

Mohit

860229444 - Mobile no

Receipt (part)

392/16319

Thursday, July 20, 2023

8:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 17286 दिनांक: 20/07/2023

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन8-16319-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अंजली ब्रजेश विश्वकर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
8:48 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

वाजार मुल्य: रु. 8227601.668 /-

मोबदला रु. 14000000/-

भरलेले मुद्रांक शुल्क : रु. 840000/-

साह दुय्यम निबंधक वर्ग-२

ठाणे क्र-८

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2007202306018 दिनांक: 20/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005500872202324E दिनांक: 20/07/2023

बँकेचे नाव व पत्ता:

(Signature)

सूची क्र.2

दुय्यम निबंधक : मद्र दु.नि. ठाणे 8

दस्त क्रमांक : 16319/2023

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

विनियमाचा प्रकार	करारनामा
(1) माबदना	14000000
(3) बाजारभाव(माडेपट्ट्याच्या अखेर पट्ट्याचा आकाराची देतो की पट्टेदार ते समुद्र करावे)	8227601.668
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका क्रं.2805,28 वा मजला,ए-विंग,गामी एम्स्टर्म्,प्लॉट नं.17 आणि 18,सेक्टर-2,घणसोली,नवी मुंबई. क्षेत्र-85.423 चौ.मी. कार्पेट एरिया अँड 2 कार पार्किंग स्पेस नं.431 आणि 432((Plot Number : १७ आणि १८ ;))
(5) इतर	1) 85.423 चौ.मीटर
(6) अकारणी किंवा जमी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करन घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. थालिया अँड गामी एंटरप्राइजेस तर्फे भागीदार श्री. सुरजी भानजी गामी यांच्या तर्फे कु.मु.म्हणून मणीकंडा व्ही. कानुवा -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गामी ग्रुप 101, रियल टेक पार्क, 1 ला मजला, प्लॉट नं. 39/2 सेक्टर-30ए, दाशी, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AANFT4444L
(8) दम्नगेवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-अंजली ब्रजेश विश्वकर्मा -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट ९बी टॉवर - 7, वेवर्नी पार्क, सेक्टर - 14, कोपर खैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CJNPS1533G 2): नाव:-ब्रजेश विश्वकर्मा -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट ९बी टॉवर - 7, वेवर्नी पार्क, सेक्टर - 14, कोपर खैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ADMPV3891R
(9) दम्नगेवज करन दिल्याचा दिनांक	20/07/2023
(10)दम्न नोंदणी केल्याचा दिनांक	21/07/2023
(11)अनकरमांक खंड व पृष्ठ	16319/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

राह दुय्यम निबंधक वर्ग-२
ठाणे क्र-८

मल्याबनामाची विचारात घेतलेला नपशीलः

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

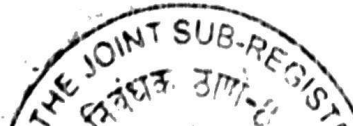
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

JOINT SUB-REGIS
ठाणे

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202307208790			20 July 2023,08:16:15 PM टनन8		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे					
उप मूल्य विभाग	4 / 108- घणसोली नोड सेक्टर नंबर 2					
क्षेत्रचे नाव	Nav: Mumbai Municipal Corporation		सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
खुले जमीन	79600	91500	99500	91500		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र Built Up:- 93.9653 चौ मीटर	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार- बांधकामाचा दर-	बांधकामाचे उगीकरण- 1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्ष	बांधकामाचा दर- Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-		85.423 चौ. मीटर
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs 87560/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((87560-27700) * (100 / 100)) + 27700) = Rs 87560/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 87560 * 93.9653 = Rs.8227601.668/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तक्रारचा मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जमिनीचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळा = A + B + C + D + E + F + G + H + I + J = 8227601.668 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.8227602/- = ₹ व्हाईशी लाख सत्तावीस हजार सहा शें दोन /-					

Home

Print

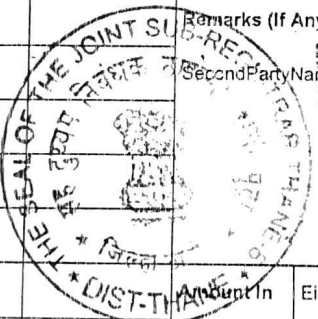




CHALLAN
MTR Form Number-6



GRN	MH005500872202324E	BARCODE	[Barcode]				Date	20/07/2023-20.10.13	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	THN8_THANE NO 8 JOINT SUB REGISTRA			Full Name	THALIA AND GAMI ENTERPRISES					
Location	THANE			Flat/Block No.	Flat No. 2805, 28th Floor, A-WING, GAMI					
Year	2023-2024 One Time			Premises/Building	ASTERS					
Account Head Details		Amount In Rs.								
030046401 Stamp Duty		840000.00		Road/Street	Plot No. 17 And 18, Sector-2, Ghansoli					
030063301 Registration Fee		30000.00		Area/Locality	Navi Mumbai					
				Town/City/District						
				PIN	4	0	0	7	0	1
				Remarks (If Any)	Second Party Name: Anjal Brajesh Vishwakarma - CA=1400000					
				Amount In Words	Eight Lakh Seventy Thousand Rupees Only					
				Amount In	8,70,000.00					
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK										
Cheque-DD Details				Bank CIN	Ref. No.	69103332023072110100		2819356670		
Cheque/DD No.				Bank Date	RBI Date	20/07/2023-20:11:24		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Address of Branch				Scroll No. , Date		Not Verified with Scroll				



9E39E/2-900
2023

Document ID :

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

Mobile No. : 8828972188

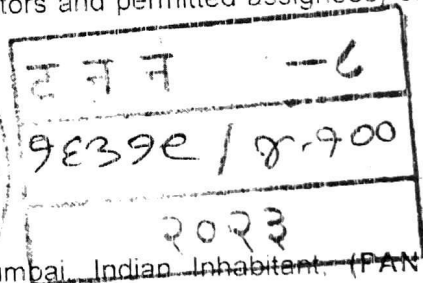
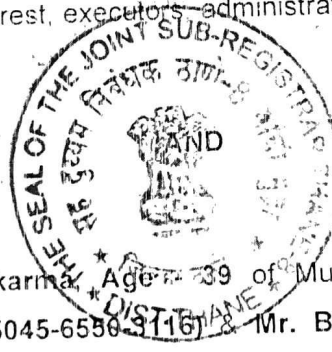
ध्यान केंद्र दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

