

74/11546

पावती

Original/Duplicate

Monday, September 21, 2020

नोंदणी क्र.: 39म

1:12 PM

Regn.: 39M

पावती क्र.: 12697

दिनांक: 21/09/2020

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन2-11546-2020

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: जितनात इन्फ्रास्ट्रक्चर प्रा.ली. तर्फे दिग्विजय एस. गर्जे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:31 PM ह्या वेळेस मिळेल.

Bashmureh
Joint Sub Registrar Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

बाजार मुल्य: रु.22762000 /-

मोबदला रु.15000000/-

भरलेले मुद्रांक शुल्क : रु. 683000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004535838202021E दिनांक: 19/09/2020

बँकेचे नाव व पत्ता:

[Handwritten Signature]



22/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 11546/2020

नोंदणी :

Regn.63m

गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	15000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22762000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: वंगला प्रिमायसेस नं बी-3 क्षेत्रफळ 1781 चौ.फुट कार्पेट,तळ मजला आणि बरील 1 मजला,पांचपाखाडी,ठाणे.मौजे पांचपाखाडी फायनल प्लॉट नं 405.धोन नं 5/19/5-5क). ((MILKAT NUMBER : - ;))
(5) क्षेत्रफळ	1) 198.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कस्तुर प्रविण गाला -- वय:-59; पत्ता:-प्लॉट नं: 603, माळा नं:-, इमारतीचे नाव: न्यु चंद्रलोक सोसायटी , ब्लॉक नं:-, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAUPG3225F 2): नाव:-खेतबाई रामजी गाला तर्फे कु.मु म्हणून कुबरजी रामजी गाला -- वय:-56; पत्ता:-प्लॉट नं: 603, माळा नं:-, इमारतीचे नाव: न्यु चंद्रलोक सोसायटी , ब्लॉक नं:-, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AFQPG0737H 3): नाव:-काजल प्रविण गाला -- वय:-36; पत्ता:-प्लॉट नं: 603, माळा नं:-, इमारतीचे नाव: न्यु चंद्रलोक सोसायटी , ब्लॉक नं:-, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AOWPG0478E 4): नाव:-दृशांक प्रविण गाला -- वय:-32; पत्ता:-प्लॉट नं: 603, माळा नं:-, इमारतीचे नाव: न्यु चंद्रलोक सोसायटी , ब्लॉक नं:-, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AOWPG0477M 5): नाव:-सुरज प्रविण गाला -- वय:-30; पत्ता:-प्लॉट नं: 603, माळा नं:-, इमारतीचे नाव: न्यु चंद्रलोक सोसायटी , ब्लॉक नं:-, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AOWPG0479F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितनात इन्फ्रान्ट्रक्चर प्रा.ली. तर्फे दिग्विजय एस. गर्जे -- वय:-34; पत्ता:-प्लॉट नं: शॉप नं 111, माळा नं:-, इमारतीचे नाव: मीना अपार्टमेंट , ब्लॉक नं:-, रोड नं: पांचपाखाडी,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AABCJ3417G
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2020
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2020
(11)अनुक्रमांक,खंड व पृष्ठ	11546/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	683000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Babumeek
सह दुय्यम निबंधक, ठाणे क्र. २



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JITNAT INFRASTRUCTURE PVT LTD	eChallan	69103332020091911738	MHC04535838202021E	683000.00	SD	0002038448202021	21/09/2020
2		By Cash			1400	RF		
3	JITNAT INFRASTRUCTURE PVT LTD	eChallan		MHC04535838202021E	30000	RF	0002038448202021	21/09/2020

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



CHALLAN
MTR Form Number-6



GRN	MH004535838202021E	BARCODE			Date	19/09/2020-12:58:33	Form ID	25.1
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AABCJ3417G				
Location	THANE		Full Name	JITNAT INFRASTRUCTURE PVT LTD				
Year	2020-2021 One Time		Flat/Block No.	BUNGALOW PREMISES NO B-3,GROUND				
			Premises/Building	FLOOR AND 1 UPPER FLOOR				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			683000.00		Road/Street	WITH TERRACE,PANCHPAKHADI,THANE		
0030063301 Registration Fee			30000.00		Area/Locality	THANE		
					Town/City/District			
					PIN	4	0	0
					PIN	6	0	1
					Remarks (If Any)	PAN2=AAUPG3225F~SecondPartyName=KASTUR PRAVIN GALA~		
Total			7,13,000.00		Amount In Words	Seven Lakh Thirteen Thousand Rupees Only		
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	69103332020091911738	2630361964		
Cheque/DD No.			Bank Date	RBI Date	19/09/2020-12:59:12	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. :

9820000000

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



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 दस्त क्रमांक ११५४६/२०२०
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CHALLAN
 MTR Form Number-6



GRN	MH004535838202021E	BARCODE		Date	19/09/2020-12:58:33	Form ID	25.1
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				THNS THANE NO 5 JOINT SUB REGISTRA			
Location				THANE			
Year				2020-2021 One Time			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AABCJ3417G			
Full Name				JITNAT INFRASTRUCTURE PVT LTD			
Flat/Block No.				BUNGALOW PREMISES NO B-3,GRGUND			
Premises/Building				FLOOR AND 1 UPPER FLOOR			
Account Head Details				Amount In Rs.			
0030016401 Stamp Duty				683000.00			
0030063301 Registration Fee				30000.00			
Road/Street				WITH TERRACE,PANCHPAKHADI,THANE			
Area/Locality				THANE			
Town/City/District							
PIN				4 0 0 6 0 0			
Remarks (If Any)				PAN2=AAUPG3225F-SecondPartyName=KASTUR PRAVIN GALA-			
Amount In				Seven Lakh Thirteen Thousand Rupees Only			
Words							
Total				7,13,000.00			
Payment Details				IDBI BANK			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
Name of Bank				69103332020091911738			
Name of Branch				2630361964			
Bank Date				RBI Date			
Bank-Branch				19/09/2020-12:59:12			
Scroll No. , Date				Not Verified with RBI			
				IDBI BANK			
				Not Verified with Scroll			



Department ID : _____ Mobile No. : 982CC00000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 धातू काल कालक दूयान विवरक कसोवतान नोदणी कसवताना दस्तासोडी नानु आडे. नोदणी न कसवताना दस्तासोडी नानु आडे.



Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-74-11546	0002038448202021	21/09/2020-13:12:48	IGR114	713000.00

GRN : MH004535838202021E Amount : 7,13,000.00

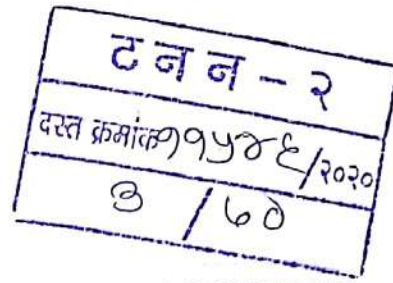
Bank : IDBI BANK

Date : 19/09/2020-12:58:33

2	(IS)-74-11546	0002038448202021	21/09/2020-13:12:48	IGR114	683000.00
Total Defacement Amount					7,13,000.00

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दस्ता क्रमांक: ११५४६ / २०२०
६८ / ६०

3:33
30.00
30.00



DEED OF TRANSFER cum CONVEYANCE cum ASSIGNMENT

THIS DEED OF TRANSFER cum CONVEYANCE cum ASSIGNMENT made at Thane this 19th day of September, in the Christian Year Two Thousand Twenty (2020) BY AND BETWEEN

- (1) **SMT. KASTUR PRAVIN GALA**, age 59 years, Occupation house wife, PAN AAUPG3225F,
- (2) **SMT KHETBAI RAMJI GALA**, age 75 years, Occupation house wife, PAN AFQPG0737H,
- (3) **Ms. KAJAL PRAVIN GALA**, age 36 years, Occupation self employed, PAN AOWPG0478E,
- (4) **MR VRUSHANK PRAVIN GALA**, age 32 years, Occupation self employed, PAN AOWPG0477M,
- (5) **MR SURAJ PRAVIN GALA**, age 30 years, Occupation self employed, PAN AOWPG0479F.

All adults, Indian Inhabitants, residing at 603, New Chandralok Co-operative Housing Society Limited, Savarkar Marg, Joshiwada, Charai, Thane (W) 400601, hereinafter referred to as "**the Owners**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, nominees and assigns) of One Part

AND



JITNAT INFRASTRUCTURE PVT. LTD., having PAN AABCJ3417G, a

Mr. KR Gala K.P. Gala

K.P. Gala.

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body corporate duly registered under the provisions of the Companies Act, 1956, having its registered office at Meena Apartments, Shop No. 111, First Floor, Eastern Express Highway, Panchpakhadi, Thane (W) 400602, by the hands of one of its Director Mr. Digvijay S. Garje, adult, Indian Inhabitant, having PAN BFLPG2901M, hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the successors-in-title, administrators, nominees and/or assigns) of the Other Part;

WHEREAS:-

a) By and under a Deed of Conveyance dated 23rd April, 1986, one Shri Mahesh Pratap Bhatt and Smt. Sarla Pratap Bhatt purchased and acquired from Smt. Parvathibai Mahadev Patil and 22 others, all that piece and parcel of land bearing Final Plot No. 405, admeasuring about 876.48 sq. meters, in the Town Planning Scheme I, lying, being and situate at Village Panchpakhadi, Taluka and District Thane, which piece and parcel of land is herein hereinafter referred to as "the said land";

b) The aforesaid Shri Mahesh Pratap Bhatt was holding 75% share and the aforesaid Smt. Sarla Pratap Bhatt was holding 25% and on the demise of Shri Mahesh Pratap Bhatt his share was inherited by his widow Smt. Varsha Mahesh Bhatt two minor sons Master Jay Mahesh Bhatt and Master Dev Mahesh Bhatt and one minor daughter Ms. Dhiral Mahesh Bhatt alongwith Smt. Sarla Pratap Bhatt;

The Competent Authority under the Urban Land (Ceiling & Regulation)



2
K.R. Gela K.P. Gela
K.P. Gela

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Act, 1976, vide Order dated 28th April, 2000 had been pleased to declare that the holding of the aforesaid Smt. Varsha Mahesh Bhatt two minor sons Master Jay Mahesh Bhatt and Master Dev Mahesh Bhatt and one minor daughter Ms. Dhiral Mahesh Bhatt alongwith Smt. Sarla Pratap Bhatt was below ceiling limit and there is no surplus vacant land;

d) The Collector, Thane granted permission for non-agricultural use of the said land vide Order dated 07-06-2001;

e) The Thane Municipal Corporation has sanctioned building plans under V.P. No. 86/214/TMC/TDD523 and issued Commencement Certificate dated 12-06-2001;

f) Accordingly, the said Smt. Varsha Mahesh Bhatt, two minor sons Master Jay Mahesh Bhatt and Master Dev Mahesh Bhatt and one minor daughter Ms. Dhiral Mahesh Bhatt alongwith Smt. Sarla Pratap Bhatt, commenced with the construction of the proposed building/s on the said land and completed the same and the Thane Municipal Corporation has issued Occupation Certificate bearing No. V P NO.86/214 TMC/ TDD5868 dated 18.03.2005 in that behalf;

g) By and under an Agreement dated 18th December, 2006, which is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 8571, the said Smt. Varsha Mahesh Bhatt, her two minor sons Master Jay Mahesh Bhatt and Master Dev Mahesh Bhatt and one minor daughter Ms. Dhiral Mahesh Bhatt alongwith Smt. Sarla Pratap Bhatt sold, transferred and alienated unto Shri Pravin Ramji Galawat and for



3
K.R. Gela K.P. Gela
K.P. Gela

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the consideration and upon other terms and conditions therein contained, the bungalow premises bearing No. B-3, admeasuring 1781 sq. ft. carpet area equivalent to 165.52 sq. meters carpet area, comprising of ground and one upper floor with terrace and ota, which bungalow premises are more particularly described in the schedule hereunder written and are hereinafter referred to as "the said bungalow premises";

h) The said Shri Pravin Ramji Gala having duly made payment of the entire consideration as mentioned in the said Agreement dated 18th December, 2006, was put in the quiet, vacant and peaceful possession of the said bungalow premises as the absolute owner thereof;

i) The said Shri Pravin Ramji Gala expired intestate at Thane on 28th October, 2008 leaving behind him his widow Smt. Kastur Pravin Gala, daughter Kajal Pravin Gala, sons Vrushank Pravin Gala and Suraj Pravin Gala and his mother Smt. Khetbai Ramji Gala, i. e. the Owners herein as his only heirs and legal representatives as per the persona/law by which he was governed at the time of his demise;

j) There are no other persons claiming to be the heirs of the said deceased Shri Pravin Ramji Gala;

k) The society/apartment/condominium of the other premises in the building constructed on the said land has been formed and registered under name "Girga Enclave Co-operative Housing Society Limited; however the Owners and other bungalow owners are not members thereof and are paying all outgoings including property taxes, water

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taxes directly to government agencies and not to the aforesaid society.

l) All the dues, charges, expenses, outgoings including property tax, water tax, electricity bills etc. in respect of the said bungalow premises since the year 2010 have to be paid by the Purchaser and Owners shall not be liable in that behalf;

m) The Owners have not mortgaged the said bungalow premises and/or created any charge, lien or any sort of encumbrance thereon;

n) The Owners have not agreed to sell, transfer or alienate the said bungalow premises in favour of any person and they have not accepted any amounts in respect of the same;

o) There is no litigation pending and/or disposed off pertaining to the said bungalow premises or any part thereof and that there is no prohibitory orders in respect of the same;

p) There is no dispute as regards the title of the Owners to the said bungalow premises and that their title to the same is free, clear and marketable;

q) The Owners, as and when required by the Purchaser, do hereby agree to procure and produce unto the Purchaser the requisite Certificate from the Courts of law authenticating that the Owners herein are the only heirs of the deceased Shri Pravin R. Gala and that they are alone entitled to and are the owners of the said bungalow premises.



