

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM C

[See rule 6(a)]

എങ്ങാനെ is granted under section 5 of the Act to the following project under project registration number എന്മൂള്ള Nekshatra Veda ... Plot Bearing / CTS / Survey / Final Plot No.: Survey No. 73 at Vasai, Palghar, 401208

Benemakers Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai, District nis 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 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Per (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website and 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 a 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 (D). as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

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 departed with the cover the 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 logit 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 receivable of the project is less than the estimated cost of completion of the project.

- renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with selection 5 of the Act read with
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- 3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



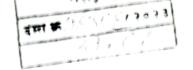
Signature valid Digitally Signed by Dr. Vaşan Premanand Prabhu (Secretary, MahaRERA) Date:28-11-2022 11:04:46 Date:28

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

fejesh badsiwa L

Dated: 28/11/2022 Place: Mumbai





THE THIRD SCHEDLLE HEREINABOVE REFERRED TO

(The nature, extent and description of common areas and facilities in the Project) (To be handed over at the time of handing over the possession of the SaidBuilding to the common only of allottees to be formed.)

- Project Land
- Terrace
- a. Hoor Lobby
- Entrance Lobby
- 5. Fire Fighting Systems
- 6. Rain Water Harvesting.
- 7. Overhead Tank.
- 8. Underground Tank.
- Staircase & Lift.
- 10. Common Podium

[Specifications of Flooring, Fixtures & Fittings]

Sr.	Item /	Brand
No.	Description	
1.	Flooring	Vitrified tiles 1200MM*600MM/24"*24" Anodized aluminum sliding windows with tinted 4mm glass with marble.
2.	Windows	Anodized aluminum sliding windowe Fancy decorated designer laminated door with high quality standard fitting.
3.	Door	Fancy decorated designer laminated door years Kitchen platform with stainless steel sink and full tiles up to Beam level in
4.	Kitchen	kitchen area. and wall these and wall these
5.	Toilet / Bathroom	(450mm*300mm) full tiles concealed plumbing pipe line number (450mm*300mm) full tiles concealed plumbing of Cera or Equivalent.
6.	Painting	Concealed copper wiring in the of Power-X.
7.	Electric	Concealed copper wiring in entrie modular switches of Power-x. branded (indicab) with quality modular switches of Power-x. Geyser point, Exhaust Fan point in toilets, and A.C. points in Bedroom, Telephone and T.V. points in the living rooms and bedrooms. Otis/Schindler Or Equivalent Elevator
8.	Elevator	UIS/ Series



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OFNERAL AMENITIES

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- Sin-Red Bayling for heing, dining, kitchen & all hedroome Lemmic Titles of similed titles for Bathroom flooring & Dado
- Virified of Ceramic Tiles Dado 27 ft height above the kitchen platform.
- t we implete the with S. S. sink in Kitchen.
- voncoaled copper wiring with modular switches.
- Electric points for Exhaust fan and Aqua Guard in Kitchen.
- Concealed plumbing with CP fittings.
- Aluminium sliding windows with Powder coated.
- Lamina: u Flush Doors. **(**)
- 10 Luster Paint in all rooms.

Project:-

- Sewerage (Chambers, Lines, Septic Tank)
- 2) Storm Water Drains
- 3) Landscaping & Tree Planting
- 1) Rain Water Harvesting
- Fire Protection & Fire Safety Requirements
- 6) Electric Meter Room
 7) Common Podium and its amenities which will be shared by all the 6 wings, and handed over for use after a common Podium and its amenities which will be shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all the formation of the project Nakshatra Vode and the shared by all t Common Podium and its amenities when the second sec Wing, G Wing & J Wing of the project Nakshatra Veda II.
- 8) Parking space on the shared podium will be allotted by the Promoter as per their discretion. No partie wing/society has rights or ownership over the parking space on the podium.

Building:-

- 1. Earthquake Resistant Structure
- 2. Decorative Entrance Lobby
- Society Office
- 4. Elevators Of Quality Make



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On or towards the North by: Emonics Tower On or towards the South by: 20 Mtrs Road On or lowards the East by: 30 Mtrs Road On or towards the West by: Building No. 2 Wil $\geq \gamma_{1} \leq \gamma$

MUNICIPAL CORPORATION and bounded as follows: Sub. Register yola 8 Ohr perst

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Dispute Resolution - Any dispute between parties shall be settled amicably. In ense of failure : , settled the dispute amicably as per the section the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Ferrer (7) provisions of the Real Estate (Regulation and Development) Act. 2016. Rules and Regulations, thereunder. thereunder.

GOVLRNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be constructed. Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the VASAI courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT VASAL IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE piece and parcel of land bearing 1] Survey No.73, Hissa No.-, Area admeasured 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.0 Mirs., 2| Survey No.75, Hissa No.3, Area admeasuring 1920.00 Sq. Mtr., Assessment of Rs.19.20 Survey No.82. Hissa No.5. Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps., Survey No.84, Hissa No.10. Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise Out of this area admeasuring 2355.00 Sq. Mtrs. and 5] Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., P. K. 0-08-10 H. R., Assessment of Rs.7.87 Ps., Out of this Area admeasuring 0-12-00 II. R. and 6] Survey Nc.75, Hissa No.2/1, Area admeasuring 530.00 Sq. Mtrs. Assessment of Rs.53.00 Paise, collectively lying, being and situated at Village GOKHIVARE, Taluka -Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE piece and parcel of out of total sanctioned area by Vasai - Virar City Municipal Corporation, proposed 1] Residential Building No.2, Wing "E", having Ground + 23rd upper <u>Floors (P1) in Sector III, FSI area admeasuring 4726.27sg. mtrs., Built – up area (excluding Fire</u> taircases, Society Office/s, Meter n/s, Refrece areas, Stilts, Architecture projection, evations projections, fitness centre by verridors) to be constructed on portion of d bearing 1] Survey No.82, Hi ing 1920.00 Sq., Mtr., Assessment of

fejesh budsiwal

[Allottee/(s)]

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reasonable inconcretely with the Pore is of this Agreement and to the extent necessary to confinite Agreement and to the extent necessary to confinite or the case may be indicated by the case of the case may be indicated by the case of Act or the Rules and Reputations made thereinder or the applicable law, as the case may be not communicable law, as the case may be not the remaining providing of the $\Lambda_{\rm B}$ coments that remain valid and inforceable as applicable at the one-time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable as applicable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable as applicable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable as applicable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable as applicable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable at the time of the $\Lambda_{\rm B}$ coments that remain valid and inforceable at the time of the $\Lambda_{\rm B}$ coments the time of the $\Lambda_{\rm B}$ coments that the time of the $\Lambda_{\rm B}$ coments the time of time of the $\Lambda_{\rm B}$ coments the time of the $\Lambda_{\rm B}$ coments the time of time of the $\Lambda_{\rm B}$ coments the time of time of the $\Lambda_{\rm B}$ coments the time of time of time of the $\Lambda_{\rm B}$ coments the time of time of the $\Lambda_{\rm B}$ coments the time of t

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

PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be other place, which may be mutually agreed between the Promoter and the Allottee/s, in after the Agreement is duly executed. Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Vasai.