AGREEMENT

FLAT NO. - 2805 "A" Wing
FLOOR - 28th
CARPET AREA - 85.423 Sq. Mtrs.
TOTAL CONSIDERATION VALUE RS.1,40,00,000/-

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 20th day of July, 2023
BETWEEN

M/S. Thalia & Gami Enterprises, Partnership Firm, (PAN NO. AANFT4444L), a registered under the Indian partnership Act 1932, having its address at "Gami Group", 101, Real Tech Park, 1st Floor, Plot No. 39 / 2, Sector 30 A, Vashi, Navi Mumbai, 400705. through its Authorised Partner Mr. Murji Bhanji Gami, hereinafter referred to as the "PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the ONE PART



Mrs. Anjali Brajesh Vishwakarma, Age - 39 of Mumbai, Indian Inhabitant, (PAN NO CJNPS1533G) (Aadhar No. 5045-6556-3116) & Mr. Brajesh Vishwakarma, Age - 43 of Mumbai, Indian Inhabitant, (PAN NO ADMPV3891R) (Aadhar No. 8303-6097-7336) Residing at Flat 9B, Tower - 7, Bevarly Park, Sector - 14, Kopar Khairane, Navi Mumbai - 400 709. hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the OTHER PART:

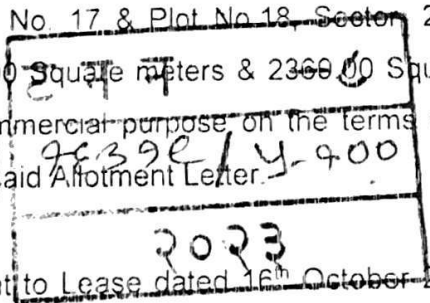
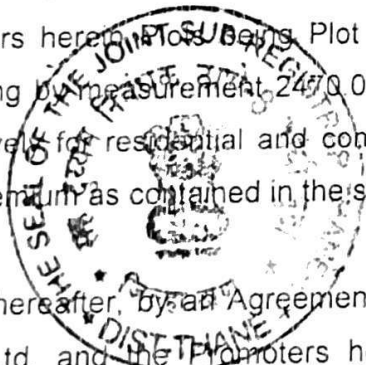
Promoter/s

Purchaser/s

Page 1 of 48

WHEREAS:-

- 1 The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act
- 2 The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
- 3 By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act
- 4 The CIDCO Ltd., by virtue of an Allotment Letter Reference no. 278/12000013/135 dated 24th April 2018 & Reference no. 278/12000013/136 dated 24th April 2018, has allotted the Promoters herein to Sub-Plots Plot No. 17 & Plot No.18, Sector 2, Ghansoli, Navi Mumbai, containing by measurement 2470.00 Square meters & 2369.00 Square meters or thereabouts respectively for residential and commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.
- 5 Thereafter, by an Agreement to Lease dated 16th October 2019 executed between the CIDCO Ltd. and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 15006 - 2019 dated 23rd October 2019, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 17, Sector- 2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2470.00 Square meters or thereabouts AND by an Agreement to Lease dated 7th February 2020 executed between the CIDCO Ltd and the Promoters herein and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No TNN 8 - 2212 - 2020 dated 7th February 2020, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of Plot No. 18, Sector- 2, Ghansoli, Navi Mumbai, containing by final demarcated measurement 2,390.00 Square meters or thereabouts.



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is a Government
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a of Navi Mumbai
behalf as per the
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aid Act.

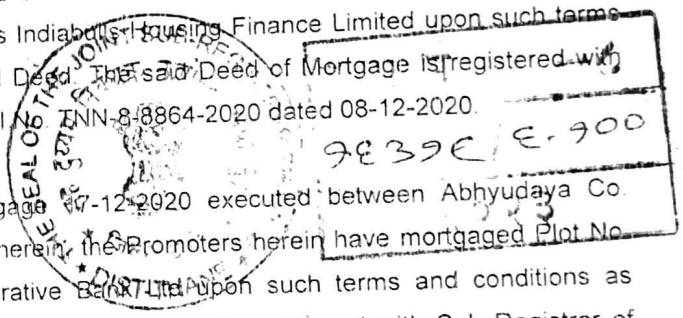
2000013/135 dated
8, has allotted the
soli, Navi Mumbai,
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ecuted between the
f Sub-Registrar of
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0.00 Square meters
ecuted between the
f Sub-Registrar of
February 2020, the
t No. 18, Sector-2,
00 Square meters

6 Thereafter, at the request of the Promoters, the CIDCO Ltd., vide Modified Agreement to Lease dated 18-11-2021 and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No TNN 8 - 17355- 2021 has amalgamated Plot No. 17 & Plot No.18, in Sector- 2, Ghansoli, Navi Mumbai as a single plot having area **4860.00 Sq.mtrs** thereabout for term mentioned therein (hereinafter referred to as the said Plot) and which is more particularly described in the First Schedule hereunder written, for residential cum commercial purpose on the terms and conditions and for the lease premium as contained in the said Agreement to Lease and which is more particularly described in the First Schedule hereunder written.

7 In the above circumstances, the Promoters are the Licensees in respect of the said Plot and are entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.

8 Pursuant thereto, by a Deed of Mortgage dated 31.08.2018 executed between M/s Indiabulls Housing Finance Limited and the Promoters herein, the Promoters herein have mortgaged Plot No. 18, with the said M/s Indiabulls Housing Finance Limited upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-8864-2020 dated 08-12-2020.

Pursuant thereto, by a Deed of Mortgage dated 17-12-2020 executed between Abhyudaya Co. Operative Bank Ltd and the Promoters herein, the Promoters herein have mortgaged Plot No. 17, with the said Abhyudaya Co. Operative Bank Ltd upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN-8-9790-2020 dated 17-12-2020.



9 The LIC Housing Finance Limited, vide Letter dated 15.12.2022 sanctioned loan to the Promoters against the mortgage of the said plots being Plot No.17 & 18 and assignment/ hypothecation of receivables from the Project on the said plot and the LIC Housing Finance Limited, has for and on behalf of the Promoters, repaid the outstanding loan of M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd. The Promoters have, vide letter dated 18.03.2023, and 15.03.2023 received the No Dues Certificate from the said M/s Indiabulls Housing Finance Limited and Abhyudaya Co. Operative Bank Ltd respectively.