Bel. K.P. Gala 4

K.P. Gala.



Bel. K.P. Gala 5
K.P. Gala.

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r) The Purchaser has seen all the documents of title of the Owners and is duly satisfied about the same. The Purchaser is also aware that the Promoters viz. the said Smt. Varsha Mahesh Bhatt, her two minor sons Master Jay Mahesh Bhatt and Master Dev Mahesh Bhatt and one minor daughter Ms. Dhiral Mahesh Bhatt alongwith Smt. Sarla Pratap Bhatt have not complied with the terms of Agreement dated 18th December, 2006 and has not constructed the amenities as have been described therein. The Purchaser is also satisfied about the condition of the said bungalow premises and therefore offered to purchase and acquire the said bungalow premises on ownership basis.

(II) The Purchaser, relying on the representations and assurances of the Owners, is desirous of purchasing and acquiring from the Owners all the ownership rights, titles, shares and interests in respect of the said bungalow premises alongwith all the consequential rights thereto including the land appurtenant thereto comprised within the compound wall, as also to use and enjoy all the benefits and rights as are set out in the Agreement dated 18th December, 2006 including the clubhouse, common areas and other facilities, as also becoming the member of the society /association that may be formed, if any;

(III) There were then deliberations and negotiations by and between the parties hereto and on culmination of which, the Owners have agreed to sell, transfer, assign and alienate unto the Purchaser all the ownership rights, titles shares and interests in respect of the said bungalow premises alongwith all the consequential rights thereto including the land



[Signature]

K.P. Galia

[Signature]

K.R. Gola

K.P. Galia

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appurtenant thereto comprised within the compound wall, as also to use and enjoy all the benefits and rights as are set out in the Agreement dated 18th December, 2006 including the clubhouse, common areas and other facilities, at and for a total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and other terms and conditions;

(IV) The Purchaser, prior to the execution hereof, has paid and delivered unto the Owners the entire amount of consideration as aforesaid and has requested the Owners to execute and register this Deed of Transfer cum Conveyance cum Assignment, which the Owners have agreed to do so in the manner hereinbelow recorded.

NOW, THEREFORE, THIS DEED OF TRANSFER WITNESSETH

that in consideration of the Purchaser having paid and delivered to the Owners the entire amount of consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only), in the manner set out in the receipt clause hereunder written, the payment and receipt whereof the Owners do and each of them doth hereby admit, acknowledge and confirm and of and from the same and every part thereof acquit, release and discharge the Purchaser for ever, THEY, THE OWNERS DO AND EACH OF THEM DOTHT hereby expressly sell, transfer, assign and alienate unto the Purchaser, free from all encumbrances, all the ownership rights, titles, shares and interests of the Owners in, to, over or upon the said bungalow premises bearing No. B-3, admeasuring 1781 sq. ft. carpet area equivalent to 165.52 sq. meters carpet area comprising of ground and one upper floor with terrace and otla, lying, being and situate on all that piece and parcel of land bearing Final Plot No. 405, admeasuring about 876.48 sq.meters



[Signature]

K.R. Gola

K.P. Galia

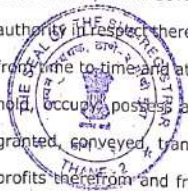
[Signature]

K.P. Galia

[Signature]

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in the Town Planning Scheme I, lying, being and situate at Village Panchpakhadi, Taluka and District Thane, which bungalow premises are more particularly described in the schedule hereunder written together with all the consequential rights thereto including the land appurtenant thereto comprised within the compound wall, as also to use and enjoy all the benefits and rights as are set out in the Agreement dated 18th December, 2006 including the clubhouse, common areas and other facilities AND THAT the Owners hereby expressly state, declare and confirm that the Purchaser has been put and is in the quiet, vacant and peaceful possession of the said bungalow premises and the appurtenant land thereto comprised within the compound walls, which the Purchaser doth hereby admit and acknowledge to the end and intent TO HAVE AND TO HOLD the same as the absolute owner thereof without any hinderance or obstruction or disturbance from any person whosoever claiming through, by, under or in trust for the Owners AND TO USE AND OCCUPY the said bungalow premises for their own use and benefit and deal with the said bungalow premises in such manner as the Purchaser in their absolute discretion may deem fit and proper SUBJECT NEVERTHELESS to the payments of all the rates, taxes, cess, assessments, rates, dues and duties now chargeable upon the same or which may hereafter become payable to the local authorities, Government, Semi Government bodies or to any other public body or authority in respect thereof AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly to hold, occupy, possess and enjoy the said bungalow premises hereby granted, conveyed, transferred and assured and receive the rent and profits therefrom and from every part thereof to and for the use and



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K.R. Gala
K.P. Gala.

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benefit of the Purchaser AND THAT the Owners do and each of them doth hereby covenant with the Purchaser that the Owners has not done, omitted or knowingly or willingly suffered or has been a party to any act, deed, matter or thing whereby the Owners is prevented from selling, transferring, granting, assuring and conveying the said bungalow premises in the manner herein recorded AND THAT the Owners shall do and execute and cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law and in equity whatsoever for the better, further and more particularly and absolutely granting, selling, assigning, releasing, assuring, conveying and transferring the said bungalow premises, alongwith all the consequential rights thereto including the land appurtenant thereto comprised within the compound wall, as also to use and enjoy all the benefits and rights as are set out in the Agreement dated 18th December, 2006 including the clubhouse, common areas and other facilities, hereby granted, sold, assigned, assured, conveyed and transferred and every part thereof unto and to the use of the Purchaser or their nominees or assigns AND THAT on the execution hereof, all the rights, titles, shares or interests of the Owners in respect of the said bungalow premises stands cancelled and rescinded and the same stand transferred, conveyed, assigned, assured, attorned in the name of the Purchaser.

2. AND the Owners do and each of them doth hereby covenant with the Purchaser that:-

- (1) The Owners have good right and full power to assign, assure, convey and transfer by way of sale the said bungalow premises



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K.P. Gala
K.P. Gala.

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 hereby conveyed or intended so to be unto and to in favour of
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 and to the use of the Purchaser in the manner aforesaid.

- (2) All the rights of the Owners in respect of the said bungalow premises are still valid and subsisting. The Owners do and each of them doth hereby also declare unto the Purchaser that the Owners have in no way created any charges, claims, liens, mortgages or any other encumbrances on the said bungalow premises and that the said bungalow premises are free from all claims, liens, charges, mortgages, liabilities and encumbrances.
- (3) The Purchaser shall hold the said bungalow premises free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned and suffered by the Transferors or any other person or persons claiming or to claim by from, through, under or in trust for the Owners.
- (4) The Owners and all persons claiming by, under or through the Owners in respect of any estate, right, title or interest in the said bungalow premises hereby conveyed or any part thereof, shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things in the law whatsoever for the better and more perfectly and absolutely granting the said bungalow premises



[Signature]

K.P. Gola

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 KR Gola

K.P. Gola.

and every part thereof hereby transferred unto and to the use of the Purchaser in the manner as aforesaid by the Purchaser, their successors, trustees, heirs, executors or administrators and assigns shall reasonably require.