Allottee/s and/or Promoter shall 77. conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution

28.

That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified

Rejesh-Badsiwal

109/J, C Wing, Tulip Apartment, Plot No. 22, Central Park, Nalasopara (E) NALA SOPARA MAHARASHTRA INDIA 401209

JSB HOMEMAKERS PVT. LTD.

Add.: 1st Floor, 101, Pratick Plaza, S.V. Road, Opp. Patel Petrol Pump, Goregaon (West). Mumbai 400 104

info@jsbgroup.co.in

otified Email ID

Name of Allottee

(Allottee's Address)

Notified Email ID

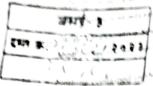
Name of Promoter (Promoter's Address)

Rojesh Ladsiwal

[Allottee/(s)]

[Promoter]

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DROMOTER SILVET NOT MORTGAGE OR CREATE a charge on the Apartment and te PROMOTER SERVED MUSICULT PROMOTER SERVED MUSICULT this Agreement he shall not mortgage or create a charge on the Apartment and if any suc-this Agreement he shall not mortgage or create a charge on the Apartment and if any suc-This Agreement he shall not messare or charge shalloot affect the right and inmortgage or charge is made or events for the such mortgage or charge shallhot affect the right and interest of t_{bc} tor the time being in force, such mortgage or charge such Apartment. Allottee's who has taken or agreed to take such Apartment.

- BINDING EFFECT: Forwarding this Agreement to the Allottee/s by thePromoter does not create a BINDING EFFECT: Forwarding the Promoter or the Allottee's until, firstly, the Allottee's signs binding obligation on the part of the promoter along with the provisions due binding obligation on the part of a signs and delivers this Agreement with all the schedules along with the payments due as stipulated in and delivers this Agreement water and the sense hafters the concerned Sub - Paging and the sense hafters the concerned Sub - Paging the Payment Plan within 50 x and before the concerned Sub - Registrar as and when secondly, appears for registration of the same before the concerned deliver intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before Agreement within 50 (unity) as and when intimated by the Promoter, then the Promoter the Sub-Registrar for its registration as and when intimated by the Promoter. shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensationwhatsoever.
- ENTIRE AGREEMENT: This Agreement, along with its schedules and annexures, constitutes the 10 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 apartment/plot/building, as the case may be.
- RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties. 20.

PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT 21. ALLOTTEE/S: It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY: If any provision Agreement shall be determined to be void or this unenforceable under the Act or n suberappy egulations made thereunder or under other 19 applicable laws, such provisions CALLER O e deemed amended or deleted in so far as

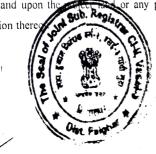
[Promoter]

Rajesh balsiway

[Allottee/(s)]

- Not to do or permit to be done any act or thing which may render, yoid or voidable autor thereof or whereby any increased premium shall, become payable in respect of the
- vi. Not to throw dirt, rubbish, tags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. 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 Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or additions, alterations or Apex Body or Federation may adopt at its inception and the protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye- laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/ Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s 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 buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s 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 state

and condition there



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[Allouee/(s)]

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Corporation heating No. V. Vi Sh M. N.R. /Zo Da 1021/8439/2017 18. DF 27/03/2018, the said land is comes under Development Plan. Applicant has paid the amount of Conversion RS 37530- and MH006505143 of Rs 7506/-, dt 20/09/2019 to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A. Accordingly the N. A Permission is granted as per Ordinance No 2/2017 of Maharashtra Government Gazette mutation entry. The said Mutation Entry has been passed in respect of Survey No.73, 84 10

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WVCMC has granted Revised Development Permission No.A] VVCMC/TP/CC/VP-0329, 0815
© 0509 213/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "E", in Sector - III, B] VVCMC/TP/CC/VP-0329, 0815 & 0509/214/2022-23, dated 29/07/2022 for Residential Building No.2, Wing "F", in Sector - III, C] VVCMC/TP/CC/VP-0329, 0815 & 0509/215/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "G", in Sector - III, D] VVCMC/TP/CC/VP-0329, 0815 & 0509/216/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "H", in Sector - III, E] VVCMC/TP/CC/VP-0329, 0815 & 0509/217/2022 for Residential Building No.2, Wing "H", in Sector - III, E] VVCMC/TP/CC/VP-0329, 0815 & 0509/217/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "I", in Sector - III, F] VVCMC/TP/CC/VP-0329, 0815 & 0509/218/2022- 23, dated 29/07/2022 for Residential Building No.2, Wing "J", in Sector - III, on the terms and conditions mentioned therein.

AND WHEREAS THE Promoter herein absolutely seized, possessed and/or otherwise well sufficiently entitled to develop the said project land and have absolute right, full power and all authority to develop the said project land by constructing buildings thereon as per the rules and regulation and as per the permissions of concern authorities.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Original Owner/Promoter is in possession of the said project land.

AND WHEREAS the Promoter has proposed to construct on the project land 1] Residential Building No.2, Wing "E", consisting Ground + 23rd upper Floors (P1) 2] Residential Building No.2. Wing "F", consisting Ground + 23rd upper Floors (P1) 3] Residential with shopline Building No.2. Wing "G", consisting Ground + 23rd upper Floors (P1) 4] Residential with shopline Building No.2. Wing "H", consisting Ground + 23rd upper Floors (P1) 5] Residential with shopline Building No.2. Wing "H", consisting Ground + 23rd upper Floors (P1) 5] Residential with shopline Building No.2, Wing "I", consisting Ground + 23rd upper Floors (P1) and 6] Residential with shopline Building No.2, Wing "J", consisting Ground + 23rd upper Floors (P1).

AND WHEREAS the Allottee/s is offered a Flat No. 303, on the floor 3rd, admeasuring 38.51 sq. mtrs.. having carpet area as per RERA of 27.94 sq. mtrs., along with an enclosed balcony admeasuring 10.57 sq. mtrs in Sector.III (herein after referred to as the said "Apartment") in the Building No. 2, 10.57 sq. mtrs in the Building called as "<u>Nakshatra Veda</u>"(hereinafter referred to as the said "Building") Wing '11', in the Building called as "<u>Nakshatra Veda</u>"(hereinafter referred to as the said "Building") and Complex known as "YASHWANT SMART CITY" on the said project land, by the Promoter.



