall pay such additional amounts within a period of forty five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said unit and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee.



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5. If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said unit to Allottee, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the unit the Allottee maintains the unit in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bathrooms, enclosing open balconies, AHU, extending rooms, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or Society/Condominium/any other body or association, this warranty shall stand lapsed. Further, in the following cases where the Allottee (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbour's unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoters shall not be invocable.



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11. **DECLARATION BY ALLOTTEE:**

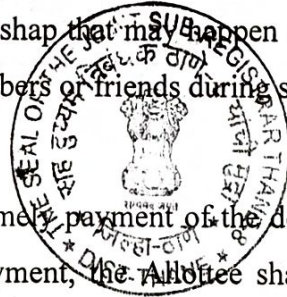
Allottee hereby declares as follows:

1. Allottee has verified the documents including title search report and is satisfied that the Promoter has absolute, clear, developable and marketable title to the said land so as to enable it to convey the lease of said land to the said Society/Condominium/any other body.

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2. Allottee shall not in any case interfere or object with the development activity undertaken in respect of said project and also more particularly for the said unit. Allottee accepts and understands that the Promoter shall be developing the additional floors and thereby entire building. Entire FSI belongs to the Promoter and Allottee shall not raise any claim or objection on such FSI being utilized by the Promoter.
3. Allottee is eligible and entitled to purchase the said unit and Allottee hereby assure, undertake and guarantee that the Allottee shall use the said unit or any part thereof or permit the same to be used for purpose of permitted IT use. Allottee shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Promoter nor claim any division or sub division of such common area.
4. If Allottee wishes to make a site visit before possession, prior written permission from Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Allottee or to any of his family members or friends during such visit.
5. Allottee shall make timely payment of the demand raised by the Promoter. In case of default in payment, the Allottee shall remedy the default within prescribed period. The Allottee shall not object to the cancellation of this agreement if the default continues.
6. The Allottee hereby covenants with the Promoters that they will obtain all necessary approvals / licenses and sanctions from the concerned authorities for carrying on its business and comply with all the conditions of such license, approvals/ sanctions and to take appropriate insurance policy and third party insurance at his / her / their own cost for their fixtures, goods and articles lying in the said unit.



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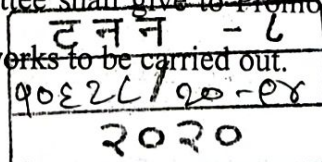
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7. Allottee has perused the proposed plan and the Allottee has no objection against the Promoter for obtaining revised commencement certificate utilizing the extended and additional FSI and construction of additional floors over the present floors by the Promoter.
8. The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the rights, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee whichever is later. Without obtaining the said certificates any document executed by Allottees in the name of third party shall be treated as 'void-ab-initio'.
9. The Allottee declares that it is entitled to purchase the said unit in the said project and accordingly has all the permissions and entitlement including permission from MIDC, Department of Industries and LOI. The Allottee also undertakes that the said permissions shall be always kept up to date and valid and shall be renewed from time to time.

## 12. UNDERSTANDING BETWEEN THE PARTIES:

The Promoter and the Allottee also agree to the following:

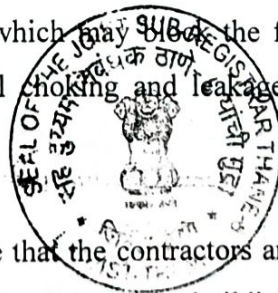
1. The Allottee shall be permitted/ allowed to commence interior works in the said Unit only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter and after making all payments as per this agreement. Prior to carrying out the interior works in the said unit, the Allottee shall give to Promoter, in writing the details of the nature of interior works to be carried out.
2. The Promoters have informed the Allottee that the said unit has railing along the glass facade. The Allottee hereby agrees, declare and undertake not to merge the said railing area with the office unit in any manner whatsoever.



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3. Promoter shall be entitled to inspect all interior works carried out by the Allottee. In the event Promoter finds that the nature of interior work being executed by the Allottee is harmful to the said unit or to the structure, facade and/or elevation of the said Building then, Promoter can instruct the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute. in case the same does not match with the details given to the Promoter as mentioned in clause 12.1 above and incase it require the approval of concerned authorities then allottee shall follow the rules and regulation laid down by concerned authorities.
  
4. The Allottee will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottees. All costs and consequences in this regard will be to the account of the Allottee.
  
5. The Allottee will further ensure that the contractors and workers (whether engaged by the Allottee) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may <sup>SUB</sup> obstruct the free flow of waste water, thus resulting in perennial <sup>कठोर</sup> choking and leakage in <sup>एनएम</sup> the Unit of the Building.
  
6. The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said unit or in the building and use only the toilets earmarked by Promoter for this purpose.
  
7. All materials brought into the said unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee and that Promoter will not be held responsible for any loss/theft/damage to the same.



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8. If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee at his/her/their/its own cost, and that Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee alone.
9. During the execution of interior works, if any of the Allottees contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said unit and the Building. Further, the Allottee shall be responsible for acts of such persons.
10. The Allottee shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works.
11. The Allottee shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.
12. The Allottee ensures that the contractors hired by the Allottees shall not use lift for the purpose of carrying the materials of interior work and if any damages is caused due to same it shall be repaired and brought to its original condition by the Allottee at their own expense within 30 days of written notice from the Promoter.
13. **DATE OF POSSESSION AND FORCE MAJEURE:**
  1. Promoter shall give possession of the said unit after obtaining part occupation certificate to the Allottee on or before **30<sup>th</sup> June, 2021** subject to receipt and realization of all amounts payable by the Allottee under this Agreement and receipt of all approvals from competent authority. After the



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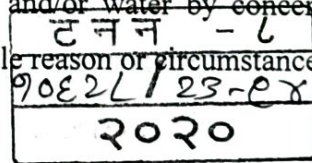
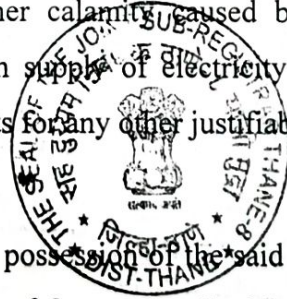
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Allottee has fulfilled all his obligations under this Agreement if the Promoter fails or neglects to give possession of the said unit to the Allottee on account of reasons other than the reasons prescribed in this agreement, then subject to written demand from the Allottee the Promoter shall be liable to refund to the Allottee the amounts already received by him in respect of the said unit with simple interest at the rate of SBI highest marginal cost + 2% from the date agreement the sum till the date the amounts and interest thereon is repaid.

Provided that until the entire amount and interest thereon is refunded to the Allottee by the Promoter the Allottee shall, subject to prior encumbrances if any, have a charge on the said unit.

2. That the Promoter shall be entitled to reasonable extension of time for giving possession of unit on the aforesaid date, if the completion of building in which the unit is to be situated is delayed on account of court / authority staying either in full or in part any part of the construction / development on the said land, non availability of construction material, war, flood, drought, fire, cyclone, earthquake Pandemic, Lockdown by Governmentor any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments for any other justifiable reason or circumstances.
3. The Allottee shall take possession of the said unit within two (02) months from the date of receipt of Occupancy Certificate in respect of said project. The Allottee must pay all outstanding dues including statutory payment before claiming possession of the said unit and also become member of the Society/Condominium/any other body by executing relevant documents.
4. On getting the occupancy certificate, the Promoter may handover possession of the said unit to the Allottee even though electricity and water supply have not commenced by the respective competent authorities. The



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Allottee shall not be entitled to raise any claim/ demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said unit to the Allottee, the Allottee shall be liable to bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

#### 14. RESERVATION FOR CAR PARKING :

1. Allottee has requested for reservation of one open car parking (the "car parking") to be used to park its motor vehicle. Accordingly, Promoter hereby reserves one car parking for exclusive use of Allottee. The car parking is subject to final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.
2. Allottee undertakes and assures not to raise objection in case of change in the present location of said car parking space as per Occupancy Certificate.
3. Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor i.e. other than the unit Allottee of said unit.
4. Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.
5. The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.
6. The Society/Condominium/any other body shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter.



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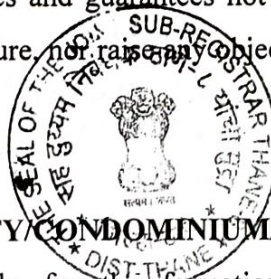
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7. The Allottee shall not park his/its Car/ vehicle in any space except for his/its designated car parking space.
8. The Allottee shall be allowed to park only ONE car and in case he/it park additional car the same shall be treated as breach of this Agreement.

OR

1. Allottee has informed the promoter that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said unit.
2. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.