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 १३/६०

3. The Owners doth hereby further declare:-
- a. That no proceedings or notice for intimating any proceedings for acquisition or requisition by any governmental, semi governmental or local bodies or authorities or by any other organization have been initiated or issued against the said bungalow premises or any part thereof ;
- b. That no notice for intimating that any dues are payable to the government, semi government and/or any other competent authority pertaining to stamp duty, property taxes or any other such outgoing in respect of the said bungalow premises is issued or received by the Owners and that in case any such dues are noticed at any time hereafter, the Owners declare, agree and undertake to pay and discharge the same without making the Purchaser liable in that behalf in any manner whatsoever;
- c. That no notice of attachment has been issued attaching or to be attached the said bungalow premises by Income Tax Department, Service Tax, Central Excise Tax, Local body tax or any other department of any governmental, semi-governmental or local body or authority for arrears of taxes, cess, levies or duties payable by the Owners or



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 K.P. Gola

K.P. Gola.

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 there no appals pending in respect thereof;
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d. That there are no liabilities of Provident Fund, E.S.I., Sales Tax, Income Tax, Excise Duty, Professional Tax or Gratuity outstanding against the Transferors so as to bring attachment by any statutory or other body or authority on the rights, titles and interests of the Owners to the said bungalow premises hereunder sought to be transferred unto the Purchaser; and,

e. That no litigation with any financial institution or other creditors affecting the rights, titles and interests of the Owners to the said bungalow premises hereunder sought to be transferred are pending nor are there any order of attachment or appointment of Receiver made or pending against the said bungalow premises or any part thereof.

4. The Owners, prior to the execution hereof, has handed over to the Purchaser all the original documents of title pertaining to the said bungalow premises, which are in possession of the Owners and further agree to deliver, produce or show at such time or at such places and to such person/s as the Purchaser or such other party or parties shall reasonably require every or any other documents of title, if any found hereafter, pertaining to the said bungalow premises or any part thereof for the manifestation defense, or support of the estate, title and



[Signature]
 K.P. Galta

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 K.R. Galta
 K.P. Galta

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 १५ / १००

shall be entitled to get the electricity connection, gas connection, water connection and property taxes and other relevant amenities and documents transferred in the name of the Purchaser by deleting the names of the Owners or the predecessor in titles. All the dues, if any, in respect thereof from the year 2010, shall be borne and paid by the Purchaser and the Owners shall not be liable in that behalf.

6. The Purchaser shall become the members of the co-operative housing society that may be formed and the Owners do and each of them doth hereby expressly agree and undertake to sign and execute all such deeds, documents and writings, as shall be necessary in that behalf as also agree to assist and co-operate from time to time by signing all letters, writings and documents and personally remain present and do all other acts, deeds, matters and things as may reasonably be required by the Purchaser, for giving true and proper effect to the presents herein and shall not claim any additional amounts for the same.

7. The Owners do and each of them doth hereby confirm the representations and averments made herein and is aware that the Purchaser has agreed to enter into the transaction herein believing the same. The Owners assures the Purchaser about the authenticity and veracity of the same.

8. It is hereby agreed by and between the parties hereto that the transfer charges, if any, in respect of the said bungalow premises are to be paid, the same shall be borne and paid by the Purchaser also the Purchaser shall bear and pay all the costs and the expenses towards the



[Signature]

K.R. Galta

¹³
 K.P. Galta

K.P. Galta

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 १६/६०

Stamp duty, Registration charges and also other costs, charges which may be incidental to the presents herein contained.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seal the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that bungalow premises bearing No. B-3, admeasuring 1781 sq. ft. carpet area equivalent to 165.52 sq. meters carpet area comprising of ground and one upper floor with terrace and ota, lying, being and situate on the piece and parcel of land bearing Final Plot No. 405, admeasuring about 876.48 sq. meters, in the Town Planning Scheme I, lying, being and situate at Village Panchpakhadi, Taluka and District Thane, alongwith all the consequential rights thereto including the land appurtenant thereto comprised within the compound wall, as also to use and enjoy all the benefits and rights as are set out in the Agreement dated 18th December, 2006 and becoming the member of the society/apartment/condominium, if any, that may be formed, as also to use and enjoy the benefits of the clubhouse, common areas, parking space, open space and other facilities as are set out in the Agreement dated 18th December, 2006.

SIGNED SEALED AND DELIVERED by the within named THE OWNERS



MR. SURAJ PRAVIN GALA,

K.P. Gala



[Handwritten signature]

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 दस्त क्रमांक ११५४६/२०२०
 १६/६०

(2) SMT KHETBAI RAMJI GALA,
 Through C.A. Kuvarji Ramji Gala

K.P. Gala



(3) Ms. KAJAL PRAVIN GALA,

K.P. Gala



(4) MR VRUSHANK PRAVIN GALA,

[Handwritten signature]

(5) MR SURAJ PRAVIN GALA,
 in the presence of ..

[Handwritten signature]

1. HIREN GALA

[Handwritten signature]



2. ANKESH GALA

[Handwritten signature]



THE COMMON SEAL OF the within named the Purchaser, JITNAT INFRASTRUCTURE PVT. LTD., affixed hereto pursuant to the Resolution passed in the meeting held on 11th August, 2020, by the hands of one of its Director Mr. Digvijay S. Garje, in the presence of ..

For Jitnat Infrastructure Pvt. Ltd.

[Handwritten signature] Director

1. HIREN GALA

[Handwritten signature]

2. ANKESH GALA

[Handwritten signature]



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 दस्त क्रमांक ९९५०६/२०२०
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RECEIPT

RECEIVED of and from within named Purchaser an amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) being the entire amount of consideration, as stated hereinabove, vide (i) Pay Order No. 10767 dated 01-10-2010 for Rs. 1,00,00,000/- (Rupees One Crore only) and (ii) RTGS-UTR No. TBSBH202310000016 bearing Transaction Reference No. 0006202310000008 dated 18-08-2020 for Rs. 50,00,000/- (Rupees Fifty Lakhs only), both drawn on the Thane Bharat Sahakari Bank Ltd., Chendani Koliwada Branch, Thane 400601.

TOTAL Rs. 1,50,00,000/-


WITNESS :-

WE SAY RECEIVED.


1. 
 Ankesh Kuvarji Gala
 PAN: AZWPG7526Q


 (1) SMT. KASTUR PRAVIN GALA,


 For. (2) SMT KHETBAI RAMJI GALA,

(3) Ms. KAJAL PRAVIN GALA,


(4) MR VRUSHANK PRAVIN GALA,


 (5) MR SURAJ PRAVIN GALA
 The Owners.



THANE MUNICIPAL CORPORATION, THANE.
 (Regulation No. 37)
 Occupancy Certificate

भारत - जे - रोल्ट + जाठ मजले
 भारत - धो - रक + पॉइला मजला फात
 V. P. No. ८६/२१५ TMC/TOD 5868 Date 18/3/2005

To.