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New RATE dated of \$12,2019, as per the order hearing No. 19,28212/2018, issued by The Haring No. 19,28212/2018, issued have the hearing No. 19,28212/2018, issued have hearing to hearing the hearing hearing to hearing heari $\frac{1}{(1+1)^{N-1}} = \frac{1}{N^{N-1}} = \frac{1}{(1+1)^{N-1}} = \frac{1}{(1+$ where $\frac{1}{\sqrt{2}}$ $\frac{1}{\sqrt{2}}$

where $\frac{\partial u}{\partial t} = \frac{\partial u}{\partial$

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 $\frac{1}{2} \frac{1}{2} \frac{1}$ In an $M^{\text{True}} = \frac{1}{2} \sum_{k=1}^{N} \frac{1}$ $r_{1} = r_{2} = r_{1} = r_{2} = r_{2$ Control of the improvement made in the submitted with The Hon'ble Tahanila. Control of the improvement had been submitted with The Hon'ble Tahanila. Control of the intermeter had been submitted with The Hon'ble Tahanila. Independent of Conversion Tax to the Government of Convers and on the the matter had been survey in the Non-Agricultural And and an Agricultural Applies of the terminent of Conversion Tax to the Government of Diles indial And Anti-conversion Law to the Government view indial Anti-house the conversion Law to the Government view india and Conversion Law to the Government view india and MH009905407 of Rs 4740/... The product of Non-Apricultural Law and MH009905407 of Rs 4740, $v_{1d_{8}}$, v_{12} , v_{1 The amount of RS 048/-, dt λ 01 km and Maharashtra Land Revenue $C_{0de} = \frac{190}{28}$ whonoopsilos of RS 048/-, dt λ 01 km and λ matrix Land Revenue $C_{0de} = \frac{19}{28}$ the Government as per the provision is granted as per Ordinance No.2/2017 $\frac{19}{28}$ the Government as per the provision is granted as per Ordinance $N_{0.2/2017}$ of $N_{0.2/2017}$ of the Government NA permission is general to C/01/2017 subject to C/nditions or V_{17} or V_{17} Government Gazette Part Four No.3 dt.05/01/2017 subject to C/nditions $\frac{1}{N_{07}}$ $\frac{1}{N_{07}}$ $\frac{1}{N_{07}}$ Government Gazette Part Four No. The said Mutation Entry has been passed in the said mutation entry.

Survey No.82/5. vey No.82/5. As per Mutation Entry No.4864, dated 02/03/2020, as per the Λs per Mutation Entry No.4864, dated 02/03/2020, Dt.29/11/2019, $\int_{0}^{0} t d_{br}$

As per Mutation Entry real has been block here a block here a block here blNo.Mahasul/K-1/Te-1/Jaminus No.Mahasul/K-1/Te-1/Jaminus Hon'ble Tahasildar Vasai - the aforesaid land is in the names of $D_{evendra}$ Hon'ble Tahasildar Visant Ladhani has made an application to The La Hon'ble Tahasildar Vasar Ladhani has made an application to The Hon'ble Ladhani. Devendra Rajnikant Ladhani has made an application to The Hon'ble Ladhani. Ladhani. Devendra Rajnikani zari Vasai for obtain Non-Agricultural Permission in respect of S. No.84/3 & 84/7 Wasai for obtain Non-Agricultural Permissions made in Ordinance No.2/2012 Vasai for obtain Non-Agricultural value in Ordinance No.2/2017 of Matter Village: Gokhivare. As per the provisions made in Ordinance No.2/2017 of Matter Village: Gokhivare. As per the provisions dt.05/01/2017, the improvement made is Village: Gokhivare. As per the Part Government Gazatte Part Four No.3 dt.05/01/2017, the improvement made in Sec Government Gazatte Part Four Pole In Section of Maharashtra Land Revenue Code 1966 according to which the matter had been stored of Maharashtra Land Revenue Vasai to do further Proceeding for Assessment of Maharashtra Land Revenue vasai to do further Proceeding for $Assessment of C_0$ with The Hon'ble Tahasildar Vasai to do Certificate issued by Vasai-Viro with The Hon'ble Tanasion Certificate issued by Vasai-Virar City Mark & Non-Agricultural. As per Zone Certificate issued by Vasai-Virar City Mark & Non-Agricultural. As M./ N.R./Zo. Da. 1021/8439/2017-18 tax & Non-Agricultural, A. T. Cury M. Corporation bearing No. V.Vi. Sh. M./ N.R./Zo. Da. 1021/8439/2017-18, $Dt_{27/03/2}$ said land is comes under Development Plan. Applicant has paid the amount of conven said land is comes unout – and Non- Agricultural Tax to the Government vide Challan No. MH006508434 of R_S and Non- Agricultural rate $r_{\rm row}$ and MH006508353 of Rs.966/-, dt.18/02/2019 to the Government as per the prove $r_{\rm row}$ and MH006508353 of Annual Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA permission is Revenue Code 1966, per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05m subject to conditions more particularly described in the said mutation entry. The said M Entry has been passed in respect of Survey No.84/7.

xxiv)

As per Mutation Entry No.4867, dated 02/03/2020, as per the order bearing No. $_{\mbox{Ma}}$ K-1/Te-1/Jaminbab/Kavi-/SR 640/2019, Dt.29/11/2019, issued by The Hon'ble T_{ahc} Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani himse Others through POA holder Devendra Rajnikant Ladhani himself and Others through holder has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agric Permission in respect of S. No.72, 73, 84/4, 84,8, 84/10, 84/11 & 84/12, situated at Vill Gokhivare. As per the provisions made in Ordinance No.2/2017 of Mahara Government Gazatte Part Four No.3 dt.05/01/2017, the improvement made in Section 4 Maharashtra Land Revenue Code 1966 according to which the matter had been submitted The Hon'ble Tahasildar Vasai to the the seeding for Assessment of Conversion & Non-Agricultural. As per some cartillean used by Vasai-Virar City Munic

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Lejesh Ladsiwa [Allottee/(s)] Oisi Pakana

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the land bearing Survey No.26, vide their Order No.Novet UKANISR #4/2010 dated 24th January 2019

x00 XXX.MC has granted Revised Development Permission No. VVC MC/TP/RDP/VP ()129, (0813)
 & 0509/0196/2019-20. dated 18th November 2019 on the terms and conditions mentioned therein.