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**15. FORMATION OF SOCIETY/CONDOMINIUM/ANY OTHER BODY:**

1. The Promoter shall apply for the formation and registration of a Society/Condominium/any other body (the "*said Society/Condominium/any other body*") within the prescribed time limit under the MAHA RERA. The Allottee shall for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said Society/Condominium/any other body and for the becoming a member, including the bye-laws of the said Society/Condominium/any other body. These documents duly filled in and signed shall be returned to the Promoter within seven (07) working days of the same being forwarded by the Promoter to the Allottee, so as to enable Allottee to become a member of the Society/Condominium/any other body. Any delays in signing and handing over of documents by the Allottee to the

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Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.

2. The Allottee shall be expelled from the said Society/Condominium/any other body if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

**16. CONVEYANCE:**

1. The Promoter shall within 4 (months) of receipt of occupancy certificate from MIDC or any other competent authority after construction of entire floors and receipt of complete amount of the said consideration execute a conveyance deed and convey a right, title and interest of the said land and building in the name of the Society/Condominium/any other body.
2. The Promoter is entitled to take part OC for phase wise construction of the project. However, the allottee/Society/Condominium/any other body shall not claim conveyance of the said land upon receipt of such part OC.
3. The charges, costs expenses for conveyance of said land shall be borne by the Allottee in proportion to his "gross usable area" and that the Allottee shall come forward to accept conveyance of the said land in the name of the Society/Condominium/any other body formed within two (02) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the Society/Condominium/any other body after Occupancy certificate.



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**17. MONTHLY MAINTENANCE DEPOSIT:**

1. Commencing a week after notice in writing is given by the Promoter to the Allottee that the said unit is ready for use and occupation, irrespective of the Allottee taking the possession of the said unit, the Allottee shall be liable for proportionate share of outgoings in respect of said land for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the

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maintenance of the said land. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.

2. The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for twelve months alongwith GST as "common maintenance charges" for the upkeep and maintenance of the said Project building. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society/Condominium/any other body as aforesaid.
3. After the formation of the Society/Condominium/any other body the Allottee shall bear and pay monthly maintenance charges directly to the Society/Condominium/any other body.

**18. UNSOLD UNIT IN SAID PROJECT:**

1. Promoter shall be inducted as a member of said Society/Condominium/any other body for unsold unit upon conveyance of said land to Society/Condominium/any other body.
2. Promoter shall be entitled to sell the unsold unit in said project without any separate permission or consent of Society/Condominium/any other body and the members of Society/Condominium/any other body. The prospective Allottee of such unsold unit shall be inducted by the Society/Condominium/any other body as members and no objection shall be raised either by existing members or the Society/Condominium/any other body.
3. Allottee or Society/Condominium/any other body shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoter to prospective Allottees.



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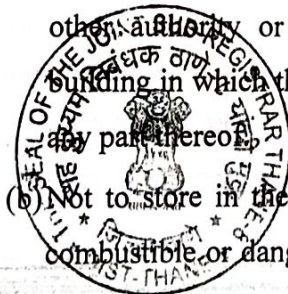
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4. Promoter shall also be entitled to car parking reserved for the unsold unit and the Society/Condominium/any other body or Allottee shall not stake claim on such parking.
5. Promoter shall be entitled to mortgage the said land and / or unsold unit of the said project with the financial institutions without any separate NOC from Society/Condominium/any other body or the members of Society/Condominium/any other body.
6. Promoter is entitled to all the rights of being a member of Society/Condominium/any other body i.e. right to attend meeting, right to vote in the meeting etc.

**19. POST POSSESSION OBLIGATIONS OF ALLOTTEE:**

Allottee himself/themselves with intention to bring all persons into whosoever hands the said unit may come, doth hereby covenant with the Promoter as follows :-

- (a) To maintain the said unit at Allottees own cost in good tenantable repair condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said unit is situated and the said unit itself or any part hereon
- (b) Not to store in the said unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of which goods is objected to by the concerned



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local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

(c) To carry out at his own cost all internal repairs to the said unit and maintain the said unit in the same conditions, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffering to be done anything in or to the building in which the said unit is situated or the said unit which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said unit is situated and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said unit without the prior written permission of the Promoter and/ or the said Society/Condominium/any other body, as the case may be.



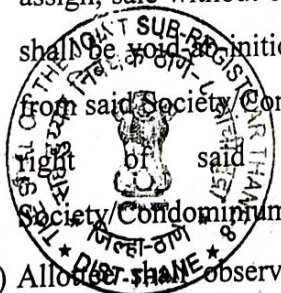
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- (e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.
- (g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said unit by the Allottee viz. for any purposes other than IT /ITES use.
- (h) Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter shall issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub-let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void ab initio. The Allottee shall obtain such permission from said Society/Condominium/any other body after the leasehold right of said land is conveyed to the said Society/Condominium/any other body.
- (i) Allottee shall observe and follow all the rules and regulations which the said Society/Condominium/any other body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and



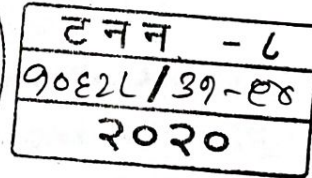
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maintenance of the said building and the said unit therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee shall also observe and follow all the stipulations and conditions laid down by the said Society/Condominium/any other body regarding the occupation and use of the said unit in the Building and shall pay and contribute regularly and punctually towards the charges, expenses, or other out-goings in accordance with the terms of this Agreement.

- (j) Till a conveyance of said land and the building in the said project is executed the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof, but only after prior notice.



**20. REGISTRATION OF THIS AGREEMENT**

1. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said unit unless all amounts as agreed upon in this agreement is paid by the Allottee to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottee shall have no claim save and except in respect of the said unit hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said land and the building thereon is conveyed to the said Society/Condominium/any other body.

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2. Allottee shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

**21. NOTICE:**

1. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Promoter, by Registered Post A.D. at his/her address specified below :-

**Address of Allottee:-**

**M/S. ANEESH COMMERCIAL PVT. LTD.**

A-32, Back Portion Naraina INDL Area, Phase-1, New Delhi South West  
Delhi DL-110028, India.

**Address of Promoter:-**

**Bhoomi Net City**

Office No.-1, Ground Floor, ElloraFiesta,Plot No.- 08, Sector - 11,

Opposite to Juinagar Railway Station,

Sanpada, Navi Mumbai

AND upon handing over of the possession of the said unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of unit handed over to the Allottee under this agreement.

2. That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by number which shall for all intents and purposes to consider as proper served on all the Allottees.



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**22. ALLOTTEE UNDERTAKING:**

1. The Allottee/s undertake hereby gives his/her/their express consent to the Promoters to raise any loan against the said land and/or the said project under construction and to mortgage the same with any bank or bankers or

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any other financial institutions/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Promoters at their own expenses on or before the conveyance of said land to the Society/Condominium/any other body.

2. It is clearly understood and so agreed by the Allottee that all the provisions contained herein and the obligations arising hereunder in respect of said project shall equally be applicable to and enforceable against any subsequent Allottees of the said unit, in case of a transfer, as the said obligations go along with the said unit for all intents and purposes.

**23. WAIVER NOT A LIMITATION TO ENFORCE:**

1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in delay in making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee.
2. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
3. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.



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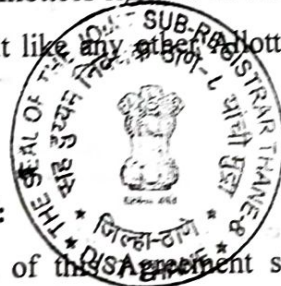
2. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

**27. INVESTOR CLAUSE:**

The Allottee has purchased the said Unit as an Investor. The Allottee intends to sell the said unit within a period of one year from the date of this Agreement. In the event the said Unit is sold within one year then the Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 2015. Without prejudice to the Allottees right as an Investor, the Allottee may continue to hold the said Unit like any other Allottee if he does not sell it within one year.

**28. SEVERABILITY:**

If any provision of the Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



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29. **FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

30. **GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

31. **ENTIRE AGREEMENT:**

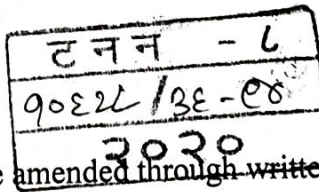
This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said unit, as the case may be.

32. **JURISDICTION:**

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Mumbai.

33. **RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the Parties.