Pursuant thereto, by a Deed of Reconveyance dated 20-03-2023 registered with Sub Registrar of Assurances under Serial Number TNN-8-5623-2023 dated 20-03-2023 executed between the said M/s Indiabulls Housing Finance Limited and the Promoters herein, the said M/s Indiabulls Housing Finance Limited has released its charge on the said plot no 18 in favour of the Promoters as mentioned therein.

[Handwritten signature]

Promoter/s .

[Handwritten signature]
Purchaser/s

[Handwritten signature]

- ii 1st Floor for hospital and Podium Parking
- iii 2nd to 6th Floor for podium Parking
- iv 7th floor for External amenities i.e., Fitness Centre, Swimming Pool, R.G., Landscape Garden & Society Office.
- v 8th Floor onwards shall be reserved for Residential Flats in the said Project.

The aforesaid Project shall be known as "GAMI ASTERS" (hereinafter referred to as the said Project).

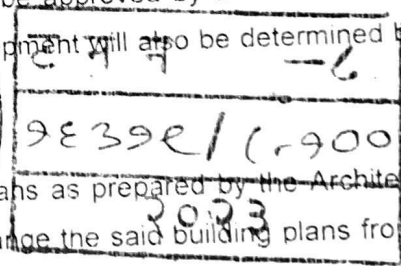
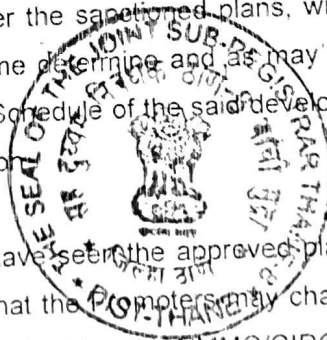
13. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at MUMBAI under registration no. P51700025311 for A-Building and under registration no. P51700045247 for B-building. The copy of Registration Certificate of the said Project is annexed hereto and marked as Annexure "B & B1".

14. In the above circumstances, the Promoters, being the Licensees in respect of the said Plot, are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

15. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by constructing building/s to be used for Residential / Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.

16. The Purchaser/s has/ have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoters may change the said building plans from time to time and/or as may be required by the NMMC/CIDCO Ltd and / or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as Annexure "C".

17. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans as per Commencement Certificate dated 25-02-2022. The Promoters shall continue the development of the said plot in accordance with such further development permission and Amended Commencement Certificate. As per the terms & conditions of the said Agreement to Lease, the Promoters are desirous of selling Premises in the said proposed Building Project which is intended to be named as "GAMI ASTERS" or such name as the Promoters may decide. The Purchaser/s has/ have, after understanding the



d by the Promoters, agreed for such consideration and

icates, has been seen and annexed hereto and marked as execution of this Agreement, for s to the said Plot, the right of proposed Building on the said r written. The Purchaser/s by ave accepted the title of the encumbrances and no further g thereto.

ce Limited for the grant of its the Promoters have received ection for the sale of the said Finance Limited is annexed

omoters have given to the

sale of premises.

o herein.

designs, specifications etc.,

visions of the Real Estate ulations made there under,

Agreements and relevant Promoters have given to

d On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase **Flat No.2805 on the 28th Floor of "A" wing**, admeasuring **85.423 Square meters** (Carpet Area) or thereabouts in the Project /Building known as **"GAMI ASTERS"** to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh Only)**. The Typical floor plan of the said Premises is annexed hereto & marked as **Annexure "F"**. Further, the Purchaser/s has requested the Promoter for allotment of **Two parking space having No. 431 & 432** and situated on **6th Floor** of the building. A copy of said car parking plan is appended hereto as **Annexure "F1"**

21 This carpet area is inclusive of unfinished wall surface, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016

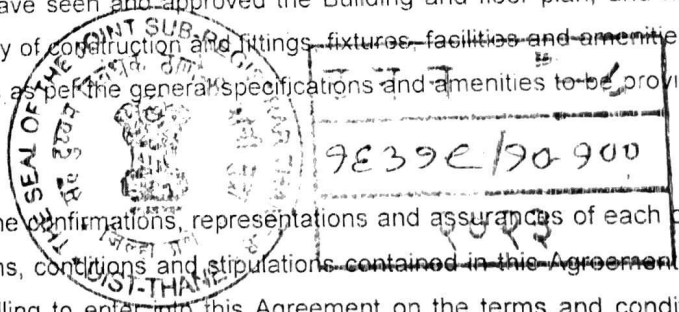
22. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under UDCPR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked **Annexure "G"** The Promoters have paid necessary premium / charges to the NMMC for getting the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s

23. The Purchaser/s has / have seen and approved the Building and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises.

24. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

25. Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

26. Now both the parties are desirous of recording the terms and conditions of these presents so reached between them.



Promoter/s

Purchaser/s

BY AND BETWEEN THE

contained in the Real Estate
ment therein or re-enactment
pplicable from time to time and
e Real Estate (Regulation and
all references herein shall be
on and Development) Act, 2016
d there under shall be referred

ioned Plans, and other relevant
e provisions of the Real Estate
i plot and the Purchaser/s has /
elf /themselves familiar with the
other relevant authorities. The
terms and conditions of the all
ed authorities. All the liabilities
er/s as and when demanded by

s on the said plot in accordance
tioned by the NMMC. and other
ve as permissible under the Act
anctioned plans, layout plans in
be, without the previous written
n case if any change, addition,
Authority then such additions,
issions from the Purchaser(s) /
e, dispute or raise any objection
urther that the Promoters may
y the Promoters or such minor

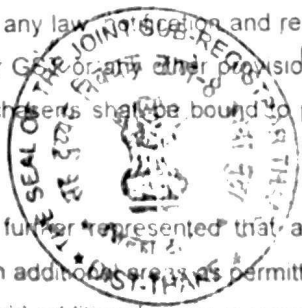
changes or alterations as shall be required by NMMC/ CIDCO Ltd / other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act statute or law governing the development of the said Plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s

4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agree/s to purchase Flat No.2805 on the 28th Floor, admeasuring about 85.423 Square meters or thereabouts (Carpet Area) in the Building/ Project known as "A" wing of project "GAMI ASTERS" which is to be constructed on the said plot and pro rata share in the common areas [{"Common Areas"}] as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only). Further, the Purchaser shall be entitled to Two Car parking space having No. 431 & 432 and situated on 6th Floor of the Project. As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto & marked as ANNEXURE "H" (Time being essence of the contract). The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time even after the date of handing over the possession of the said premises.