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- WE MC has granted Revised Development Permission No. VVCMC/TP/RDP/VP.0329, 081.5
 0509/0367/2019-20. dated23rd March 2020 on the terms and conditions mentioned therein.
- NVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 081-5
 © 0509/29/2020-21 dated 28th October 2020 on the terms and conditions mentioned therein
- VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329. 0815
 © 0509/147/2021-22 dated 31st May 2021 on the terms and conditions mentioned therein.
- WORK has granted Revised Development Permission No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/363/2021-22 dated 12th August 2021 on the terms and conditions mentioned therein.
- xvii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/525/2021-22 dated 13th October 2021 on the terms and conditions mentioned therein.
 xviii) State Level Environment Impact Assessment Authority has vide its letter bearing No.
- xviii)State Level Environment Impact Assessment Authority nas vise SIA/MH/MIS/50545/2019, dated 9th December 2021, granted environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
- xix) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329. 0815
 & 0509/772/2021-22 dated 03rd January 2022 on the terms and conditions mentioned therein.
- xx) As per Mutation Entry No.4307, dated 02/05/2015, MR. DEVENDRA RAJNIKANT LADHANI has made an application to grant N. A. permission for residential and commercial purpose in respect of the said land to the Collector Officer Palghar. According to said application The Hon'ble Collector Officer Palghar have issued N.A. permission vide their order No. Mahasul/K-1/T- 9/NAP/Gokhivare/Vasai/SR-125/2014, dated 20/03/2015 in respect of area admeasuring 4300.00 sq. mtrs. out of which admeasuring 1563.41 sq. mtrs. R. Zone permissible construction and High School reservation permissible construction, the permission is granted subject to terms in conditions for 25 more particularly described in the said order. As per plan section is not permissible on the area as more particularly mentioned in the card order whe entry passed in respect of land bearing S.No.82/5 & 84/7.

xxi) As per Mutation Entry No.4381, dated 22/12/2015, N. A. pennission is granter the residential and commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the commercial purpose in respect of the said land by the said land by the said land by the said order. The said Mutation Entry has been passed in respect of Survey No.75/3 & 75/2/1.

fojesh badsiwal

[Allottee/(s)]

CONTRACT AND TRADE COMMENDER FOR THE AND A MARK TO A MARK CONTRACT AND A MARK TO THE AND THE A	 ¹⁰ VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 081, therein. ¹⁰ 0509/0189/2014-15 dated 15th November 2014 on the terms and conditions mentioner, therein. ¹⁰ VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP. 0329,0815&0509/120/2015-16 dated 20th July 2015 on the terms and conditions mentioned therein. ¹⁰ WVCMC 244/TC-4 dated 12th January 2016 recommended certain terms and conditions for the Development of certain portions of the said Larger Property. ¹⁰ State Level Environment Impact Assessment Authority has vide its letter bearing No. CRZ 2015/CR 366/ TC1 dated 6th ¹anuary 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions for the call Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the said Larger Property on the terms and conditions for the term. 	 viii) Maharashtra Pollution Control Board vide its consent order No, Format 1.0/BO/CAC-Cell/UAN No.000002009/CO/CC/80/000907, dated 22^{10d} January 2018 granted consent on the terms and conditions mentioned therein. ix) Ministry of Environment, Forest and Climate Change (Wildlife Division) vide its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 granted clearance on the terms and conditions mentioned therein. ix) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&6509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein. ix) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&6509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein. ix) The N. A. Permission & A. Permission Province of the terms and conditions mentioned therein. ix) The N. A. Permission & A. Permission Province of the terms and conditions mentioned therein.
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Protect Perspects of Perspected II Residential Building No.2, Wing "E", having ur area recordeding Fire Maircases, Society Offices, Meter Room's, Refugee areas, Stills xo. 84. Histo No. 10. Area admeasuring 3140.00 Sq. Mirs. Assessment of Rs.314.00 Paise. <u>Out of this</u> 2014.00 Sq. Mirs. Assessment of Rs.314.00 Paise. <u>Out of this</u> and upper Floors (P1) in Sector 11, FSI area admeasuring 5642.76 sq. mtrs., Built - up admeasuring 56 Stilts, Architecture Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs.. x.0.84. Hissa No.10, Arcaadmeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise. <u>Out af this</u> ¹] Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq... yssessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Mirs. 2] Survey Xo 82, Hissa No.5, Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps., and 3] Survey Activity Assessment of Rs.192.00 Ps., and 3] Survey acca admeasuring 2355.00 Sa. Mirs., 3] Residential with shopline Building No.2, Wing "G". p.08-10 N. R. Assessment of ReJ.87 Ps. Out of this owner's portion of hard and 3] Surve 2] Residential Building No.2, Wing "F", having Ground Vrchitecture: Projection, elecations, projections, filness centrels, entrance lobby corridors) 10 viscon viscon entrance and viscon entrance lobby corridors) 10 viscon entrance. $^{\mathrm{dhedt}}$ which things mentioned in the ratif Power of Attorney guilt - up area (excluding Fire Staircases, Society Office/s, Meter Room/s, Refugee areas. varies of the shift $I_{\rm oth}$ $D_{\rm CV}ch$ primers Agreement the Promoter because and the Fire Maircasey, Society Office's, Meter Room's, Refugee areas. created + 23¹⁴⁴ appert 110013 (C1) in Sector III, FSI area admeasuring arca admeasuring 2355.00 Sq. Mrs. constructed on portion of land bearing the age ř 1111

Architecture projection, elevations projections, fitness centrels, entrance lobby corridors) to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. sector III. FSI area admeasuring 6186.66sq. mtrs., Built - up area (excluding Fire Staircases. Refugee areas, Stilts, Architecture projection, clevations projections, fitness centrels, entrance lobby corridors) to be constructed on portion of land bearing survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise Mtrs., + 23rd upper Floors (P1) Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Out of this Area admeasuring 8235.00 Sq. Mtrs., 5] Residential with shopline Buildi rr", having Ground + 23rd upper Floors (P1) in Sector III, FSI area adm Residential with shopline Building No.2, Wing "H", having Ground. Society Office/s, Meter Room/s,

19 **7**10 5 Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land bearing Il Survey No.73, Hissa No.-, Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise. same cases. brride to be constructed on portion of land bearing Survey No.73, Hissa No.-, Area addread fing 10980.005 Mirs., and the second of this Area addread fing 10980.005 Mirs., and the second of this Area admeasuring 8233 Mirs., and Mirs., (INSCIDE) Built - up area (excluding 즼 Residential with shopline Building No.2, Wing "J", having Ground + 23rd <u>mtrs.. Built - up area (excluding Fire Staircases, Society Office/s, Meter B</u> Sector 111, FSI area admeasuring 5768.14sq. mtrs..