**FIRST SCHEDULE**

**“SAID LAND”**

Leasehold piece and parcel of land issued by MIDC bearing Plot No A-786, admeasuring 7020 sq.mtrs or thereabouts, situated at Trans Thane Creek Industrial Area, within the Village limits of Khairane and within the limits of

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Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane, Maharashtra containing by and bounded as under:

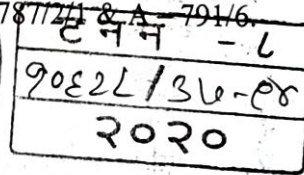
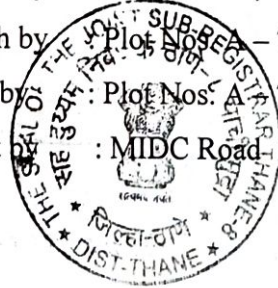
On or towards North by : MIDC Road, Plot Nos. A – 787 and A – 787/2/1.  
On or towards South by : Plot Nos. A – 785, A- 771 & A – 791/6  
On or towards East by : Plot Nos. A – 787/2/1 & A – 791/6.  
On or towards West by : MIDC Road

### SECOND SCHEDULE

#### “SAID PROJECT”

Commercial IT building of Ground + 10 upper floors consuming FSI of 1.79 (12593.55 sq.mtrs) of Floor Space Index out of the presently permissible 2 FSI (14040 sq.mtrs) in accordance with the sanctioned plan alongwith amenities a per the Third Schedule, on the portion of Leasehold piece and parcel of land issued by MIDC bearing Plot No. A-786, admeasuring 7020 sq.mtrs or thereabouts, situated at Trans Thane Creek Industrial Area, within the Village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane, Maharashtra bounded as under:

On or towards North by : MIDC Road, Plot Nos. A – 787 and A – 787/2/1.  
On or towards South by : Plot Nos. A – 785, A- 771 & A – 791/6  
On or towards East by : Plot Nos. A – 787/2/1 & A – 791/6.  
On or towards West by : MIDC Road



### THIRD SCHEDULE

#### A.COMMON AREAS &AMENITIES :

- ❖ The land Described in the first Schedule above (Subject to the right of exclusive uses that will be allotted to various unit
- ❖ The footings, RCC Structures and main walls of the building.

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- ❖ Staircase column and lifts in the building
- ❖ Common Drainage, Water and electrical lines
- ❖ Common Ground water storage tanks and water reservoirs plumbing machinery.
- ❖ Compound walls, Fencing and gates

**B.RESTRICTED COMMON AREAS & AMENITIES :**

- ❖ Terraces if any adjacent to the terrace unit and open balconies if any attached to unit shall exclusively belong to such respective unit.
- ❖ Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
- ❖ Partition walls between the two units shall be limited common property of the said two units.

**FOURTH SCHEDULE**

**"SAID UNIT"**

Unit No.7, (Information Technology Unit) admeasuring carpet area of 129.16 Sq.Mtrs. on 3<sup>rd</sup> Floor. In addition Allottee is entitled to balcony of 7.09 Sq.Mtrs. A.H.U of 18.50 Sq.Mtrs. in the project to be known as "ELLORA GARDENS" constructed on all the piece and parcel of land more particularly described in First Schedule herinaabove.



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**IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN**

**SIGNED, SEALED & DELIVERED**

**BY THE WITHIN NAMED "PROMOTER"**

**M/S. BHOOMI NET CITY**

Handwritten mark resembling a stylized 'N' or '2'.

Handwritten signature or initials.

Through Its Sole Proprietor



Sign



Photo

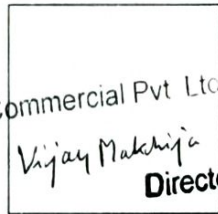


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**SHRI VIJAY RAVJI GAJRA**

SIGNED/ SEALED & DELIVERED BY  
BY THE WITHIN NAMED "ALLOTTEE"

For Aneesh Commercial Pvt Ltd  
Vijay Makhiya  
Director



Sign



Photo



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**M/S. ANEESH COMMERCIAL PVT. LTD.**

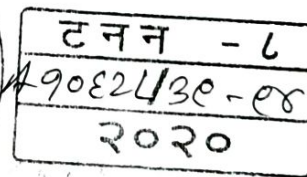
IN THE PRESENCE OF

1) Mahesh Dhona

Add - Koparkhurdane, sec-2A

2) Pranikanta Uelua

Add - Koparkhurdane, sec-2A



**RECEIPT**

Received with thanks from Allottee M/S. ANEESH COMMERCIAL PVT. LTD. adult, and Indian Inhabitant, residing at a sum of Rs. 65,00,000/- (Rupees Sixty Five Lacs Only) as part payment on execution hereof as per terms & conditions of this Agreement for Sale of bare shell Unit No. 7, (Information Technology Unit) on 3rd floor, in the project Known as "ELLORA OLEARISE" to be constructed on all that Leasehold piece and parcel of land issued by MIDC bearing Plot No A-786, admeasuring 7020 sq.mtrs or thereabouts, situated at Trans Thane Creek Industrial Area, within the Village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane, Maharashtra.

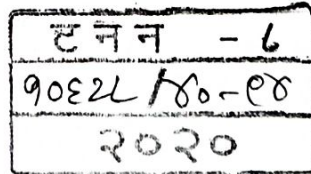
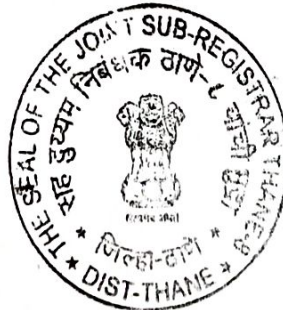
Date: 26/12/2020

Place: Navi Mumbai

**FOR, M/S BHOOMI NET CITY**

**SHRI VIJAY RAJJI GAJRA**

**SOLE PROPRIETOR**



**List of Annexure:**

- 1) Layout of the said land
- 2) Transfer Order
- 3) Commencement Certificate
- 4) Sanctioned plan
- 5) Title certificate
- 6) Floor plan
- 7) RERA Registration Certificate

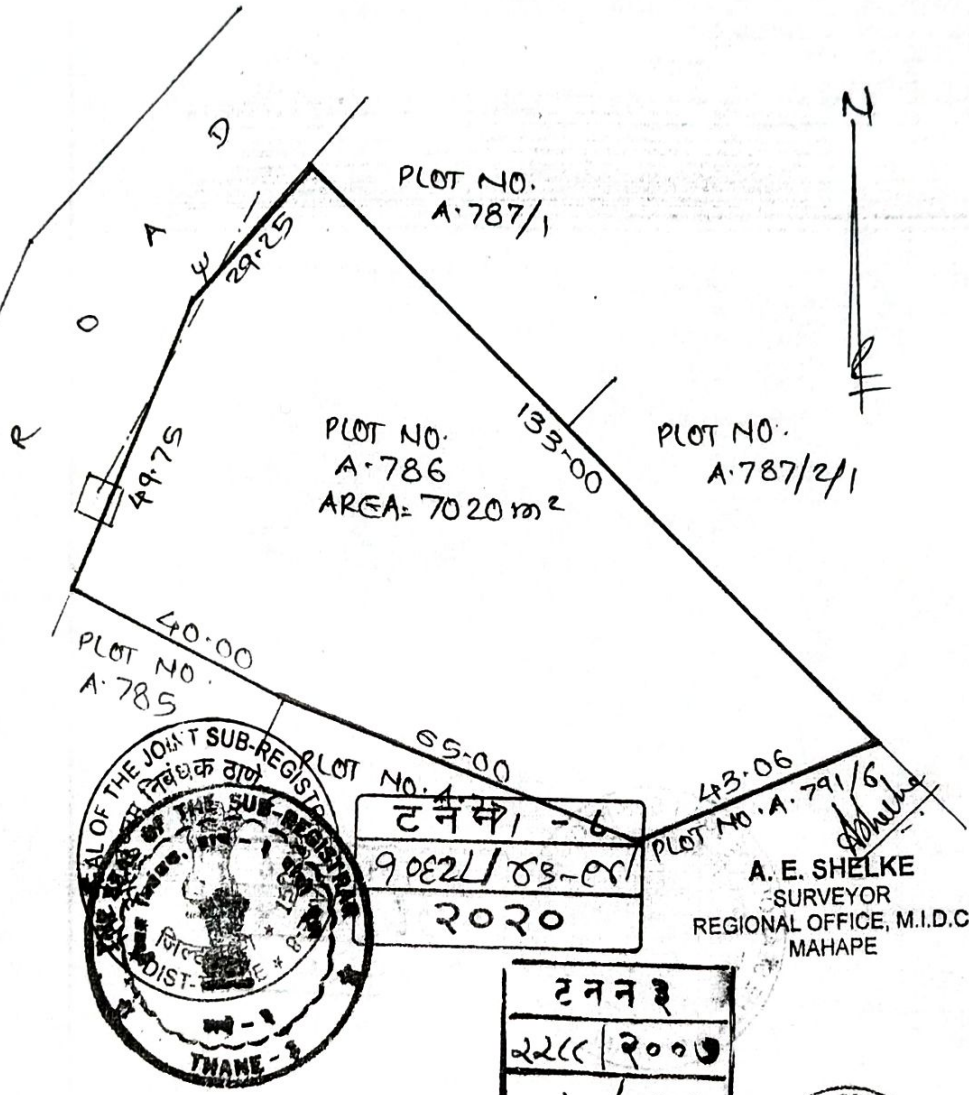


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**TRANS THANE CREEK INDUSTRIAL AREA**  
**VILLAGE- KHAIRANE TAL. & DIST.-THANE**  
**SCALE-1CM- 10.00 MTRS.**



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**A. E. SHELKE**  
 SURVEYOR  
 REGIONAL OFFICE, M.I.D.C  
 MAHAPE



*M. V. Dhokale*  
 (M. V. Dhokale 29/3/07)  
 Area Manager

For **UNITECH AUTOMOBILES PVT. LTD.**

*[Signature]*  
 AUTHORIZED SIGNATORY



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**Maharashtra Industrial Development Corporation  
(A Government Of Maharashtra Undertaking)**

Regional Office, Mahape Millenium Business Park, Sect 1, Bldg No. 2 Unit No 204. NaviMumbai. Tel.  
2778 28 83/94 Fax-2778 10 84.