मे - ठाकर - जे - रानी - (वा.पि.)
 १०५/३, मत्यामानंद, अल्हेका रोड,
 पावसासाधने, ठाणे - (प) - ५००-६०२
 कॉरता महेष - मूट प मजला भक

टन न - २
 दस्त क्रमांक ९९५०६/२०२०
 ९८ / ६०

Sub: भारत - जे - धो - पा पापर परवाना

Ref.: V. P. No. ८६/२१५
 Your Letter No. २७६५ दि. २३/०४/०५

Sir,

The part / full development work/erection /re-erection or alteration in/of building/ part building No. जे - धो - धी situated at _____ Road/Street Ward No. _____ Sector No. २ S. No./C. T. S. No. /F. P. No. ५०५ Village/TPS No. पावसासाधने, दि.पो.पन.नं.१ the supervision of प्रो. जे. ल. ठाकर Licen Surveror/ Engineer /Structural Engineer/Supervisor/ Architect/Licence No. ११६/८०/५५२८ may be occupied on the following Conditions.

ठाणे महानगरपालिका उपलब्धतेनुसार पिंपयासाठी पाणी पुरवठा करण्यात येईल.

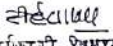
मा. उपनगर अधिपत्या याचि मानधोनुसार

A set of certified completion plan is returned herewith

सावधान

उपलब्धतेनुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक रकम परतर्फी न देणे बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार वेळोवेळी पुन्हा आठे द्याव्याती जाणवित जाणू शकते. १६ दि. ५०००/- रकम होऊ शकते.




 कार्याकारी शिवाय उभिलीत
 (घर विकस विभाग)

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- 3) E. E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Deptt. T. D. P. TMC

Municipal Corporation of the city of Thane.

टन न - २
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 दस्त क्रमांक ११५४६/२०२०
 २१ / ६०

ANNEXURE 'T'
GIRJA ENCLAVE
 PROPOSED BLDG. 'A' & 'B'

SITE PLAN SHOWING F.P.No.405 OF T.P.S. I.
 PANCHPASHADI, THANE

PROMOTERS
WITHDRAWN

Dr. Rajat
Arjun Kumar
Pooja

PURCHASERS
WITHDRAWN

Sd/- C.P.

THAKAR & ASSOCIATES
 ARCHITECTS & INTERIORS CONSULTANTS
 101, P. S. ROAD, THANE (E) 400 001

40'0" WIDE T.P.S. ROAD

40'0" WIDE T.P.S. ROAD

F. P. 409

BLDG. 'A'

BLDG. 'B'

THE SEAL OF THE SUB-REGISTRAR
 ११५४६/२०२०
 २१ / ६०

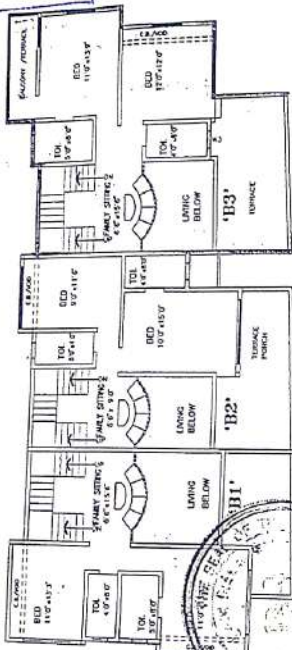
THE SEAL OF THE SUB-REGISTRAR
 ११५४६/२०२०
 २१ / ६०
 THANE-2

द.न.न. GIRIJA ENCLAVE ANNEXURE 'V'

FIRST FLOOR PLAN OF BUILDING 'B' (B1, B2, B3)

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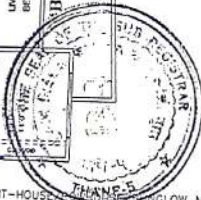


PROMOTERS
WITHIN NAMED

V.M. Bhatt
S. N. S.
J. K.

PURCHASER
WITHIN NAMED

E. P. K.



PROPOSED PLAN OF FLAT/PENT-HOUSE/ROWHOUSE/SHINGLOW No. B-3
ON _____ FLOOR IN _____ BUILDING OF 'GIRIJA ENCLAVE'.
AGREED TO BE ACQUIRED BY THE PURCHASER.

द.न.न.-३

THAKKAR & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
124/1, SATYA ANAND, ALUMEDA ROAD,
PANCHSHEEL, THANE (W) 400602

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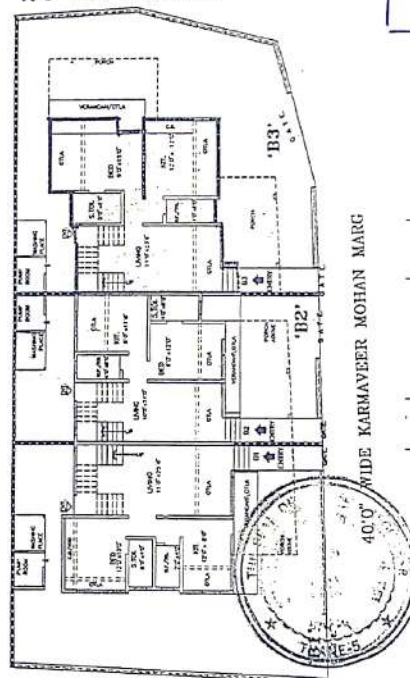
GIRIJA ENCLAVE ANNEXURE 'V'

GROUND FLOOR PLAN OF BUILDING 'B' (B1, B2, B3)

द.न.न.-२
दस्त क्रमांक ११५४६/२०२०
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40'0" WIDE T.P.S. ROAD

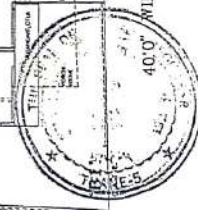


PROMOTERS
WITHIN NAMED

V.M. Bhatt
S. N. S.
J. K.

PURCHASER
WITHIN NAMED

E. P. K.



PROPOSED PLAN OF FLAT/PENT-HOUSE/ROWHOUSE/SHINGLOW No. B-3
ON _____ FLOOR IN _____ BUILDING OF 'GIRIJA ENCLAVE'.
AGREED TO BE ACQUIRED BY THE PURCHASER.