[Promoter]

Out of this Area admeasuring 8235.00 Sq. Mirs. 2] Survey No.75, Hissa No.2/1. Area admeasuring 530.00 Sq. Mtrs., Assessment of Rs.53.00 Paise; 3J Survey No.75, Hissa No.3, Area admeasuring

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Actualing 1.0 - cleardious Diracconstructures control with the second se Anonimum of the Association of Rs. 314.00 Parks, Markey Marke Autoline 10 80.00 50. Mirks 21 500 Pat. and 31 Survey No.84 adm. 64 ad A 110 March 110 March 11 March 11 Sector 111, FS1 area admined to 10 march admeastrink 2522- Floure Floure Floures Society Officers Meters and the standard of the standard of the standard of the standard of the second of the standard of the second of the seco having Ground 1.40 reactinging the deviations projections, filmers we have having Ground and the having Survey No.73, filmers and the second on portion of land bearing Survey No.73, filmers areas. Stills. Architecture constructed on portion of Rs.1098.00 Paise, O. Hing, Architecture and the second seco mits. Built up area projection of land bearing Survey No.73, find of and bearing Survey No.73, find areas Suits. Architecture and Assessment of Rs.1098.00 Paise, Que, and the babby corritors) to be constructed an Assessment of Rs.1098.00 Paise, Que, and the babby corritors of Sq. Altres. hobb corridors) " On Sq. MITS. Al Residential with shopline Building M. O. And Admeasuring 10980.00 Sq. MITS. 41 Residential with shopline Building M. O. And Admeasuring 8235.00 Sq. MITS. 41 Residents (P1) in Sector III, FSI area admeasuring and admeasuring strained strain admeasuring Associated upper Filows Staircases, Society Office/s, Metaming Maring Maring Maring Maring Maring Granud + 23rd upper File Staircases, Society Office/s, Meter Range Maring Granud + 23rd upper Jeres Staircase Stations, Interesting Marine Maring Survey of Maring Surve mtrs. Built - us Centre protection of land bearing Survey No.73, History areas, Stills, Architecture on portion of Rs.1098.00 Paise, Our of the holds corridors) to be constructed on Assessment of Rs.1098.00 Paise, Our of the holds. constructed on port constructed mass, Assessment of Rs.1098.00 Paise, And a Assessmere..... Residential with shopline Building May M ~~tor III, FSI area admeasurie. having Ground + 23rd upper Fire Staircases. Society Office/s. Meter Roman, Maring Ground + 23rd upper Eiter Staircases. Society Office/s. Meter Roman, Marine Built - up area (excluding fire Staircase) and the second statement of the second statem mirs. Built - up area (exclusion, elevations, projections, fitness centrel, areas, Stills, Architecture projection of land bearing Survey No.73, Hist. Marchitecture areas, Stills, Architecture and the survey of t arcas. Stilts. Architecture protected on portion of land bearing Survey No.73, Hissa historia to be constructed on portion of Rs.1098.00 Paise, Out of the second protected on the second protected by constructed our r-son Mtrs., Assessment of Rs.1098.00 Paise, Our of M Sq. Mtrs., Assessment of Rs.1098.00 Paise, Our of M admeasuring 10980.00 S4. Mtrs. and 61 Residential with shopline Building 4. Mtrs. and 61 Residential with shopline Building 4. Mtrs. admeasuring 8235.00 S4. Mtrs. and upper Floors (P1) in Sector 111, FS1 arr. <u>a Ground + 23'- -----</u> a<u>ground + 23'- -----</u> <u>arrs. Built -- up area (excluding Fire Staircases, Society Office)</u> <u>mrrs. Built -- up area (excluding Fire Drojection, clevations mod.</u> Room/s, Refugee areas, entrance lobby corridors) to be constructed on portion of land bearing lig contrects, entrance lobby corridors) to section 21]5, entrance lobby corridors in 10980.00 Sq. Mtrs., Assessment of the intervention of the interven Survey No.75, Hissa No.21, of this Area admensions. Assessment of Rs.53.00 Paise, 3] Survey No.75, High admeasuring 530.00 Sq. Mtrs., Assessment of Rs.63.00 Paise, 3] Survey No.75, High admeasuring 530.00 vy. Assessment of Rs.19.20 Ps., collectively ^{17,1484} Area admeasuring 1920.00 Sq. Mtr., Assessment of No.19.20 Ps., collectively ¹⁷⁰⁸, : Palghar and more particularly described $_{|\mathbf{i}|}$ SECOND SCHEDULE hereinunder written, hereinafter referred to as "THE SAID Ray <code>PROPERTY</code>" and on the terms and conditions more particularly mentioned in the s_{abc} Antimuted on Providential Assessment of Rs.1098.00 Parks, 23 and 20 Parks, 23 Survey No.82, 11 issn No.5, A. NILL A SUBJECT OF ASSESSMENT OF RS.314.00 Palses
 NILL AUGUS SUP MITTLE ASSESSMENT OF PALSES
 NILL AUGUS SUP MITTLE ASSESSMENT OF AUGUING RESIDENCE of this Area admeasuring 8235.00 Sq. Sub-Registrar Vasai, Taluka : Vasai, District admeasurin<u>e 8235,00 Sq. Mrs</u>. <mark>51</mark>. ATTAIN IN ACCARACTURE LUIS admeasuring 10980.00 admeasuring 10980.00 Development Agreement. FUEL PARTY an broken

And Whereas as per the registered Power of Attorncy dated 21st November 2022 [Reg. Vasai4-12341-2022] 1] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTA SAI RYDAM REALTORS PRIVAL 4] MR. AN ttorney in accordance with the said li LADHANI, & EN 3 REALTORS PRIVATE LIMITER ALLAN) 3] MR. DEY RAMCHANDRA GUPTA _h LIMITED, xxviii.