No. MIDC/ROMHP/TTC/A-786/ 7840

Date 29 NOV 2011

Sub : Plot No.A-786 in T.T.C. INDUSTRIAL AREA.  
Request for grant of consent for transfer of...

- Read: (i) Letters dated 25/11/2011 & 29/11/2011 from  
M/s.Unitech Automobiles Pvt. Ltd.  
(ii) Undertaking-Cum-Indemnity Bond dated 28/11/2011  
(iii) This office letter No.MIDC/RO/Mahape/TTC/A-786/665/  
dated 28/11/2011.

// ORDER //

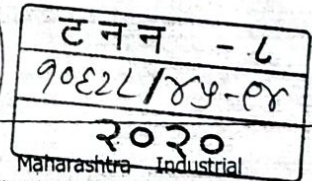
Lease dated the 22<sup>nd</sup> day of December, 2009.

Lessee :

M/S. UNITECH AUTOMOBILES PRIVATE LIMITED

Transferee:

SHRI VIJAY RAVJI GAJRA,  
PROPRIETOR OF M/S. BHOOMI NET CITY



By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, granted in favour of the Lessee a Lease of above plot of land bearing Plot No.A-786 admeasuring 7020 M<sup>2</sup> and the building erections erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-clause (y) of the clause 2 of the said Lease represented to the Corporation for grant to her of a consent for transfer & assignment of her interest under or the benefit of the said lease in favour of **SHRI VIJAY RAVJI GAJRA, PROPRIETOR OF M/S. BHOOMI NET CITY**.(hereinafter called "the Transferee"). The Corporation has after due consideration of the said request of the Transferee decided to grant its consent to transfer & assignment of its interest under the said Lease in favour of Transferee for undertaking the activity being carried by the Lessee i.e. **I.T. & ITES** subject to following conditions.

- (a) The Transferee shall pay to the Corporation the sum of Rs.39,24,200/- (Rupees Thirty Nine Lakhs Twenty Four Thousand Two Hundred Only) towards Differential Premium which is paid on 29/11/2011 vide Receipt No.001844\_R02.



(b) The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee alone and in case the Transferee propose to make any further transfer of assignment or parting wholly or partially with the possession of the plots of land or any part thereof the Transferee will have to make a fresh application for consent and that request will be examined as per guide-lines prevalling at that time.

(c) The Transferee shall deliver at their own expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause(z) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

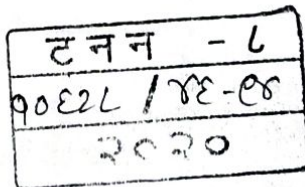
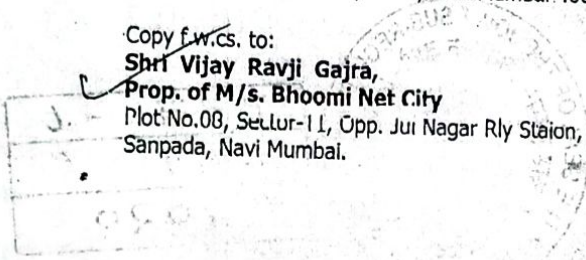
(d) The Transferee shall obtain & produce consent from M.P.C.B. and N.O.C. from the Technical Advisor, MIDC, Mumbai prior to commencement of his production activity.

(e) The Transferee shall pay the outstanding dues of Lessee's Employees, Govt.dues, if any.

  
Area Manager  
MIDC, Mahape.

To,  
**M/S. UNITECH AUTOMOBILES PVT. LTD.**  
Shop No.8, Plot No.9, Shivji Market, Opp.Dana Runder,  
Phase No.II, Sector-19D, Vashi, Navi Mumbai-400706.

Copy f.w.cs. to:  
**Shri Vijay Ravji Gajra,**  
**Prop. of M/s. Bhoomi Net City**  
Plot No.08, Sector-11, Opp. Jui Nagar Rly Station,  
Sanpada, Navi Mumbai.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)



No.EE/DN.II/MHP/SPA/ C60191 /of 2019  
Office of the Executive Engineer &  
Special Planning Authority,  
MIDC Division No. II,  
Mahape , Navi Mumbai .  
Date: - 06 /08/ 2019.

To,  
M/s. Bhoomi Net City,  
Plot No. A-786,  
TTC Industrial Area,  
Navi-Mumbai.

**Sub.:-** TTC Industrial Area.

Additions to the previous plan approval for proposed IT Park Building on Plot No. A-786 in TTC Industrial Area for M/s. Bhoomi Net City.

- Ref.:** 1) Tracking Id No. SWC/14/523/20190514/632680.  
2) Provisional Fire Noc. Vide No. MIDC/Fire/B83776 dtd. 03/06/2019  
3) Approval from Hon'ble C.P. vide letter No. A39428 dt 10/03/2014  
4) Complied on 06/08/2019.

Dear Sir,

You have submitted application for Approval to Building Plan for proposed IT Park Building. Above applications are examined and following approvals are hereby granted...

**A] Additions to the previous plan approval**

Since you have paid following .....

- I) **Development charges**, amounting to Rs. 15,97,694/- vide Receipt No. GL20232133 dtd. 05/08/2019. Additional FSI Premium charges amounting to Rs. 79,74,496/- & Rs. 2,39,23,488/- vide Receipt No. GL20232093 dtd. 05/08/2019. Additional FSI Premium charges previously paid for SWC/14/523/20160602/402543 amounting to Rs. 14,49,000/- & Rs. 43,47,000/- vide Receipt No. HQC17\_001410 dtd.14/07/2016.
- II) **Labour cess charges**, amounting to Rs. 18,07,500/- vide Receipt No. GL20232133 dtd. 05/08/2019
- III) **Scrutiny fees**, amounting to Rs. 37,264/- vide Receipt No. GL20232133 dtd. 05/08/2019

The set of plans, received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

You had submitted plans and drawings for **2286.43 m<sup>2</sup>** of plinth area for the plot area of **7020.00 m<sup>2</sup>**., at present this office has approved plans for total up to date **12593.55 m<sup>2</sup>**. of built up area. This office has approved **16 Nos.** of drawing details of which are mentioned on the accompanying statement.

2. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

The building plans needs to be got approved from :

- i) Directorate of Industrial Safety & Health.
- ii) Any other Govt. authorities which may be mandatory.

Certificate copies of plans along with a letter for approval from the above authorities in triplicate shall be submitted/to the EE & SPA , before starting the work. This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

3. You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments'.
4. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
5. For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
6. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
7. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
8. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
9. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
10. No tube well, bore well or open well shall be dug.
11. Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
12. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
13. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
14. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
15. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
16. In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nallah is allowed unless a written permission is obtained from the Executive Engineer/SPA.
17. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
18. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 ( II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose. This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

19. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
21. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the Basements.
22. The Name and plot number shall be displayed at main entrance of plot.
23. The plot holder shall construct STP treat & dispose effluent in main drainage lines.
24. The plot holder shall ensure that, the foundation of the building / structure Shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
25. MIDC issues permission for development of plots which are situated on river Banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
26. Since you have consumed 1.79 of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.
27. Terms & Conditions as per ITpolicy-2016 will be applicable.

#### B] Drainage

##### i) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

The work of internal and external water supply and sanitary fittings etc for the Above building shall be carried out through the a licensed plumber registered at local Authority or of Environmental Engineering Department, or Govt. of Maharashtra.

1) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.

2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

3) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.

4) You will be allowed to join your effluent to MIDC's common effluent collection system only after obtaining of necessary N.O.C. from M.P.C. Board and actual commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.