The mutually agreed consideration mentioned in clause 4 (a) hereof has been quoted by the Promoters and accepted by the Purchaser/s is an ex-GST price/consideration after factoring the entire input rebate for GST that shall be available as per the provisions of Goods and Services Tax Act, 2017. Any change in any law, regulation and regulation from the Statutory Authorities relating to the input rebate for GST or any other provisions, shall be applicable and binding on the Purchaser/s and the Purchaser/s shall be bound to pay any sum payable pursuant to the said change in law



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4 (c) The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the aforesaid additional areas is annexed hereto. The Promoters have paid necessary premium / charges to the NMMC for getting the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the

B

Handwritten signature


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called "the said Display space") and the same shall be utilized only for the purpose of the advertisement which includes a hoarding any display of such sign-boards as well as neon light and the Purchaser of such display space shall install separate electric meter for neon light and shall also bear and pay the Government taxes directly or through the society. The Purchaser(s) / Allottee(s) herein shall not object in any manner and shall co-operate with the Promoters and holder of Display space. The Promoters can display their Company name on the said Society. The Purchaser/Society will honor the agreement/understanding between the Promoters and put permanent neon sign/hoarding/Display at the suitable place of the said Building in consideration to the Society or its members. The Promoters shall install separate Electric Meter for neon-light and shall bear and pay the charges as per the Bills for the electricity consumed thereof directly to MSEB. The Promoters / their sister concern will not contribute any other outgoings to the said Society. The Promoters / their agents shall always be allowed to enter into the said plot at all reasonable time for the maintenance of the said sign/hoarding/display put at the suitable place of the said Building.

28. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

29. NOTICES AND CORRESPONDANCE:

29 (a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate Post to his/her address specified below:

	<p>7E39E / 84.900</p>
<p>Name: * Mrs. Anjali Brajesh Vishwakarma * Mr. Brajesh Vishwakarma</p>	<p>2023</p>

Address : Flat 9B, Tower - 7, Bevarly Park,
Sector - 14, Kopar Khairane,
Navi Mumbai - 400 709
Email id. brajesh.vishwakarma007@gmail.com

29 (b) In case if the Purchaser/s changes his/ her/ their address specified herein then and that event, the Purchaser/s shall intimate by Registered AD Letter, the new address or Email address and shall cause the Promoters to rectify their records by recording the new address and Email address. In case, if the Purchaser/s fail/s to provide the Promoters his/ her/ their address and Email address, then the Promoters shall not be liable or responsible for the

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Promoter/s

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Purchaser/s

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Page 42 of 42

receipt of any le
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Allottee(s). After the Agreement is duly executed by the Purchaser(s) / Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Navi Mumbai

42. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of the Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

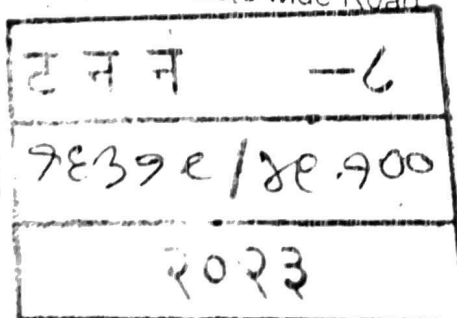
43. The Purchaser/s declare that he / she / they has / have every intention to sell transfer the said premises within period of one year from the date of execution for this Agreement for sale as the 'Investor Purchaser' and to avail the benefit of the provision of remission of Stamp Duty on the terms of the Article 5(ga) (ii) of the Bombay Stamp Act, 1958. The requisite stamp duty on this Agreement for sale is being paid by the Purchaser/s with right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Premises within a period of one year or within such period as may be prescribed from time to time in this regard.

IN WITNESS WHEREOF THE PARTIES HERETO HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land known as Plot being Plot No. 17 & 18, Sector- 2, Ghansoli containing by measurement 4860.00 Square meters or thereabouts and is bounded as follows that is to say:

Towards the North by	6 meters wide Road
Towards the South by	24.50 meters wide Road.
Towards the East by	Railway Compound Wall.
Towards the West by	30.00 meters wide Road



Flat No
WING
Project
Ghansoli
mentioned
SIGNER
M/S. T
(PAN M
THROU
MR. M

IN THE

1.

2.

SIGNER
BY TH

MRS.
(PAN

MR. B
(PAN
IN THE

and the
Sub Registrar
at Navi Mumbai

conditions of this
and the respective
discuss, failing
of the Real Estate

to sell transfer the
document for sale as
of Stamp Duty in
stamp duty on this
exemption of
one year or within

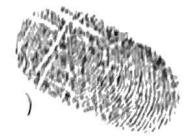
AND SUBSCRIBED
THE YEAR FIRST

Sector- 2, Ghansoli,
bounded as follows.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said premises)

Flat No. 2805 on the 28th Floor, admeasuring 85.423 Square meters (Carpet area) in the "A"
WING along with Two Car parking space having No. 431 & 432 and situated on 6th Floor of
Project Known as "GAMI ASTERS" to be constructed on Plot No. 17 & 18, Sector- 2,
Ghansoli, Navi Mumbai, and which is more particularly described in the First Schedule
mentioned hereinabove

SIGNED, SEALED AND DELIVERED BY
M/S. THALIA & GAMI ENTERPRISES,
(PAN NO. AANFT4444L)
THROUGH ITS Partner
MR. MURJI BHANJI GAMI



IN THE PRESENCE OF

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



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२०२३

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER/S"
MRS. ANJALI BRAJESH VISHWAKARMA
(PAN NO CJNPS1533G)

[Signature]



MR. BRAJESH VISHWAKARMA
(PAN NO ADMPV3891R)
IN THE PRESENCE OF

[Signature]

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



**NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/Case No. 20211CNMMC18491/538/2022

DATE: 25/02/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came into force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/S. Thalia And Gami Enterprises Through Partners (Mr.Murji Bhanji Gami), Plot No.17 & 18, Sector 02, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	4860.000m ²
Permissible F.S.I.	:	5.664
Permissible BUA	:	27529.598 m ²
Built up area proposed (Residential)	:	24633.838 m ²
Built up area proposed (Commercial)	:	2884.285 m ²
Total Built up area proposed	:	27518.123 m ²
No. Of Unit	:	Residential - 244 Units Commercial - 33 Units Hospital - 02 Units

- 1) The Certificate is liable to be revoked by the Corporation if
- The development work in respect of which permission is granted under this Certificate is not carried out to the use for which it is granted or is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Municipal Corporation is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and ~~X~~ or any person deriving title through or under him, shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
- Give written notice to the Municipal Corporation regarding completion of work.
- Obtain an Occupancy Certificate from the Municipal Corporation.

- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent

Annexure - B



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project, **Project GAMI ASTERS A WING, Plot Bearing / CTS / Survey / Final Plot No.: 17 AND 18 at Navi Mumbai (M Corp.), Thane, Thane, 400701** registered with the regulatory authority vide project registration certificate bearing No P51700025311 of

1. **Thalia And Gami Enterprises** having its registered office / principal place of business at Tehsil: **Thane District. Thane Pin: 400703.**

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- If the above mentioned conditions are not complied by the promoter, the Authority may take necessary action against the promoter including cancelling the registration granted herein, as per the Act and the rules and regulations made there under.



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2023

Dated: 20/06/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasavi Ramchand Prabh
Signature (Secretary) Maharashtra Real Estate Regulatory Authority

Annexure - B



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project *Project GAMI A STEPS A WING, Plot Bearing / CTS / Survey / Final Plot No.: 17 AND 18 at Navi Mumbai (M Corp.), Thane, Thane, 400701* registered with the regulatory authority vide project registration certificate bearing No P51700025311 of

1. **Thalia And Gami Enterprises** having its registered office / principal place of business at *Tehsil: Thane, District: Thane Pin 400703*

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

CR

That entire of the amounts to be realised hereinafter by me/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 up to 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- If the above mentioned conditions are not complied with 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.



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2023

Signature valid

Digitally Signed by

Dr. Vasant K. Manoj Prabhakar

Signature (Secretary / Joint Super Registrar Officer)

Maharashtra Real Estate Regulatory Authority

Date: 20/06/2022

Place: Mumbai



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 P51700045247

Project: GAMI ASTERS B WING , Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 17 AND 18 at Navi Mumbai (M Corp.), Thane, Thane, 400701;

1. Thalia And Gami Enterprises having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400703.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 10/05/2022 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

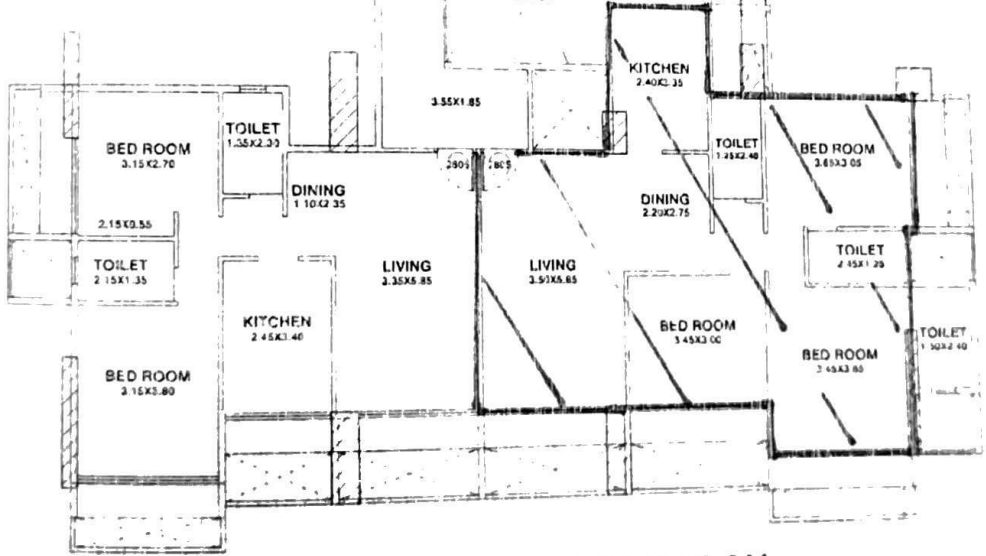
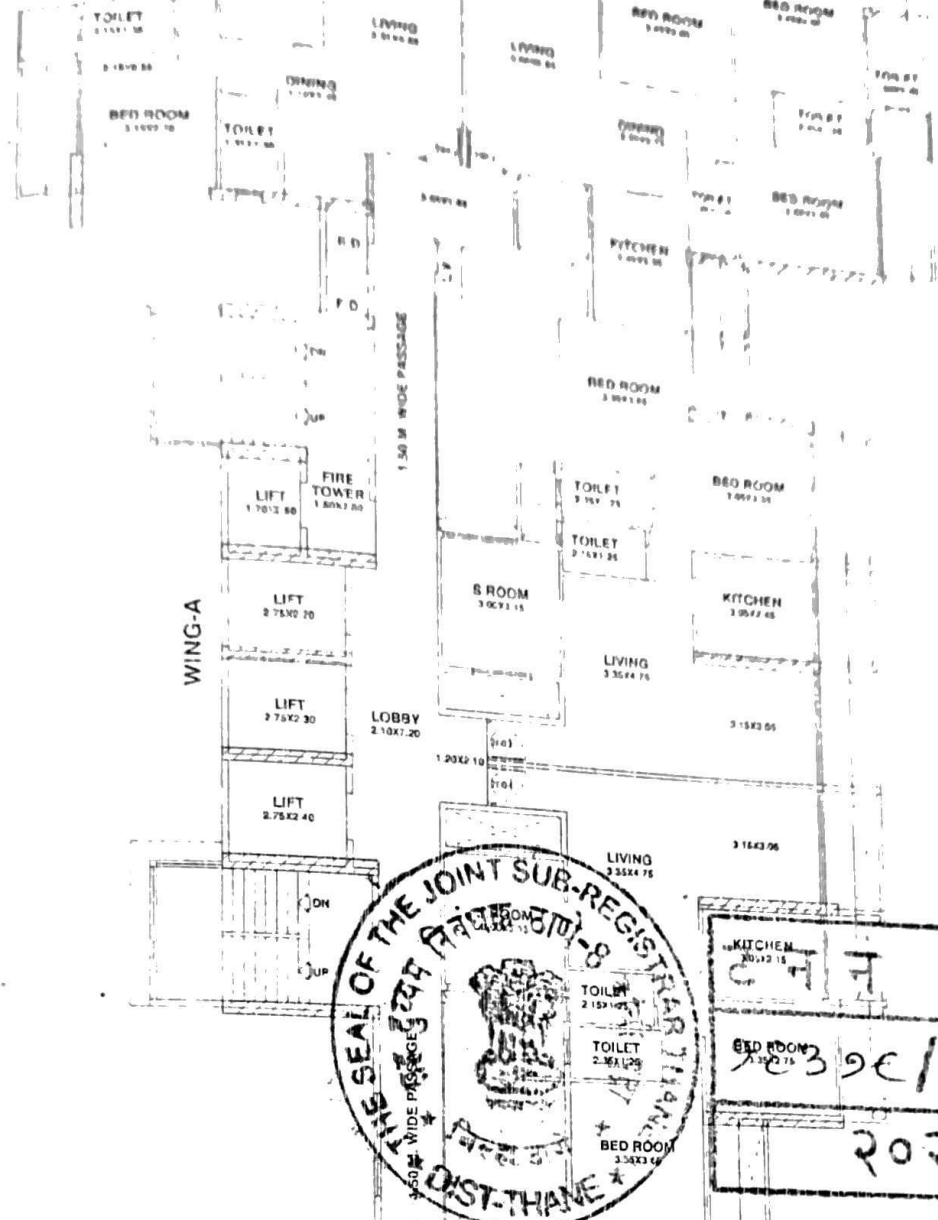