[Promoter]

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Allottee/(s)]

[Allottee/(s)]

[Promoter]

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bearing 1] Survey No.82, Hissa No.5, Area admeasuring 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps.. 2] Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., P. K. 0-08-10 H. R., Assessment of Rs.7.87 Ps., Out of this owner's portion of land and 3] Survey No.84. = Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness centre/s, entrance lobby corridors) to be constructed on portion of land Hissa No.10, Area admeasuring 3140.00 Sq. Mtrs, Assessment of <u>Rs.314.00 Paise</u>, <u>Out of</u> this area admeasuring 2355.00.Sq. Mtrs.21 Residential Building No.2, Wing "F", having ANIL RAMCHANDRA GUPTA have transfer jointly development rights in favour of JSB HOMEMAKERS PVT. LTD., through its Director MR. DIVVESH SUNIL SEKSARIA out Residential Building No.2, Wing "E", having Ground + 23rd upper Floors (P1) in Sector 111, FSI area admeasuring 4726.278q. mtrs., Built - up area (excluding Fire Staircases. RYDAM REALTORS PRIVATE LIMITED, 3] MR. DEVENDRA RAJNIKANT LADHANI, & 4] MR. Virar City Municipal Corporation, the proposed 1 SAI ***** 2₿ No. Vasai4-12340-2022] entered into between 1] M/S. RASHMI AMEYA DE REALTORS PRIVATE LIMITED, 2] M/S. And Whereas by a registered Joint Development Agreement dated 21st Novem ${f k}$ of total sanctioned area by Vasai -& ESTATE HOUSING

Bey the convert 50 Conveyance Deed is registered in the office of Sub- Registrar Vasai-IV, $oldsymbol{k}$ RAKESH RAJENDRAKUMAR AGARWAL. The entry is made land bearing S. No.62/4,62/5, 73, 84/4 84/8. MR.

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xxvii.

84/12 from dated 30/11/2013. The entry is passed in respeddet of land bearing S.No.84 84/10, 84/11 &

As per Mutation Entry No.4608, dated 04/01/2019, by a Registered Conveyance Deed dated 29/11/2013, MR. DEVENDRA RAJNIKANT LADHANI has purchased 9/1

40.00 2010. leaving behind his legal heirs 1] Joycee Luis D'silva and 2] Swidal Luis D'silva. Hierr names were inverted in the records of rights. The entry is passed in respect of land bearing No 4200, dated 27/03/2014, Luis Dominic D'silva died intestate $^{\rm orb}$ Mutation Lutry ~~~~ As per 1 111

26/99/2013. MR. DEVENDRA RAJNIKANT LADHANI has purchased the said land from the Owners-1] Francis Rock Colaco. 2] Marceline Rock Colaco. 3] Simon Rock Colaco. 4] Philomina Rock Colaco. 5] Martina Napoleon Lopes, 6] Maria Denis Fernandes, 7] Angelina Rock Colaco. 8] Colaco. 12] Smita Inas Almeida, 13] Ignatious Michael Colaco, 14] Joysy Luis Silva. 15] Siwdal Luis D'silva No.15 minor through guardian mother Joysy Luis D'silva. 16] Gracic Dominic D'silva. 17] Santan Albert Miranda, 18] Sijubai Jojeph Colaco, 19] Simon Jojeph Colaco, 20] Marceline 21] Veronica Francis Colaco, which is registered in the office of Sub-Registrat vs per Mutation Entry No.4257, dated 24,09,2014, by a registered Deed of Conveyance dated Marybai Francis Lopes. 9] Dumnabai Ilarold Almeida, 10] Tereja Antony Colaco. 11] Julie Dominic Maxi Percira, 1

Vasai-I. bearing Sr.No.10016/2013, on 26/09/2013. The said Mutation Entry has been passed in

respect of Survey No.75/3.

11

As per Mutation Entry No.4258, dated 24/09/2014, by a Conveyance Deed dated 16/01/2014. MR. DEVENDRA RAJANIKANT LADHANI have purchased share of Andrew Rock Colaco, which is registered in the Office of Sub Registrar Vasai - IV, bearing Sr. No. 348/2014, dated 16/01/2014.

The said Mutation Entry has been passed in respect of Survey No.75/3.

xxvi.

No. 6909/2012, dated 11/05/2012 . The entry is passed $\bar{\mathrm{m}}$ respect of land bearing S No.73 & 84/10 of Sub-Registrat Vasai, at St. the office

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domanu u.e., i Vasuli, henring, se Nu 633/199₃ ^{ma} i Ni Fasisi, banang se Nu 633/1995 certy is made as per the application and copy of Release Dsed (Beda^{bab} of mutation entry is passed in respect of land hearing S No 74/2/ in the offlice of Sub-Registrar يدومومريدي. Autoricum any 3 ý 括 E

Patro No.2102, come legal heirs 1] Madiyan Anton Kulas, 2] Rojar ^a 2006, living behind his legal heirs 1] Madiyan Anton Kulas, 2] Rojar ^a intestate on 1510-1400, 1010, 100, 1010, 1000, 1010, 1000, Interate

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- AS PCI MULLING LINE, LINE CARANA Salim Khan had purchased 0-12-0 H.R. land out of the total ¹⁴ Nantay Kailash Pandey, 2] Reshma Salim Khan had purchased 0-12-0 H.R. land out of the total ¹⁴ from Smt. Sijubai Schastian (Bastyav) Lopes. The entry is passed in respect of land benty from Smt. Sijubai Schastian (Bastyav) Lopes. The entry is As Per Mutation Entry No.3712, Dated 27/04/2010, by a Conveyance Deed dated 13/06/2008,
- office of Sub-Registrar Vasai-III, bearing Sr.No.20305/2010. The entry is passed in respect _{of} Sanjay kailash pandey & 2] reshma salim kiian, which is registered in ¹ Λ_8 per Mutation Entry No.3875, by a registered Deed of Conveyance dated 29/12/2010, $M_{
 m R}$ BABULAL JAIN had purchased the said 12 Gunthas land from the Owners
- Ghonsalves 6] Prakash Pascol Kulas, 7] Madlyan Anton Kulas, 8] Rojar Anton Kulas, 9] Ruban Anton Kulas. The entry is made as per the Application, copy of Conveyance Deed, which i_{s} registered in the Office of Sub-Registrar Vasai at Sr. No. 6119/2010, dated 21/04/2010 & Affidavit. the land owners 1] Dumibai Pascol Kulas. 2] Igneshious Pascol Kulas. 3] Merry Pascol Kulas. 4] Rozi Mariyam Ghonsalves, 5] Manvel Pascol Kulas, For No. 5 Poa Holder Rozi Mariyam 21/04/2010, MR. DEVENDRA RAJNIKANT LADIIANI has purchased the aforesaid land from As per Mutation Entry No.3865, dated 24/06/2011, by a registered Conveyance Deed dated XIX.
 - As per Mutation Entry No.4039, dated 10/10/2012 by a registered Deed of Conveyance dated The entry is passed in respect of land bearing S.No.82/5.

XX.