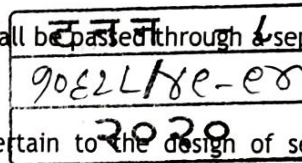
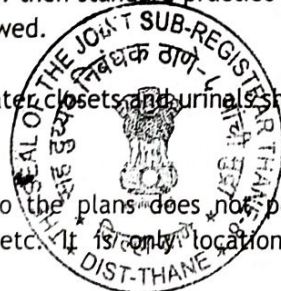
5) Overhead water tank shall be provided at the rate of 500 Litters per W.C. / Urinal provided.

6) The waste water from the closets and Urinals shall be passed through the septic Tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.

7) All vent pipes shall be minimum 80 mm dia size.

8) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.

9) All S.W. pipes shall be minimum of 150 mm dia size.





**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

This statement is accompanied to letter No. EE/DN.II/SPA/ C60191 / Of 2019 dtd. 06/08/2019 issued by M.I.D.C. Addressed to M/s. Bhoomi Net City for Plot No. A-786 in TTC Industrial Area Tracking ID SWC/14/523/20190514/632680

Additions to the previous plans

Name of Industrial Area :- TTC

Address Name: M/s. Bhoomi Net City.

Plot No. :- A-786

Sl. No.	Div. No.	Name of Architect	Description	Site Area	Ground Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	Total BUA
1			BCC approved vide letter no. S040 dated 24/11/2011	1123.281 (Free of FSI)	743.678											743.678
			Approval vide letter no. C-98453 dated 25/09/2013 Area 6140.985 Sqm. Treated as Cancelled	307.392 (Free of FSI)		1228.197 Slit Parking	1228.197	1228.197	1228.197	1228.197	1228.197					6140.985
<b>Previously approved vide letter no. C-98453 dated 25/09/2013 Area 6140.985 Sqm. Treated as Cancelled.</b>																
2	1 to 7	M/s. Ellwand Consultants Pvt. Ltd. CBD, Belapur & LIC No. CA/2010/50628	Approval vide letter no. C-25825 dated 18/07/2016				1198.806	1198.806	1198.806	1198.806	1198.806					7192.836
3			Balance area After changes								1198.806					5994.03
4	1 to 16	M/s. Progressive Architects Planners & Engineers & LIC No. CA/2010/50628	Now Plan showing details of Ground floor Plan with site plan, 1st floor plan, 2nd to 6th floor typical plan, 7th to 8th floor typical plan, 9th floor plan, 10th floor plan, sections, elevation, Block plan, Terrace floor plan, Area diagram & Calculation UG water tank plan, Septic tank plan, compound wall & gate Elevation etc.		1078.28	1286.806	1198.806	1198.806	1198.806	1198.806	1198.806	1247.201	1247.201	1090.657	655.969	6599.52
<b>Total BUA</b>																<b>12593.55</b>



2020  
1078.28  
1286.806  
1198.806  
1198.806  
1247.201  
1090.657  
655.969  
6599.52

(BUA approved vide letter no. A-39428 dated 11/03/2014 for 2.00 FSI Part by M.I.D.C. for BUA 14034.53 Sqm.)

Plot Area :- 7020.00 sq.mt.  
Plinth area proposed :- 2286.43 sq.mt.  
Ground coverage :- 2286.43/7020.00 = 0.325 %  
Total Built up area :- 12593.55 Sq.mt.  
Total F.S.I. consumed :- 12593.55/7020.00 = 1.79 < 2.00

**Maruti S Kalkutaki**  
Executive Engineer & SPA  
MIDC, Division II,  
Mahape, Navi Mumbai.



टनन - ८
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टनन - ८
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**Abhishek Bhide**  
BLS LLB  
Advocate High Court

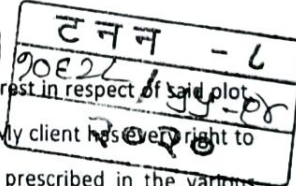
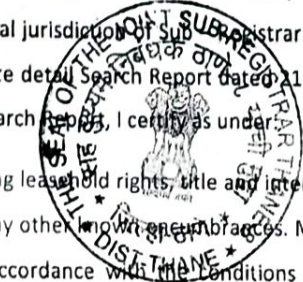
Date: 21.07.2017

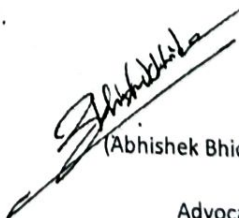
**TITLE CERTIFICATE**

On the strength of information and documents provided by Shri Vijay Ravji Gajra, a proprietor of M/s Bhoomi Netcity (the "client") I the undersigned hereby issue title certificate in respect of Leasehold Plot of Maharashtra Industrial Development Corporation (the "MIDC") bearing number A-786, admeasuring 7020 sq mts or thereabouts, situated at Trance Thana Creek Industrial Area, Village Koparkhairane, Navi Mumbai within the territorial jurisdiction of Sub-Registrar Assurance Dist. (the "said Plot"). I have issued separate detail Search Report dated 21.07.2017 in respect of said plot. On the basis of said Search Report, I certify as under:

M/s Bhoomi Netcity is having leasehold rights, title and interest in respect of said plot. The said plot is free from any other known encumbrances. My client has every right to develop the said plot in accordance with the conditions prescribed in the various permissions obtained and as per sanctioned plan. Therefore this Title Certificate is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Hence, this Title Certificate is issued.

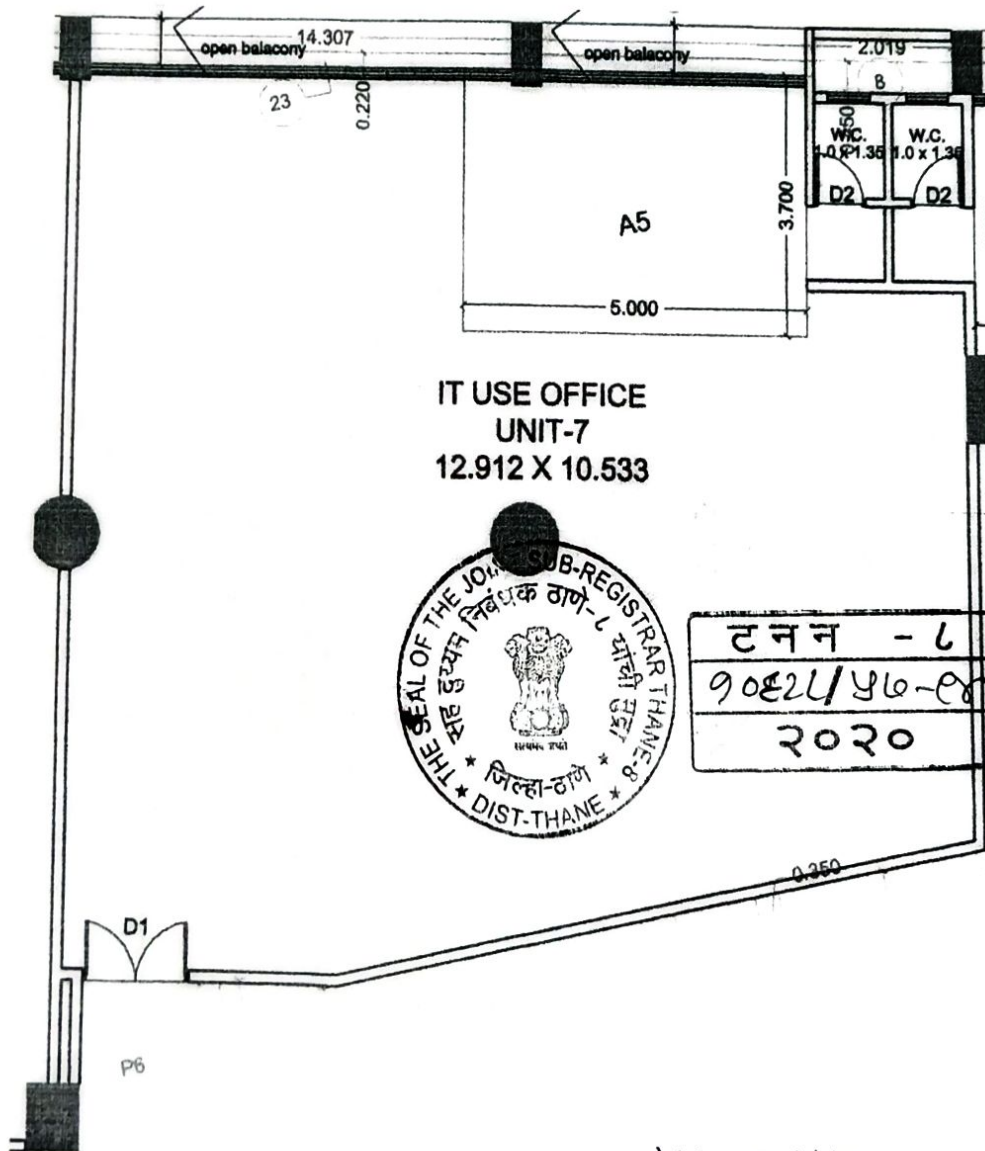


  
(Abhishek Bhide)  
Advocate

Add.: 101, Ganesh CHS, Opp. City Post Office, Dr. R. D. Patwardhan Road, Panvel - 410 206. Email : abhishek@ablegal.in Mobile No. +91-9820059033



टनन - ८
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IT USE OFFICE  
 UNIT-7  
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टनन - ८  
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Vajay Makhiya



टनन - ८
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## 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 :  
**P51700005566**

Project: **ELLORA OLEARISE**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO A-786 at Navi Mumbai (M Corp.), Thane, Thane, 400703;**

1. Mr./Ms. **Vijay Ravjibhai Gajra** son/daughter of Mr./Ms. **Ravji Lalji Gajra** Tehsil: **Thane**, District: **Thane**, Pin: **400706**, situated in State of Maharashtra.