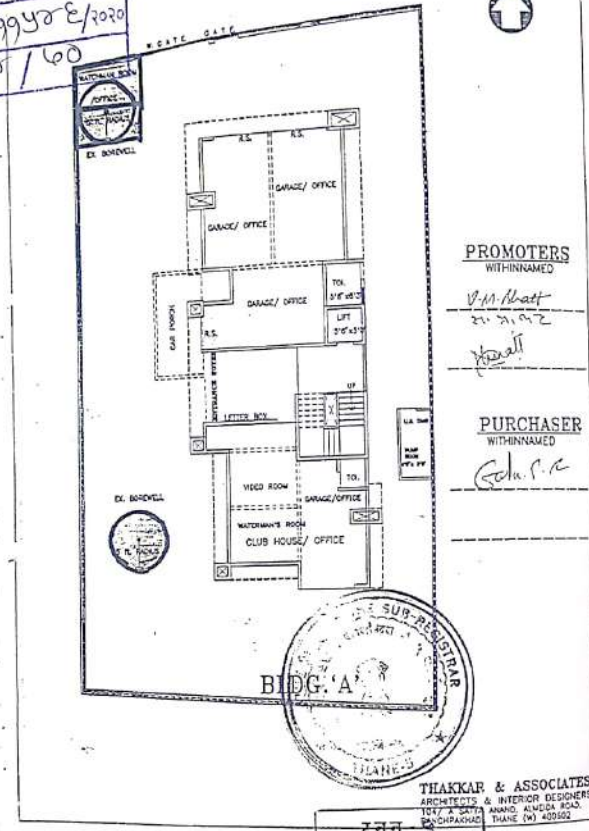
THAKKAR & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
124/1, SATYA ANAND, ALUMEDA ROAD,
PANCHSHEEL, THANE (W) 400602

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 २५/६०

GIRIJA ENCLAVE ANNEXURE 'I-A'
 PLAN SHOWING EX. BOREWELLS, WATCHMAN'S ROOM/OFFICE.



PROMOTERS WITHIN NAMED
 V.M. Hatt
 S. S. Hatt
 J. Hatt

PURCHASER WITHIN NAMED
 Gola P. K.



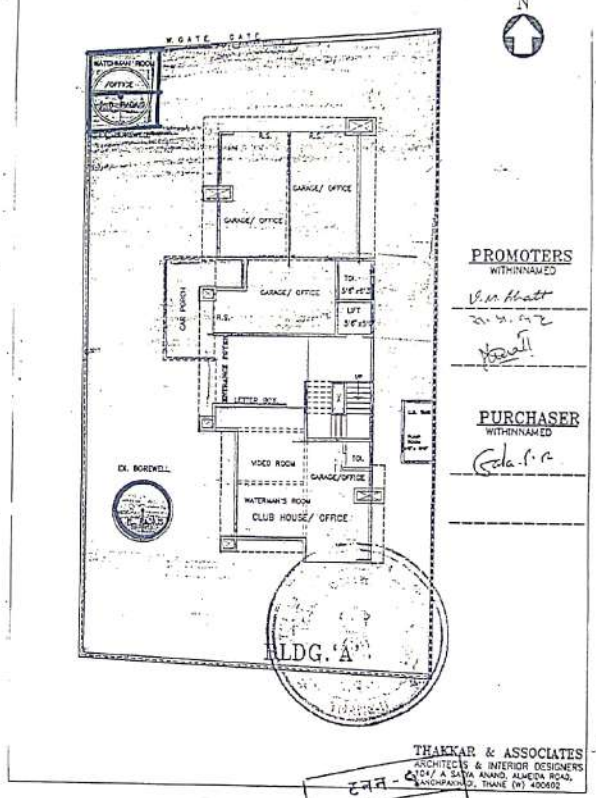
THAKKAR & ASSOCIATES
 ARCHITECTS & INTERIOR DESIGNERS
 101/7, SAKTA ANAND, ALHEDA ROAD,
 BACHOPKHADE, THANE (W) 400602

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GIRIJA ENCLAVE ANNEXURE 'I-B'
 PLAN SHOWING CLUB HOUSE/OFFICE, GARAGE/OFFICE, AND RETAINED PORTION.



PROMOTERS WITHIN NAMED
 V.M. Hatt
 S. S. Hatt
 J. Hatt

PURCHASER WITHIN NAMED
 Gola P. K.



THAKKAR & ASSOCIATES
 ARCHITECTS & INTERIOR DESIGNERS
 101/7, SAKTA ANAND, ALHEDA ROAD,
 BACHOPKHADE, THANE (W) 400602

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 दस्त क्रमांक ५६७/२००९
 २३/६२



SCHEDULE ANNEXURE - "VI"

1. The building will be R.C.C. frame structure.
2. ~~Plinth/Stone / Granite / Ceramic~~ flooring in Living room, Dining Room and Bedroom.
3. Ceramic flooring in Kitchen. Granite-Kitchen platform with built-in stainless steel sink and full-Ceramic tiles with dado built-in platform.
4. Concealed copper wiring for electricity with adequate points and concealed wiring for Telephone and common T.V. Antenna / Cable in Living room and Master bedroom.
5. Concealed plumbing in Bathroom, Toilet and Kitchen with good quality fittings.
6. 6-feet height glazed tiles dado in Toilet with colour sanitary fittings.
7. Loft over Bathroom and Kitchen.
8. Instant Geyser in Master bedroom's toilet.
9. Powder-coated Aluminium sliding window of good quality section with 3mm clear glass.
10. The main door will have teak wood frame and other doors will have marble frame, all doors shall be of flush doors and the main door will be decorative flush door with good quality S.S./Brass fittings.
11. Good quality reputed make lift for multistoried Building.
12. Attractive and well designed decorative entrance lobby in multistoried building.
13. Well designed attractive elevation and concrete paving around the building.
14. M.S. main gate to the building.
15. The building will have P.O.T. finish plaster inside the building and cement sand face plaster on outside.

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 दस्त क्रमांक ५७१/२००६
 ६३/६६



THANE MUNICIPAL CORPORATION, THANE. 361
 (Regulation No. 38)
 Approval of Development Work upto plinth level.

PLINTH CERTIFICATE ANNEXURE - II
 (AS PER APPROVAL OF AMENDED PLANS)

V. P. No. 86/214/ TMC/100 १२४६

To: M/s. Thakkar & Associates, (Architect)
104/A, Satya-Anand Apt., Dr. Ambedkar Road,
Panchpakshadi, Thane (W)-2.

Ref :- Amended Permission No. V.P.86/214/TMC/100/ 377 dated 25/5/2000 M

Sir, _____

Date **द्वितीय - २**
 दस्त क्रमांक ११५४६/२०२०
 २६/६०

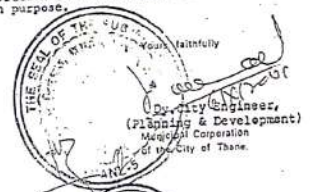
Please refer to your intimation No. 2229 Dated 1/9/2001 regarding the completion of construction work upto plinth/column upto plinth level in building No. A & B.

on ~~25/5/2000~~ F.P. No. 405.

Sector No. _____ village Panchpakshadi
 Ward _____
 Town Planning schemes No. 1 Road/Street _____

You may proceed with the further work as per sanctioned plans/as the construction upto plinth level does ~~not~~ conform to the sanctioned plans.

- Conditions :-
- 1) The Building Materials should not kept on road and or footpath of Thane Mun. Corporation and moreover, in the property of Thane Mun. Corporation and other Government.
 - 2) The Compound Wall should be constructed properly and with fully safety on the concerned plot before Occupation Certificate.
 - 3) Thane Mun. Corporation will not supply the water for the construction purpose.