- 02/08/2011, MR. DEVENDRA RAJNIKANT LADHANI has purchased the said 12 Gunthas Registrar Vasai-III, bearing Sr.No.10324/2011, on 02/08/2011. The entry is made as per the copy of No.Masha/Kasha-1/Te-1/Hakkanond/Kavi/872, Dt.13/09/2012, issued by The Hon'ble Tahasildar Vasai. The entry is passed in respect of l_{and} land from the Owner – MR. NITIN BABULAL JAIN, which is registered in the office of S_{ub}. Deed of Conveyance and Order bearing
- As per Mutation Entry No.4130, dated 12/08/2013, Rozibai Michael Colaco died on 20/07/2008, leaving behind her legal heirs[,]Veronica Francis Colaco. Her name was inserted in the records _{of} rights. The entry is made as per the Application, Statcment Panchanama of Talathi Manickpu The entry is passed in respect of land bearing S.No.75/3.

xxi.

As per Mutation Entry No.4136, dated 13/09/2013, by a Registered Conveyance Deed date 31/05/2012, MR. RAKESH RAJENDRAKUMAR AGARWAL has purchased <u>9/12 Share o</u> ل*اسط* from the land owners [1] Sebastian Maryan Lopes, 2] Rock Maryan Lopes, 3] Jojep Maryan Lopes, 4] Dumibai Benjamin Mendosa, 5] Merry Michal D'souza. 6] Fatima Francis Dis Articior Jojeph Lopes through Power of Attome To the second second 7] Walter Jojeph Lopes, 8] Inas Jojeph Lopern Holder Mr. Vincent Fargoj. The entr

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and recorde of rights. The entry is made as pertihe Application. Talukal order no RTS R.V. 811 dired Collection, 6-1-3]. Seeline, Jonan, Almeelda, 6-RI, Ignatioust Michael Collection Algorided Neuclard Coloci (Donali A.1). Anone Alghaet: Coloco Edieda A.1.1]. Ereja An KA | Hilds Dominic D cits (died) AT 1] aid Dominic D cits AT 2] Gracic Dominic D cit 31.05 2000 and Heir R(gister The emity is passed in respect of land bearing \$ No 75.1 Louiseon, B. J. 23 Justice. Dromany

- statement. Panchnama, and Herr Register. The said mutation entry is passed in respect of Jund reaving behind his legal heits 1] Mary Anton Colaco, 2] Swidal Anton Colaco, 3] Thomas Anton Ac per Mutation I mus. No 2641, dated 02/11/2000, Shri. Anton Tomu Colace died on 10.05 Junit accession. Colaco, 4] Pascal Anton Colaco, no. 2 to 4 are minor through guardian mother Mary. Anton Coluco their names were inserted in the records of rights. The entry is made as per the Application Maring S No 75/2/1.
- leaving behind his legal heirs 1] Walter Zujya Lopes, 2] Pascal Zujya (Jojeph) Lopes. 3] Inas Zujya Statement. Panchanama and Legal Heir Register. The entry is passed in respect of land bearing As per Mutation Entry No. 2906, dated 14,0222005, Mr. Zujya Inas Lopes, died on 08,00/2002 (Jojeph) Lopes, 4] Victor Zujya (Jojeph) Lopes, 5] philomena Godfrey Pereira, 6]Clera Paul Lopes Their names are inserted in the records of rights. The entry is made as per the Application S.No.73 & 84/10. 2
- leaving behind her legal heirs Mary TomuColaco (died)-unmarried, 1] Michael Tomu Colaco-Son. Son, 5] Mary Anton Colaco-Daughter-in-law, 6] Swidal Anton Colaco-Grandson, 7] Thomas Anton Colaco-Grandson, 8] Pascal Anton Colaco- Grandson, their names were inserted in the records of As per Mutation Entry No.3028, dated 20/03/2006, Ispras Tomu Colaco died on 03/08/2000. 2] Monica Sitaram Achare-Daughter, 3] Santan Tomu Colaco-Daughter, 4] Simav Tomu Colacorights. The said mutation entry is passed in respect of land bearing S.No.75/2/1. Ű,
- o died on the break of the brea As per Mutation Entry No.3040, dated 20/04/2006, Joseph Francis Colaco died on 30/09/2004. leaving bchind her legal heirs 1] Sijubai Jojeph Colaco, 2] Simon Jojeph Maxi Pereira. Their names were inserted in the records of rights. The Application, Statement, Panchanama and Heir Register. The said Mutay xiii.
 - Sitaram Achare, 2] Michael Tomu Colaco, 3] Simav Tomu Colaco, 4] Nary Anton Colaco, 5] Suidal Anton Colaco, 6] Thomas Anton Colaco, 7] Pascal Anton Colaco. Ispras Tanuara ato dicd on 03/08/2000 and her legal heir's names were inserted in the records of rights. By a Release Deed (Bedavpatra) dated 06/06/1991, Ispras Tomu Colaco and Monica Sitaram Achare released their share, therefore their name were deleted from the records of rights. The entry is made as per the Registrar Vasai. bearing Sr. No.821, dated 06/06/1991. The said mutation entry is passed in respect application and copy of Release Deed (Bedavpatra), which is registered in the office of Subin respect of Survey No.75/3. of land bearing S.No.75/2/1. xiv.
 - As per Mutation Entry No.3082, dated 19/09/2006, As per the Release Deed (Bedavpatra), the said and was in the name of 1] Monica Sitariam Achare, 2] Santan Tomu Colaco, 3] Michael Tomu Colaco, 4] Simav Tomu Colaco, 5] Mary Anton Colaco, 6] Swidal Anton Colaco, 7] Pascal Anton No. 2 Santan Tomu Colaco released her share; therefore her name was deleted from the Colaco. Ň.

Legesh bad Swa [Allottec/(s)]

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leaving behind her lega! heirs 1] Rocky Francis Colaco (died) 1/1] Francis Rock Colaco, 1/ Andrew Rock Colaco, 1/3 Marceline Rock Colaco, 1/4] Simon Rock Colaco, 1/5] Philomina Den aria Denis Fernandes, 1/8] Angelina Rock Colao ub.R. Menezes, 1/6] Martina Napoleon Lopes, 2] Michael Francis Colaco (dieg

leaving behind his legal heirs 1] Sebastian Maryan Lop, 2] Rock Maryan Lop, 3] Jojeph M_{arya} Lop. 4] Dumibai Benjamin Mendosa, 5] Merry Michal D'souza, 6] Fatima Francis Disa. _{Th}e names are inserted in the records of rights. The entry is made as per the Application, State_{men} As per Mutation Entry No.2624, dated 04/08/2000, Sijubai Francis Colaco died on 07/10/199 Panchanama and Heir Register. The entry is passed in respect of land bearing S.No.73 & 84/10.