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

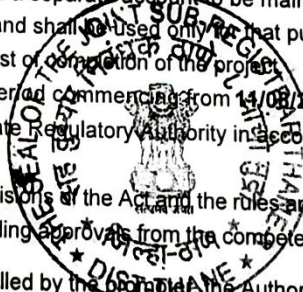
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 **14/08/2017** and ending with **30/06/2021** 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.



90821148-08  
2020

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:10-06-2020 12:49:11

Dated: **18/06/2020**  
Place: **Mumbai**

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



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आयकर विभाग  
INCOME TAX DEPARTMENT  
VIJAY RAVJIBHAI GAJRA  
RAVJI LALJI GAJRA  
01/06/1979  
Permanent Account Number  
AEDPG2541P  
Signature

भारत सरकार  
GOVT OF INDIA



टनन - ८
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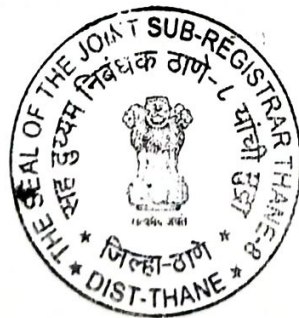




टनन - ८
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Vijay Makhiya



टनन - 6
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2020



टनन - ८
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भारत सरकार  
Government of India






विजय कुमार मखीजा  
Vijay Kumar Makhija  
जन्म तिथि / DOB : 05/01/1978  
पुरुष / Male




7810 0919 0784

आधार - आम आदमी का अधिकार

आधार  
भारत सरकार  
Government of India






टनन - 6


9082L/EG-08


2020

पता: आत्मज: प्रेम कृष्ण मखीजा, Address: S/O Prem Krishna Makhija,  
हाउस नं.-3बी/12, ब्लॉक-बी, पुराना, House No.-3B/12, Block-B, Old Rajinder  
राजेन्द्र नगर, राजेन्द्र नगर-एच, Nagar, Rajender Nagar, Delhi, 110060  
दिल्ली, राजेन्द्र नगर, दिल्ली, 110060

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1800 300 1847

 help@uidai.gov.in

 www.uidai.gov.in

Vijay Makhija



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सत्यमेव जयते

**GOVERNMENT OF INDIA**  
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Delhi  
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

Corporate Identity Number: U70100DL2005PTC345585

**SECTION 13(1) OF THE COMPANIES ACT, 2013**

**Certificate of Registration of the Special Resolution Confirming Alteration of  
Object Clause(s)**

The shareholders of M/s ANEESH COMMERCIAL PVT LTD having passed Special Resolution in the Annual/Extra Ordinary General Meeting held on 20-12-2019 altered the provisions of its Memorandum of Association with respect to its objects and complied with the Section 13(1) of the Companies Act, 2013.

I hereby certify that the said Special Resolution together with the copy of the Memorandum of Association as altered has this day been registered.

Given under my hand at New Delhi this Twenty ninth day of January Two thousand twenty



टनन - ८  
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२०२०



KAMAL HARJANI

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

ANEESH COMMERCIAL PVT LTD

4-32, BACK PORTION, NARAINA INDL AREA, PHASE-1, NEW DELHI, South  
West Delhi, Delhi, India, 110028



Vijay Makhija



टनन - ८
१०६२८/६८-९०
२०२०

# ANEESH COMMERCIAL PVT LTD

A-32, BACK PORTION, NARAINA INDL AREA, PHASE-I, NEW DELHI - 110028

CIN - U70100DL2005PTC345585

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF PARTNERS OF ANEESH COMMERCIAL PVT LTD. HELD ON 09/12/2020 AT 11 AM AT THE REGISTERD OFFICE OF THE COMPANY AT A-32, BACK PORTION, NARAINA INDL AREA, NEW DELHI-110028.

RESOLVED THAT the company has decided to authorize Mr. Vijay Kumar Makhija S/o Late prem Chand Makhija hereby authorized to sign /execute and submit all the necessary papers, letter, documents, writings, submissions etc. to be submitted by the company in connection with Registration of the Property in Mumbai (Maharashtra) Offices.

The acts done and documents shall be binding on the company, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT a copy of the above resolution duly certified as true by Designated Directors/ authorized signatory of the company be furnished to Act and such other parties as may be required from time to time in connection with the above matter.

Certified true copy

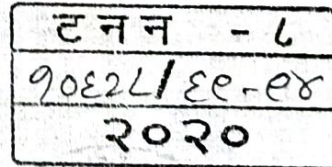
For Aneesh Commercial Pvt Ltd



Director



Vijay Makhija







टनन - ८
१०६२८/७०-९४
२०२०

392/5851

पावती

Original/Duplicate

Tuesday, May 02, 2017

नोंदणी क्र.: 39म

7:33 PM

Regn.: 39M

पावती क्र.: 6274 दिनांक: 02/05/2017

गावाचे नाव: सातपाडा

दस्तऐवजाचा अनुक्रमांक: टनन8-5851-2017

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: - - विजय रावजी गजरा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:52 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

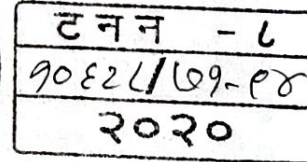
बाजार मूल्य: रु. 1/-

मोबदल। रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रु. 100/-

2) देयकाचा प्रकार: By Cash रु. 320/-



*Handwritten signature*



महाराष्ट्र MAHARASHTRA

2016 - 2 MAY 2017

AB 506376



जिल्हा कोषागार कार्यालय,  
ठणे  
25 APR 2017  
Patil  
गुंडांक प्रमुख लिपीक / लिपीक  
२५/४/२०१७

टनन - ८  
५८५११-१६  
२०१७



टनन - ८  
१०६२८/१०२-१०  
SPECIFIC POWER OF ATTORNEY



TO ALL to whom these presents shall come, Mr. Vijay Ravji Gajra having address at Office No.1, Ground Floor, Ellora Fiestz, Plot No.8, Sector 11, Sanpada, Navi Mumbai - 400705, hereby SEND GREETINGS:

Shamshahali



1) Know all men by these presents that, I the Grantor undersigned namely **Mr. Vijay Ravji Gajra** do hereby appoint and nominate namely **Mr. Himat Jethalal Bhanushali** aged about 30 yrs. residing at-101, Om Sai Bulding, Plot No.-8, Sector-12D, Koparkhairane, Navi Mumbai - 400 709. and/or **Mr. Raj Ashok Bhanushali** aged about 22 yrs. residing at Flat No.402, Ghandhi Villa Apt. Plot No.19 & 20, Sector 44, Seawoods, Navi Mumbai - 400706. severally as their true and lawful Attorney for and on my behalf to act, appear and represent of above named to do following specific and limited acts deeds, things on my behalf to present, lodge, admit and duly register the Agreement for Sale, Cancellation Deed, Leave & License Agreement, Supplementary Leave and License Agreement, and any other related documents for Units executed and signed between Grantor & Licensee, for following Units:-

द न न - ८  
५५९/३-९६  
२०१७

a) Unit No.-701,702,703,1306 in E.lora Fies:a, situated at Plot No.-8, Sector-11, Sanpada, Navi Mumbai 400 705. and

b) Showroom next to Shop No.-11. Ground Floor and First Floor, in Turning Point situated at Plot No.-10, Sector-23, CBD Belapur, Navi Mumbai - 400 614. and

c) Units at Bhoomi Net City situated at Plot No.- A-1001 TTC Industrial Area, MIDC, Navi Mumbai. and

d) Commercial Urit No.1, on Ground Floor in E.lora East-A situated at Plot No. 37, Sector-15, CBD Belapur, Navi Mumbai - 400 614.



द न न - ८  
१०६२६/१०४-९४  
२०२०

With the above intention, I the grantor do hereby appoint, authorize and nominate **Mr. Himat Jethalal Bhanushali** and/or **Mr. Raj Ashok Bhanushali** on my behalf to do or cause to be done all or any of the acts, deeds, matters and things as said above.