Office No. सावधान
 *यदि संशोधनार्थ संशोधन के बिना कार्य
 अधिकारी, सावधान
 *यदि संशोधनार्थ संशोधन के बिना कार्य
 अधिकारी, सावधान
 *यदि संशोधनार्थ संशोधन के बिना कार्य
 अधिकारी, सावधान
 *यदि संशोधनार्थ संशोधन के बिना कार्य
 अधिकारी, सावधान

५७१/२००६
६३/६६



ठाणे नगरपालिका THANE MUNICIPAL CORPORATION, THANE. 908
 (Regulation No. 3 & 24)
PERMISSION/COMMENCEMENT CERTIFICATE.
 (Amended)
ANNEXURE - II

दस्तावेज क्रमांक 9998/2020
 82/60

V. P. No. 86/214/ TMC/TOD 92 Date 29/01/2009

To: Smt./Mr. N.G. Thakkar & Associates. (Architect)
 Smt./Mr. Mahabhar P. Bhatt & Smt. Sarla P. Bhatt. (Owner)

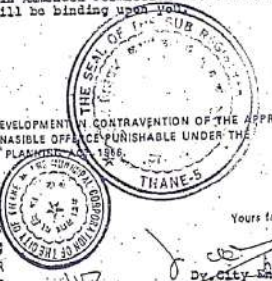
Sir,
 With reference to your application No. 2229 dated 1/9/2001 for development permission/ grant of commencement certificate under sections 45 & 63 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. _____ situated in Village Panchpakhandi section No. _____ Ward No. _____ situated at Road/Street _____ P. No. 405 N. No./T. No. _____

- the development permission / the commencement certificate is granted subject to the following conditions.
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
 - 5) The Building Materials should not kept on road and or footpath of Thane Mun. Corporation and moreover in the property of Thane Mun. Corporation and any other Government.
 - 6) The Compound Wall should be constructed properly and with fully safety an enclosed plot before occupation Certificate.
 - 7) The conditions mentioned in Amended Permission No. V.P. 86/214/TMC/200/377 dated 26/5/2000 will be binding upon you.

(Handwritten signature)

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

आवधान
 इतर महानगरपालिका नियमन व कानून तहसिलेदेखि निवारण विभागातील आवधान कार्य प्रसंगानुसार शहर विकास कार्य, महानगरपालिका नियमन व कानून तहसिलेदेखि निवारण विभाग अर्थात महानगरपालिका न्याय विभाग तर्फे निवारण कार्य होईल.



Yours faithfully,
 Dy. City Engineer,
 (Planning & Development)
 Municipal Corporation
 the city of Thane.



ठाणे नगरपालिका THANE MUNICIPAL CORPORATION, THANE. 908
 (Regulation No. 3 & 24)
PERMISSION/COMMENCEMENT CERTIFICATE.
 (Amended)
ANNEXURE - II

दस्तावेज क्रमांक 9998/2020
 82/60



ठाणे महानगरपालिका
 THE MUNICIPAL CORPORATION OF THE CITY OF THANE.

दस्तावेज क्रमांक 9998/2020
 82/60

To: The Asst. Director of Town Planning
 Thane Municipal Corporation
 Thane.

Sub :- Grant of N.O.C. stipulating Fire protection Fire Fighting requirements for the proposed building 'A' on F.P.No. 405, Panchpakhandi, T.P.S. No. 1, Thane (M).

Ref :- (1) A letter from an Architect M/s. Thakkar & Associates No. 0596/V.P. 86214/519/2001 Dated 14.06.2001.
 (ii) V.P.No. 86/214

Sir,
 The proposal is to construct eight + eight stories for Residential building 'A' on F.Plot No.405, Panchpakhandi, T.P.S.No.1, Thane (M) for Smt.M.P.Bhatt & Smt. Sarala P.Bhatt.

Plans of the Building are scrutinised by Fire Brigade department of Thane Municipal Corporation from the Fire Safety & means of escape point of view.

As per the plans submitted by an architect M/s. Thakkar & Associates. The total height of the building up to terrace level is 82'6" feet (24.78 Meter) from the ground level to the highest point of the building.

In accordance with the Development Control Regulation No.15,69, 402 of Thane Municipal Corporation. It is a mandatory requirement, to acquire the NOC from Fire brigade department for any residential building which is above the 25 m. in height.

The height of propose Residential building is 4.78 m. (82'6" feet) so it is not necessary to acquire NOC from the fire brigade as per existing rules.

Party has paid Rs. 25,000/- on account of capitulation fee for the propose building.

Chief Fire Officer
 Thane Fire Brigade, Thane.
 82/60
 21/06



टनन-२
दस्तावेज क्र. ११५४६/२०२०
३०/६०

THANE MUNICIPAL CORPORATION, THANE. 822
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE ANNEXURE - II
for
Proposed Buildings: Bldg. "A" - Stilt + 8 Floors,
and Building "B" - Ground + First Floor.

V. P. No. 86/214/ TMC/IDD ५२३ Date १२/६/२०१९
To: Shri/Smt. / M/s. Thakkar & Associates. (Architect)
Shri/Smt. Maheshkumar P. Bhatt & Smt. Sarla P. Bhatt. (Owner)

Sir,
With reference to your application No. 867X dated 7/6/01 for ~~development permission/~~
grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and or to erect building No. A & B
in Village Panchpakhadi Section No. --- Ward No. --- situated
at Road/Street --- F. P. No. 405.
At T.P.S.No.1 H. No./T. No. ---

- the commencement certificate is granted subject to the following conditions.
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) This commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
 - 5) The Conditions No. 7 to 12 in Amended Permission/C.C.No.V.P.86/214/TMC/IDD/377 dated 26/5/2000 will be binding upon you.
 - 6) The Proposed Building should be constituted as per the provisions of T.S.I. Code No. 1893 & 4325 by considering seismic forces and the certificate of structural stability (of R.C.C. Consultant) to that extent shall be submitted before plinth and Occupation Certificate.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office Stamp
Date



Yours faithfully,
Asst. Director of Town Planning,
Municipal Corporation,
The City of Thane &
Date 12/6/2019



टनन-२
दस्तावेज क्र. ११५४६/२०२०
३१/६०

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

V. P. No. 86/214/ TMC/IDD ५१५ Date २६/५/२०२०
To: Shri/Smt. M/s. Thakkar & Associates. (Architect)
Shri/Smt. Maheshkumar P. Bhatt & Smt. Sarla P. Bhatt. (Owner)

Sir,
With reference to your application No. 427 dated 10/4/2000 for development permission/
grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and or to erect building No. ---
in Village Panchpakhadi Section No. --- Ward No. --- situated
at Road/Street --- F. P. No. 405.
At T.P.S.No.1 H. No./T. No. ---