As per Mutation Entry No.2599, dated 05/02/2000, Mr. Maryan Inas Lop died on 23/12/199

VIII.

The entry is made as per the Statement. The entry is passed in respect of $\frac{1}{|\mathbf{q}_{\mathbf{q}}|}$

CBring S No.73 & 84/10.

nd when Statement given by their mother Smt. Dumibai Inas Lop, her name was detered $\frac{1}{2}$ where was recorded in the name of Mr. Zujya Inas Lop and \Im share was recorded in the name of ${f M}_{f k}$

Per Wutstree Ferry No.1274, dated 16.12.1965, as per the Statement given by 1) Mr. Zu_h 2). Wary an Thas T opthat, 15 - 15 shares of the aforesard land was in their $\rho \alpha_{\rm eff}^{\rm CP}$

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tophildense as summary of sights. The entry of mude as per the Application ¹⁴ and the entry is passed in respect $Represented the entry is passed in respect of <math>\frac{1}{N}$

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is present of the presence of the presence of the 24, 24,

^{A4} Pert Mutation Entry, No.1279, Dated 20/02/1969, as per the statement given by 1] Shri, Duning $^{A \pi i t_0 m}$ K $_{u | a k}$ & 2] Manya Bernath Kulas that, the aforesaid land and other lands were the $jo_{i h}$ property of their family. But, each co-owner was cultivating the aforesaid land and oth_e ^{as} Per their share, therefore the said land and other lands were divided as per the_i possession. As per the said partition the aforesaid land comes to the share of Shri, Manya Bernan ^{As} per Mutation Entry No.2208, Dated 03/03/1992, Shri. Manya Bernath Colaco died o. 21/06/1986, before his death he had made a Will dated 06/06/1985. As per his Will he had given h_i share of the said property to Shri. Pascol Anton Colaco. Shri. Pascol Anton Colaco was also died therrefore his legal heir, his wife-Smt. Dumibai Pascol Colaco had made an application to enter_e Antion Colaco'sname on 7/12 extract as per Will dated 06/06/1985. The entry is passed i

Kulax. The entry is passed in respect of land bearing S.No.82/S.

ands

As per Mutation Entry No.2209, Dated 03/03/1992, Pascol Anton Colaco (Kulas) died intestate ₀ 01/03/1989, living behind his legal heirs 1] Dumibai Pascol Colaco (Kulas), 2] Anton Pasc Colaco (Kulas). 3) Igneshious Pascol Colaco (Kulas), 4] Merry Pascol Colaco (Kulas), 5] _{Ra} Mariyam Ghonsalves. 6] Manvel Pascol Colaco (Kulas),7] Prakash Pascol Colaco (Kulas), 1h_a names were inserted in the records of rights. The entry is passed in respect of land beam

respect of land bearing S.No.82/5.

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- ael Colaco, 2/2] Veronica Francis Colac 4

5] Dumnabai Harold Almeida, 6/4 3] Joseph Francis Colaco,

CHL Point Bud Ray ndividual or individuals, his/her/their legal heirs, executors, administrators and permitted assign/in case of hody orporate. Its successors and permuted assigns in case of partnership, the such firm, the partners constituting the and 2004, here mailter for the sake of brevity referred to as "THE ALLOTTEE" (which expression shall unless it No.10, Area admeasuring 3140.00 Sq. Mtrs., Assessment of Rs.314.00 Paise, Out of this area admeasuring 2355.00 Sq. Mirs. and 5] Survey No.84, Hissa No.7, Area admeasuring 0-46-80 H. R., P. K. 0-08-10 H.R., Assessment of Rs.7.87 Ps., Out of this Area admeasuring 0-12-00 H. R. and 6] Survey No.75, Hissa No.2/1, Area admeasuring 530.00 Sq. Mtrs., Assessment of Rs.53.00 Paise, collectively lying, being and situated at Village - GOKHIVARF. Taluka - Vasai, District - Palghar, within the area of Sub -Registrar Palghar and more particularly described in the FIRST SCHEDULE hereunder written (hereinafier referred to as "THE SAID As per Mutation Entry No.609, Dated 23/06/1951, Shri. Mingel Maryan Lop died on 30/04/1949 No.- Area admeasuring 10980.00 Sq. Mtrs., Assessment of Rs.1098.00 Paise, Out of this Area admeasuring 8235.00 Sq. Murs. 2] Survey No.75, Hissa No.3, Area admeasuring No.5, Area 1920.00 Sq., Mtr., Assessment of Rs.192.00 Ps., 4] Survey No.84, Hissa MR. DEVENDRA RAJNIKAN'T LADHANI & MR. ANIL RAMCHANDRA GUPTA ar ŝ absolutely owned, seized and in peaceful possession of the lands bearing 1] Survey No.73. Ilis-CALLER AND under 1964 - 1964 No. 22, Central Park, Nalasopara (E) - NALA SOPARA MAHARASHTRA INDIA Apatiment, Piot No. 22, Central Park, Nalasopara (E) - NALA SOPARA MAHARASHTRA INDIA ONC PIER ise address at let fliver Prates Plaza S.V. Road, Opp. Parel Perrol Pump. Goregan 19. AVZPS6103P), Age the context and meaning thereof, would mean and doem to mean is repugnant to the context, and meaning thereof, would mean and deem to mean and include, in case of the composition where the pervisions of the Companies Act. as "THE PROMOLER" (which expre-÷____ _{admin}istrators, executors and permitted assigns/in case of Hindu Undivided Family, the co-parcent Leleih badsiwo) $_{\rm odd}$ firm. for the time being and from time to time, their survivor/s and their respective legal heirs 1920.00 Sq. Mtr., Assessment of Rs.19.20 Ps., 3] Survey No.82, Hissa [Allottee/(s)] $\mu(t)$, for the time being and from time to time, their survivors from time to time and their cos this ¹⁻⁴ ^{REA} Priver JAR HOMEMAKERS FREVALE administrators, executors and permitted assigns/in case of trust, the trustees for the time une of the trust and the survivor/s of them and their respective legal heirs, representati administrators and permitted assigns of the last survivor of them) of the SECOND $\mathbf{PA}_{\mathbf{A}}$ through its Director NR. Diryesh Seksaria (PAN NO. 1414 m links the shell company, its clocecore and assigns of the FIRST PART ÷ AURLEMENT FOR SALE ar.REMENT 1" Vertment", much and entred into of hierony referred to **UND** ALT THE FORMALL FORMALL B. COMPANY Ne Krang Mall unless of the following man 10 and hereinaller for the sale Promoter] admeasuring Title of Land LAND"). WHEREAS: Aug

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