I do hereby declare and confirm that the above powers / authorities granted to the said Attorney Holder namely **Mr. Himat Jethalal Bhanushali** and/or **Mr. Raj Ashok Bhanushali** are conferred by me are for limited and specific purposes and these authorities of said Attorney are restricted to his appearing, presenting and admitting the documents that are signed by Grantor and Licensee before concerned Registrar, Sub Registrar, Joint Registrar and other offices of Registrar of

*Bhanushali*

*[Signature]*

*[Signature]*

टनन - ८
५८५१/४-१६
२०१७



टनन - ८
१०६२४/१०५-९४
२०२०

Assurances at Thane and/or Navi Mumbai, for effectively and lawfully registering the Agreement for Sale, Deed, Cancellation Deed, Leave & License Agreement, Supplementary Leave and License Agreement, and any other ancillary documents and other writings incidental thereto and to all such acts, deeds and things that may be required by the Registration Authority/Authorities concerned for effectively registering these writings executed by and between Grantor with Licensee of units. I do hereby ratify and confirm that all the acts, deeds and things done by my said Attorney namely **Mr. Himat Jethalal Bhanushali** and/or **Mr. Raj Ashok Bhanushali** for limited and specific purpose mentioned herein above shall mean and shall deem to mean the acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall do or purport to do or cause to be done by virtue of this Specific POA.

दस्तावेज - ८  
५८५९/५-९६  
२०१७

IN WITNESS WHEREOF I the grantors have set and subscribed our hands on this 2<sup>nd</sup> day of May, 2017 at Navi Mumbai.

Signed and delivered by the within named )



Mr. Vijay Ravji Gajra



*[Handwritten signature]*



I HEREBY CONFIRM TO THE AUTHORITIES GRANTED UNTO TO ME AND HEREBY CONSENT TO THE LIMITED POWERS HERETO.



१०६२८/१०६-०४  
२०२०

Mr. Himat Jethalal Bhanushali



and/or

*[Handwritten signature]*

Mr. Raj Ashok Bhanushali



(ATTORNEY HOLDER)

1) witness  
2) w.v. Kadam - v.v. *[Handwritten signature]*

द्वितीय - ८
५५५१/९-१९
२०१७



द्वितीय - ८
१०९२८/१६०-९०
२०२०





**Maharashtra State Electricity Distribution Co. Ltd.**

Bill No:	4752 PALM BEACH S/DN	Bill For:	FEB 17	Bill Date:	27 FEB-17
Consumer No:	000294603042	Old Consumer No:		Bill Period:	26-MAR-17 to 16-FEB-17
Name:	MR. VIJAY RAVJI GAJRA & MR. AMRUTLAL			Due Date:	14-MAR-17
Address:	STORAGE NO 1, LOWER GROUND ELLORA FIESTA, SEC 11, SAN 400705			If Paid by this Date:	08-MAR-17
				If Paid After this Date:	14-MAR-17

\* For any queries on this bill please contact MSEDCL Call Center: 18002333435/18002003435/1912.

PC/MR/Route Sequence	3/09-0504-0656	Tariff	04	Category	LT II Comm 3 Ph <20KW
DTC:	4752525	Conn. Load	7 KW	Duty	06
Pole No:	021221	Sanct. Load	7 KW	Supply Date	09-Jan-16

Meter No.	Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
08505001	58	57	01	1	0	1

Security Deposit  
Arrears: 0.00 Held: 7,000.00 Demanded: 0.00

Bill for .73 Month(s)  
Receipts considered up-to 26-FEB-17  
Meter status: NORMAL  
Revised Tariff applicable wef 01-Nov-2016/Previous Bill Prompt  
Payment Credit (Rs.): -2.50/

Fixed Charges	235.00
Energy Charges	5.00
Electricity Duty	50.88
Wheeling Charges	1.18
F.A.C.	0.00
Additional Supply Charges	0.00
Tax on Sale	0.09
Previous Bill Credit	0.00
Current Interest	0.00
Capacitor Penalty	0.00
Other Charges	0.00
<b>Total</b>	<b>293.24</b>
Net Arrears	1.84
Adjustments	-2.50
Interest Arrears	0.00
Total Arrears	-0.66
Net Bill Amount	292.58
Rounded Bill	290.00
Last Receipt Date	30-JAN-17
Last Receipt Amount	610.00

टनन - ८  
५५९/१०-९६  
२०१७



*(Signature)*  
ASST. ENGINEER  
M.S.E.D.C. LTD.  
SHIRAVANE.

DPC:3.87  
After this date: \*4-MAR-17  
Pay Rs. 300

**Pay Now**

Prompt Payment Discount: Rs. 2.42, if bill is on or before 08-MAR-17



टनन - ८  
९०६२६/१०६-९०  
२०२०

टमन - ८  
५५१ / ८-१९  
२०१७



टमन - ८  
१०९२५१९९-९४  
२०२०

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 VIJAY RAJIBHAI GAJRA  
 RAJIBHAI ALI GAJRA  
 PAN: AEDPG2411P  
 भारत सरकार  
 GOVT OF INDIA

टनन - ८  
 ५८५९/२-१९  
 २०१९

If this card is lost / पाये पर कृपया सूचित करें / नोटिस  
 In case of any change, you may wish to  
 inform the following, please contact  
 बन्नेर टेलिफोन एक्सचेंज के नजदीक,  
 बन्नेर, पुणे - ४११ ०४५  
 If this card is lost / पाये पर कृपया सूचित करें / नोटिस  
 In case of any change, you may wish to  
 inform the following, please contact  
 Income Tax PAN Services Unit, NSDL  
 1st Floor, Sapphire Chambers,  
 Near Banner Telephone Exchange,  
 Banner, Pune - 411 045  
 Tel: 91-20-27218000, Fax: 91-20-27218081  
 e-mail: info@pan.2020.in



टनन - ८  
 १०६२८/१०-०४  
 २०२०

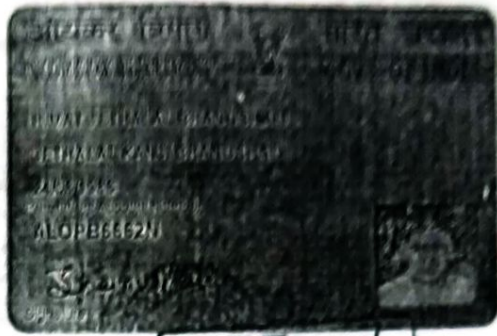
टनन - ८  
५५१/१०-१६  
२०१७



टनन - ८  
१०६२२/११-९४  
२०२०

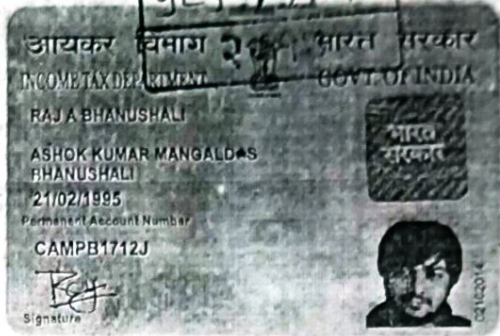


Bhanushali



टनन - ८  
५८५९/९९-९६

*[Handwritten signature]*




टनन - ८  
१०६२८/१२-९४  
२०२०

टनन - ८  
५५१ अ२-१६  
२०१७



टनन - ८  
१०६२८/१३-१४  
२०२०


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 MANIKANTA KALUVA  
 VENKATRAO APPANA KALUVA  
 071014967  
 APDPK0983U



*Handwritten signature*

टनन - 6
4249/93-9E
2099

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 RAHILKHAH TAHERKHAH PATHAN  
 TAHERKHAH PATHAN  
 11/10/1985  
 Permanent Account  
 GVMPP5402J



*Signature*

*Handwritten signature*



टनन - 6
9082418-28
2020







Summary 1 (Goshwara Bhag-1)

392/5851

मंगळवार, 02 मे 2017 7:34 व.नं.

दस्त गोश्वारा भाग-1

टनन 8

94/9E

दस्त क्रमांक: 5851/2017

दस्त क्रमांक: टनन 8 / 5851/2017

बाजार मुख्य: रु. 01/-

गोश्वारा: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. टनन 8 यांचे कार्यालयान

पावती: 6274

पावती दिनांक: 02/05/2017

अ. क्र. 5851 वर दि. 02-05-2017

सादरकरणाचे नाव: - - विजय राजजी गजरा

रोजी 7:32 म.नं. वा. हजर वेला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकुण: 420.00

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

सह दुय्यम निबंधक ठाणे क्र-८

दस्ताचा प्रकार: कुलमुब्तयारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रॉब्लेम देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 02 / 05 ' 2017 07 : 32 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 05 ' 2017 07 : 32 : 38 PM ची वेळ: (फी)



टनन - ८  
90622/1E-08  
2020



दस्त देणेसाठी कोणत्याही कागदपत्रे,  
कुलमुब्तयारपत्रे इत्यादी बनावट  
आहेत अशा आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्पादकांची राहिल.