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Dated: 10/05/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 10-05-2022 12:20:17

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



TWENTY EIGHTH FLOOR PLAN

NO. : **A-2805**
 AREA (SQ.FT.):
 PROJECT:
 RESIDENTIAL CUM COMMERCIAL,
 PLOT NO.- 17+18, SECTOR - 02
 NAVI MUMBAI.

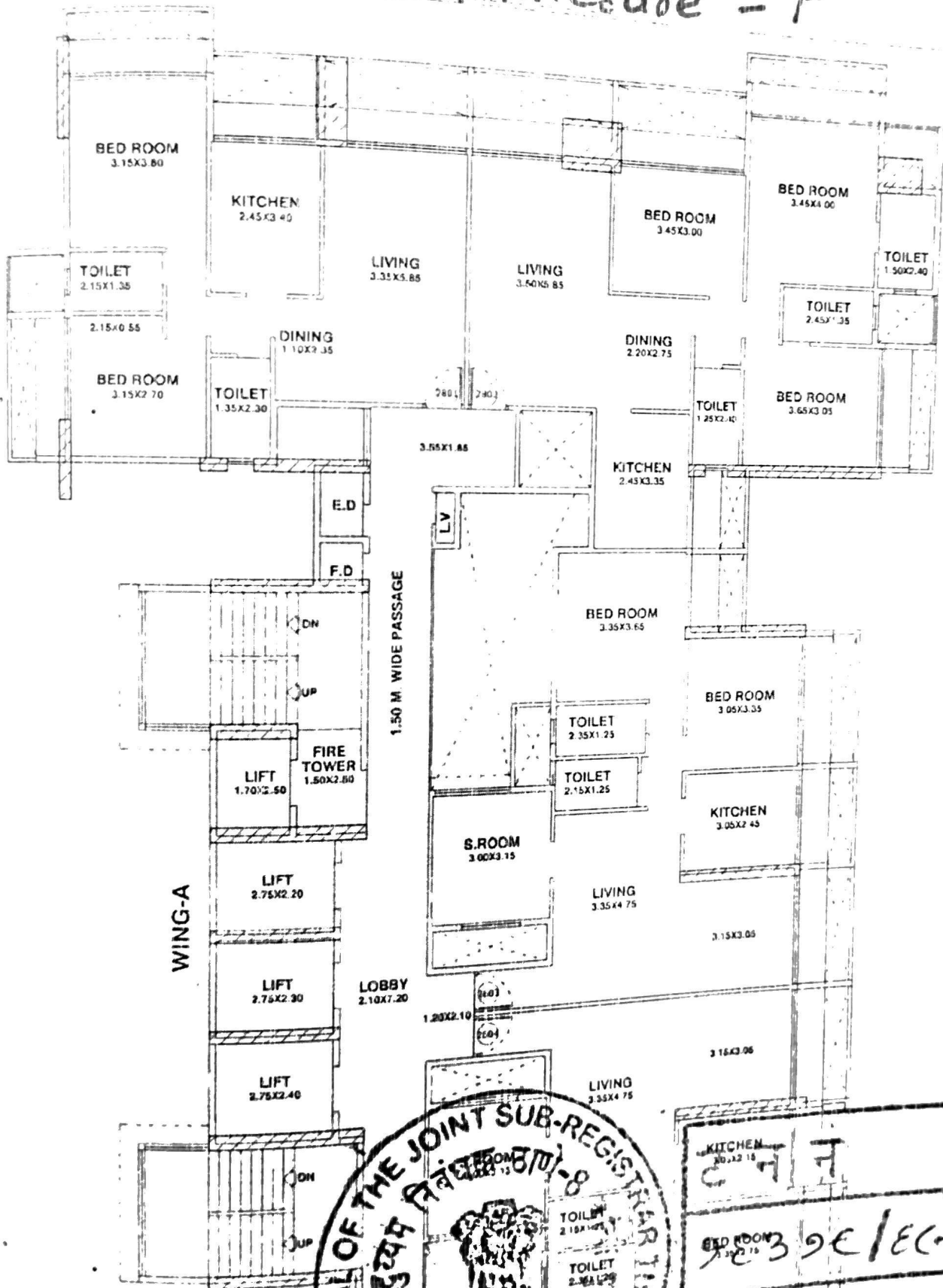
BUYER'S SIGN : 1) *[Signature]*
 BUYER'S SIGN : 2) *[Signature]*

DEVELOPER'S SIGN : *[Signature]*
 DEVELOPED BY
THALIA & GAMI ENTERPRISES

NORTH ARCHITECTS
 TRIARCH DESIGN STUDIO

[Handwritten signatures]

Annexure - F



Handwritten notes and stamps on the bottom right of the plan:

- KITCHEN 20.12.15
- 2023
- 2023
- 2023

WING-A

LIFT 1.70X2.50
TOWER 1.80X2.80

LIFT 2.75X2.20

LIFT 2.75X2.30

LIFT 2.75X2.40

LOBBY 2.10X2.20

B. ROOM 3.00X2.15

TOILET 2.15X1.25

TOILET 2.15X1.25

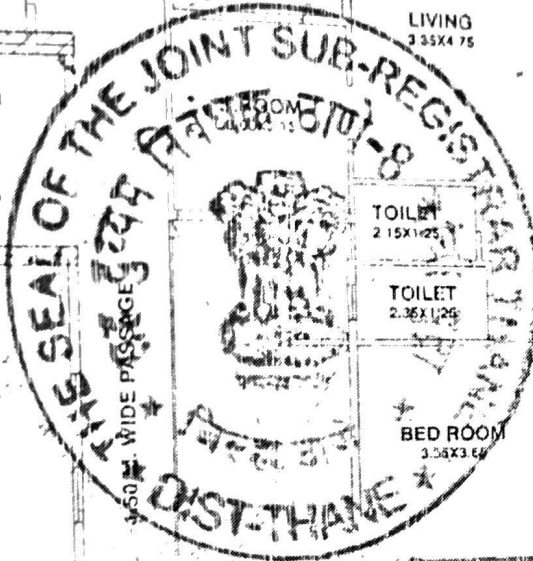
KITCHEN 3.05X2.45

LIVING 3.35X4.75

3.15X3.05

LIVING 3.35X4.75

3.15X3.05



KITCHEN 3.05X2.15

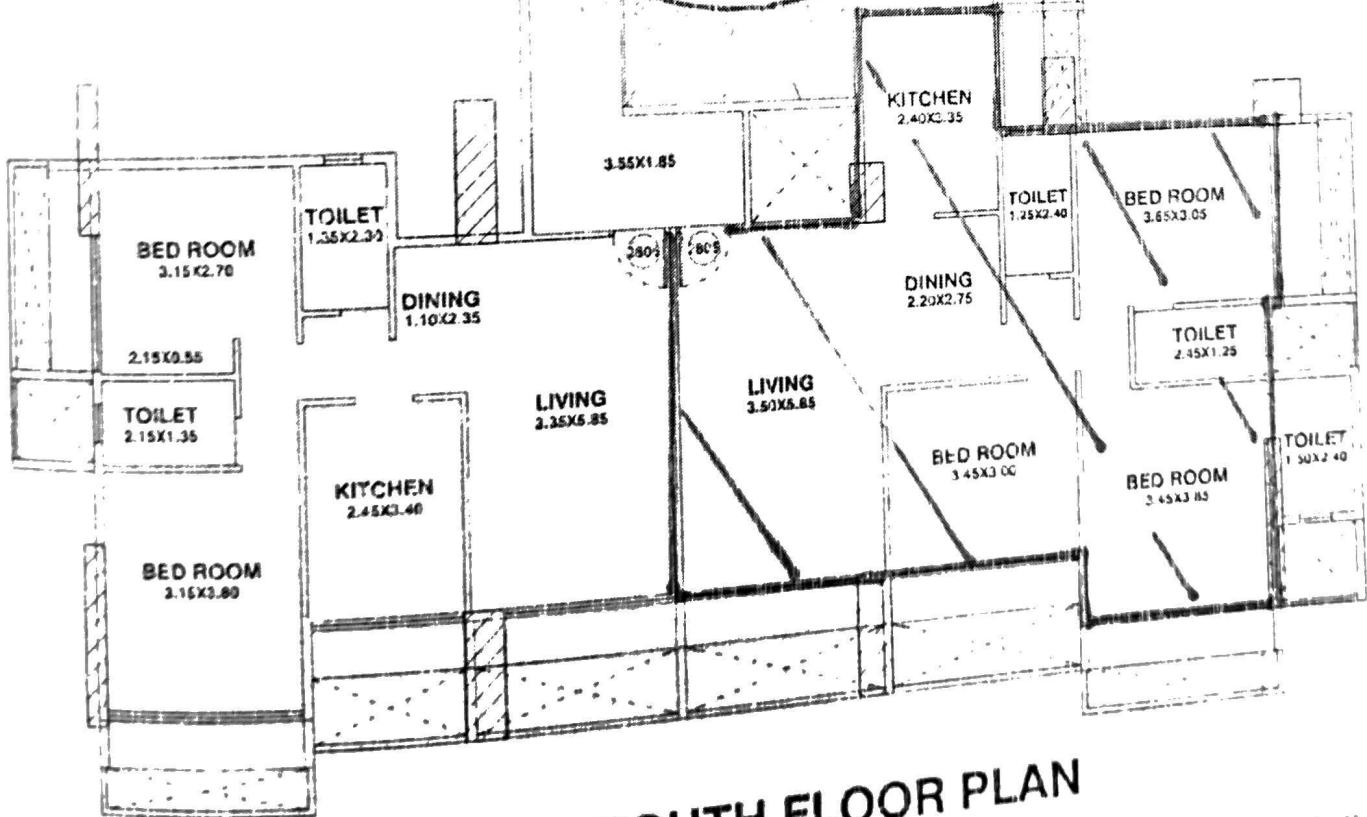
BED ROOM 3.35X2.75

TOILET 2.15X1.25

TOILET 2.35X1.25

BED ROOM 3.50X3.50

2023
39E/EC-900



TWENTY EIGHTH FLOOR PLAN

A-2805

BUYER'S SIGN : 1)

SIGN : 2)

Handwritten signature
DEVELOPED BY

DEVELOPER'S SIGN :

Handwritten signature

NORTH



TRIARCH DESIGN STUDIO

ARCHITECTS & INTERIOR DESIGNERS

To Whom So Ever It May Concern

Date : 27th Jul 2022

The total Proposed Rera Carpet Area statement (Residential Area - A wing) on Plot No 17+18, Sector 02, Ghansoli, Navi Mumbai is as mentioned below:

PLOT NO.- 17+18, SECTOR-02, GHANSOLI, NAVI MUMBAI.									
AREA STATEMENT (RESIDENTIAL AREA) (A-WING)									
SR. NO.	FLAT NOS.	RERA CARPET AREA		ENCLOSED BALCONY				NATURAL TERRACE	
		SQM	SQFT	SQM	SQFT			SQM	SQFT
1	E01	64.247	691.555	0.000	0.000				
2	E02	86.457	930.623	0.000	0.000			0.000	0.000
3	E03	67.870	730.553	0.000	0.000			0.000	0.000
4	E04	59.232	637.573	8.150	87.727			0.000	0.000
5	E05	85.423	919.493	0.000	0.000			0.000	0.000
6	E06	64.247	691.555	0.000	0.000			0.000	0.000
7	E01	64.247	691.555	0.000	0.000			0.000	0.000
8	E02	86.457	930.623	0.000	0.000			0.000	0.000
9	E03	67.870	730.553	0.000	0.000			0.000	0.000
10	E04	59.232	637.573	8.150	87.727			0.000	0.000
11	E05	85.423	919.493	0.000	0.000			0.000	0.000
12	E06	64.247	691.555	0.000	0.000			0.000	0.000
13	1001	64.247	691.555	0.000	0.000			0.000	0.000
14	1002	86.457	930.623	0.000	0.000			0.000	0.000
15	1003	67.870	730.553	0.000	0.000			0.000	0.000
16	1004	59.232	637.573	8.150	87.727			0.000	0.000
17	1005	85.423	919.493	0.000	0.000			0.000	0.000
18	1006	64.247	691.555	0.000	0.000			0.000	0.000
19	1101	64.247	691.555	0.000	0.000			0.000	0.000
20	1102	86.457	930.623	0.000	0.000			0.000	0.000
21	1103	67.870	730.553	0.000	0.000			0.000	0.000
22	1104	59.232	637.573	8.150	87.727			0.000	0.000
23	1105	85.423	919.493	0.000	0.000			0.000	0.000
24	1106	64.247	691.555	0.000	0.000			0.000	0.000
25	1201	64.247	691.555	0.000	0.000			0.000	0.000
26	1202	86.457	930.623	0.000	0.000			0.000	0.000
27	1203	59.368	639.037	8.150	87.727			11.787	126.875
28	1204	85.423	919.493	0.000	0.000			0.000	0.000
29	1205	64.247	691.555	0.000	0.000			0.000	0.000
30	1301	64.247	691.555	0.000	0.000			0.000	0.000
31	1302	86.457	930.623	0.000	0.000			0.000	0.000
32	1303	67.870	730.553	0.000	0.000			0.000	0.000
33	1304	59.232	637.573	8.150	87.727			0.000	0.000
34	1305	85.423	919.493	0.000	0.000			0.000	0.000
35	1306	64.247	691.555	0.000	0.000			0.000	0.000

27/7/22

7839E/02/900

2023

HEMANT PANDURANG DHAVALE

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ou=HEMANT PANDURANG DHAVALE,
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35	1401	64.247	691.555	0.000	0.000				0.000	0.000
37	1402	86.457	930.623	0.000	0.000				0.000	0.000
38	1403	67.870	730.553	0.000	0.000				0.000	0.000
39	1404	59.232	637.573	8.150	87.727				0.000	0.000
40	1405	85.423	919.493	0.000	0.000				0.000	0.000
41	1406	64.247	691.555	0.000	0.000				0.000	0.000
42	1501	64.247	691.555	0.000	0.000				0.000	0.000
43	1502	86.457	930.623	0.000	0.000				0.000	0.000
44	1503	67.870	730.553	0.000	0.000				0.000	0.000
45	1504	59.232	637.573	8.150	87.727				0.000	0.000
46	1505	85.423	919.493	0.000	0.000				0.000	0.000
47	1506	64.247	691.555	0.000	0.000				0.000	0.000
48	1601	64.247	691.555	0.000	0.000				0.000	0.000
49	1602	86.457	930.623	0.000	0.000				0.000	0.000
50	1603	67.870	730.553	0.000	0.000				0.000	0.000
51	1604	59.232	637.573	8.150	87.727				0.000	0.000
52	1605	85.423	919.493	0.000	0.000				0.000	0.000
53	1606	64.247	691.555	0.000	0.000				0.000	0.000
54	1701	64.247	691.555	0.000	0.000				0.000	0.000
55	1702	86.457	930.623	0.000	0.000				11.787	126.875
56	1703	59.368	639.037	8.150	87.727				0.000	0.000
57	1704	85.423	919.493	0.000	0.000				0.000	0.000
58	1705	64.247	691.555	0.000	0.000				0.000	0.000
59	1801	64.247	691.555	0.000	0.000				0.000	0.000
60	1802	86.457	930.623	0.000	0.000				0.000	0.000
61	1803	67.870	730.553	0.000	0.000				0.000	0.000
62	1804	59.232	637.573	8.150	87.727				0.000	0.000
63	1805	85.423	919.493	0.000	0.000				0.000	0.000
64	1806	64.247	691.555	0.000	0.000				0.000	0.000
65	1901	64.247	691.555	0.000	0.000				0.000	0.000
66	1902	86.457	930.623	0.000	0.000				0.000	0.000
67	1903	77.793	837.364	0.000	0.000				0.000	0.000
68	1904	75.782	815.717	0.000	0.000				0.000	0.000
69	1905	85.423	919.493	0.000	0.000				0.000	0.000
70	1906	64.247	691.555	0.000	0.000				0.000	0.000
71	2001	64.247	691.555	0.000	0.000				0.000	0.000
72	2002	86.457	930.623	0.000	0.000				0.000	0.000
73	2003	77.793	837.364	0.000	0.000				0.000	0.000
74	2004	75.782	815.717	0.000	0.000				0.000	0.000
75	2005	85.423	919.493	0.000	0.000				0.000	0.000
76	2006	64.247	691.555	0.000	0.000				0.000	0.000
77	2101	64.247	691.555	0.000	0.000				0.000	0.000
78	2102	86.457	930.623	0.000	0.000				0.000	0.000
79	2103	77.793	837.364	0.000	0.000				0.000	0.000
80	2104	75.782	815.717	0.000	0.000				0.000	0.000
81	2105	85.423	919.493	0.000	0.000				0.000	0.000
82	2106	64.247	691.555	0.000	0.000				0.000	0.000

83	2201
84	2202
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109	2604
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111	2606
112	2701
113	2702
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122	2805

HEMANT PANDURAN G DHAVALE

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Yours Faithful
For TRIARC
HEMANT PANDURAN G DHAVALE
Ar. Hemant
(CA/92/147)