02/05/2017 8 00:42 PM

दस्त गोपवारा भाग-2

टनन 8 98/98  
दस्त क्रमांक: 5851/2017

दस्त क्रमांक : टनन 8/5851/2017

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- विमत जेठालाल भानुशाली पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 101, ओम साई बिल्डिंग, प्लॉट नं. 8, सेक्टर-12डी, कोपरखेरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: ALOPB6662N	पाँवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:- <i>Shameshali</i>		
2	नाव:- चज अशोक भानुशाली पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: इदनिका क्र. 402, गांधी विला अपार्टमेंट, प्लॉट नं. 19/20 सेक्टर-44 सिव्हिस नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: DAMPB1712J	पाँवर ऑफ अटॉर्नी होल्डर वय :-22 स्वाक्षरी:- <i>Chaj</i>		
3	नाव:- विजय रावजी गजरा पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं. 1, तळ नजला, इलोरा फ्लिस्टा, प्लॉट नं. 8, सेक्टर-11, सानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: AEDPG2541P	कुलमुखत्यार देणार वय :-37 स्वाक्षरी:- <i>Vijay</i>		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्राचा दस्त देण करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 02 / 05 / 2017 07 : 55

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तीची ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: राहील ज्ञान - -  
वय: 20  
पत्ता: सेक्टर-19, कोपरखेरणे, नवी मुंबई  
पिन कोड: 400709

2 नाव: - एम. वि. कालुवा  
वय: 30  
पत्ता: सेक्टर-9, कोपरखेरणे, नवी मुंबई  
पिन कोड: 400709



टनन - 6  
9082476-98  
2020



शिक्का क्र.4 ची वेळ: 02 / 05 / 2017 07 : 55

शिक्का क्र.5 ची वेळ: 02 / 05 / 2017 07 : 56

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र. 3



प्रमाणीत करण्यात येते की,  
मुळ दस्तास एकूण..... 98 .....पाने आहेत  
पुस्तक क्र..... 98 .....  
..... 4647 ..... क्रमांकावर नोंदला

सह दुय्यम निबंधक ठाणे क्र. 6 5851 /2017  
तारीख..... 2 ..... माडे..... सन २०१७

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) without after scanning.
2. Get print immediately after registration.



ट न न - ८
१०६२८/८८-९४
२०२०

## घोषणापत्र

आज दिनांक २८ माहे डिसेंबर सन २०२० रोजी मी श्री. हिमत जेठालाल

भानुशाली याद्वारे घोषित करतो की, दुय्यम निबंधक ठाणे क्रं - ८ यांचे

कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री.

विजय रावजी गजरा यांनी दिनांक ०२/०५/२०१७ रोजी दिलेल्या

कुलमुखत्यारपत्रात नमुद केलेल्या सोसायटी/विल्डींग मधील सदनिका/कार्यालय /दुकान

विकी/खरेदी चा दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कमुली जबाब दिला

आहे. सदर कुलमुखत्यारपत्र लिहून देणा-याने रद्द केलेले नाही अथवा देणा-या

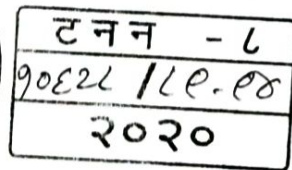
व्यक्तीपैकी कुणीही मयत झालेली नाही. किंवा अन्य कोणत्याही कारणामुळे रद्द वादल

ठरलेले नाही सदर मुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णपणे

सक्षम आहे. मी असे जाहीर करतो की सदरच्या दस्तऐवजामध्ये चुकीचे कथन आढळून

आल्यास मी व्यक्तीशः नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन

याची मला जाणीव आहे.



*Bhanushali*

कुलमुखत्यारपत्र धारकाचे नाव व सही

दिनांक : २८ डिसेंबर २०२०

## घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा नोंदणी महानिरीक्षक व मुद्रांकनियंत्रक, म.रा.पुणे यांचे १०.११.२०१३ रोजीचे परिपत्र घ्यावून असे घोषित करतो की, नोंदणीसाठी स वर केलेला दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा पुन्हा विक्री होत नाही. दस्तातील लिहून देणार /कुलमुखत्यातरधारक हे खरे असून याची आम्ही स्वताः खात्री करून या दस्ता सोबत दोन प्रत्यक्ष ओळखणारे इंसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यातरधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यातरपत्र अदयापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यातरधारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादीत केलेला आहे.

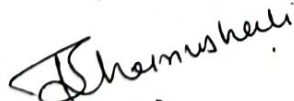
सदरचे मुखत्यापत्र हे इरिक्टोकेवल नाही व आम्ही मुखत्यापत्र लिहून देणार यांनी सदर मुखत्यापत्राबाबत कोणताही मोवदला स्विकारलेला नाही करीता सदरचे मुखत्यापत्र हे कोठेही रद्द करण्याचे अधिकार आम्ही अबाधीत ठेवून मुखत्यापत्र लिहून देणार यांस पुढीलप्रमाणे अधिकार देत आहे.

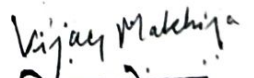
या दस्ता सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे वे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा न्यायलय/शासकीय कार्यालयाची, मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

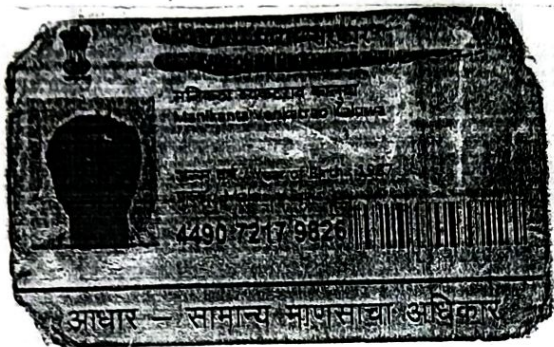
नोंदणी नियम ४४ व वेळोवेळी न्यायालयाने /उच्चन्यायलयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे कोणतेही कुलमुखत्यातरधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आमसं पूर्णपणे जाणीव आहे.

सदर मिळकती विषय सध्या होत असलेली फसवणुकी/बनायटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे, माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ च्या कलम ८२ नुसार मी/आम्ही व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, चुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
लिहून देणार

  
लिहून देणार



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THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No: MH43 20130006231      DOI: 01-04-2013  
 Valid Till: 31-03-2033 (NT)

FORM 7  
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 MCWG    01-04-2013

DOB: 31-07-1992    BG: AB+

Name: MAHESH DHONE  
 S/D/W of: ANIL DHONE  
 Add: SHEADDHA KAMAL APT, ROOM NO-101,  
 PLOT NO-78, SEC-19/C, KOPER KHAIKANE, NAVI-MUMBAI

PIN: 400708  
 Signature & ID of  
 Issuing Authority: MH43 2043287

Signature/Thumb  
 Impression of Holder



*Handwritten signature*



टनन - 6
90824/09-08
2020



ट न न - ८
१०६२८/१२-१४
२०२०

J - FF5
2020/12/14
05



392/10628

गोश्वारा, 28 डिसेंबर 2020 3:45 म.नं.

दस्त गोश्वारा भाग-1

टनन8

दस्त क्रमांक: 10628/2020

दस्त क्रमांक: टनन8 /10628/2020

बाजार शुल्क: रु. 1,11,42,000/- मोबदला: रु. 1,11,49,655/-

भरलेले मुद्रांक शुल्क: रु. 3,34,500/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

अ. क्र. 10628 बर दि. 28-12-2020

रोजी 3:43 म.नं. वा. हजर केला.

पावती: 11218

पावती दिनांक: 28/12/2020

सादरकरणाऱाचे नाव: मे. अनिय कमर्शियल प्रायव्हेट.  
लिमीटेड., तर्फे अधिकृत सहिकर्ता विजय कुमार मखिजा - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1880.00

पृष्ठांची संख्या: 94

*Vijay Makhija*

दस्त हजर करणाऱ्याची सही:

एकुण: 31880.00

Joint Sub Registrar, Thane 8

~~सह दुय्यम निबंधक ठाणे क्र-८~~  
दस्ताच प्रकार: करारनामा

Joint Sub Registrar, Thane 8

~~सह दुय्यम निबंधक ठाणे क्र-८~~

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

शिक्का क्र. 1 28 / 12 / 2020 03 : 43 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 12 / 2020 03 : 44 : 48 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे,  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास त्याची संपुर्ण जबाबदाई  
दस्त निष्पादकांची राहिल.