- the development permission / the commencement certificate is granted subject to the following conditions.
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
 - 5) N.A. Order should be submitted before Commencement Certificate.
 - ६) धनार्थ क्र. ३ चे धम रुक वाच्यार्थी रुक अंतिममे अधिकारी वरिषा नगरस धावना नदर करावा.
 - ७) धोता प्रमाणपत्रार्थी शैले विभागाचा धोताचे उधीवाचन नगरस धावना नदर करावा.
 - ८) धोता प्रमाणपत्रार्थी व धापरवधान्यार्थी धर. तो. तो. तसे धरि स्ट्रिक्टरी प्रमाण्य नदर करावा.
 - ९) धापरवधान्यार्थी शैले, धानीधरवठ. व धुडुडाधिरन विभागाचा अंतिम नगरस धावना नदर करावा.
 - १०) धापरवध. धापरवधुता धापरवधुता. [धापरवधान्यार्थी]
 - ११) धापरवधान्यार्थी रुक अंतिममे अधिकारी वरिषा धावना नदर करावा.
 - १२) धोता प्रमाणपत्रार्थी शैले धिने धावावा.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office Stamp
Date



Yours faithfully,
City Engineer,
(Planning & Development)
Municipal Corporation,
The City of Thane.
Date 26/5/2019



ANNEXURE-IV (COLLECTIVELY)

UNADKAT TERRACE, 111 FLOOR,
27, ANJU SHOPPING CENTRE,
TEAK ROAD, SANTACRUZ (W),
MUMBAI 400 034.
TEL : 605 2457 / 305 2460
FAX : 605 4009

Date 8th Oct., 2001

KANTHAL UNDEKAT & CO.
CHANDI & KUNDRA
K. G. Undekar
टनन - २
दस्ता क्रमांक ११५४६/२००१
३२/१/००

टनन - २
दस्ता क्रमांक ११५४६/२००१
३३/६०

Shri. Mahesh Pratap Bhatt,
Shri. Sarin Pratap Bhatt,
Dear Sir/Madam,

Re: Final Plot No. 405 as per Town Planning Scheme No. I
admeasuring about 876.48 sq. metres situate at
Village Panchpakhadi, Thane.

1. We have caused search to be taken of the above property which is more particularly described in the Schedule hereunder written from the Sub-Registrar Thane from 1984 to 2001 and from (Property) from the Sub-Registrar Mumbai from 1984 to 2001. Earlier, we had caused search to be taken from the Thane Sub-Registrar for the years 1926 to 1985. From such search the following position emerges:-

a) The above plot was allotted to one Kamlekar Raghunath Save under the Town Planning Scheme No. I as per the Final Scheme implemented under the Maharashtra Regional and Town Planning Act with effect from 1st May, 1985;

b) By a Conveyance dated 7th January, 1986 the said Kamlekar Raghunath Save sold the said plot to Parvatibai Mahadeo Patil and 22 Others;

c) By a Conveyance dated 23rd day of April, 1986 you have purchased the same from the said Parvatibai and Others and thus you are the Owners of the said plot;

d) Thane Municipal Corporation has sanctioned plans vide V.P. No. 86214 at 26th May, 2000 for constructions of two buildings viz. "A" consisting of 8 (eight)
 1. 1st floor and 2. 2nd floor.

upper floors and "B" consisting of ground and 2 (two) upper floors.

2. We have caused the Public Notice to be issued in newspapers which appeared in the issues of Jansabhoomi (Gujrati) dated 19th June, 2001 and Navshakti (Marathi) dated 21st June, 2001.

3. In response to the said advertisements we have not received any claim.

4. In the premises the title of the above property in our view is clear marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece and parcel of land, hereditaments and premises situate, lying and being in the Revenue village of Panchpakhadi, Taluka and District Thane, within the limits of the Municipal Corporation of the City of the Thane, Registration Sub-District and District of Thane bearing F.P. No. 405 of T.P.S. No. I. Thane totally admeasuring about 876.48 sq. metres and surrounded by as follows :- 1st

On or towards the East & North : By 40 " 0" wide T.P.S. Road.
On or towards the West : By F. P. No. 406
On or towards the South : By T. P. No. 405

Dated this 8th day of October, 2001.

Yours faithfully,
(Signature)
SUB-REGISTRAR
THANE

84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 021. TEL : 23 5739
Correspondence, Communication, Notices only at Santacruz Office



टनन - ६
दस्ता क्रमांक १५७१/२००६
७७/७६

टनन - ६
दस्ता क्रमांक १५७१/२००६
७७/७६



ट न न - २
दस्त क्रमांक ११५४६/२०२०
३४ / ६०



TRUE COPY ट न न - २
दस्त क्रमांक ११५४६/२०२०
३४ / ६०



JITNAT INFRASTRUCTURE PVT. LTD.

CIN: U45203MH2003PTC139246

ट न न - २
दस्त क्रमांक ११५४६/२०२०
३५ / ६०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF JITNAT INFRASTRUCTURE PRIVATE LIMITED ON TUESDAY, 11th AUGUST 2020 AT 11/00 AM AT MEENA APT, SHOP NO 111, 1ST FLOOR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE WEST 400 602 MH, IN.

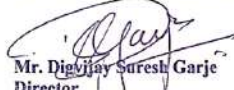
PURCHASE OF PROPERTY IN THE NAME OF THE COMPANY.

“RESOLVED THAT “pursuant to the applicable provisions of the Companies Act, 2013, consent of the board of Directors of the company be and is hereby accorded to acquire by Purchase or otherwise the Land, or other Property situated at Village Panchpakhadi, Taluka and District Thane. on such terms and conditions as may be considered appropriate and in the best interest of the company.

RESOLVED FURTHER THAT, Mr. Digvijay Suresh Garje, Director of the Company be and hereby authorized individually to negotiate and finalize the terms of such acquisition and to sign and execute Sale Deed/ Transfer Deed and all other documents and papers which are deemed to be necessary, related to Purchase of the Property and to do all such acts, deeds to give effect to the above resolution.

CERTIFIED TRUE COPY

For Jitnat Infrastructure Pvt Ltd


Mr. Digvijay Suresh Garje
Director
DIN : 07621793
Date: 11th August 2020.
Place : Thane


Ms. Natasha Jitendra Awhad
Director
DIN : 07596170
Date: 11th August 2020.
Place : Thane



Office Add: MEENA APARTMENT SHOP NO 111, 1ST FLOOR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI THANE WEST 400 602. Tel No: 022-25381212 / 25382525. Email Id: jltnatinfra@gmail.com

ट न न - २

ट न न - २
दस्तावेज क्रमांक ११५४६ / २०२०
३६ / ६०



TRUE COPY ट न न - २
दस्तावेज क्रमांक ११५४६ / २०२०
३६ / ६०

प्रमाणपत्र क्रमांक / Certificate No. ००७९६० नमुना - ६ / Form - 6

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
ठाणे महानगरपालिका, ठाणे.
Thane Municipal Corporation of the City of Thane.

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

१ जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे धिन्ने ८/१३ अन्वये न्यात आले आहे.)
(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)
प्रमाणित करण्यात येत आहे की, खात्रीत माहिती मृत्यूच्या मूळ अभिलेखाच्या नोंदवहीनुसार घेण्यात आले आहे, जी की ठाणे महानगरपालिका, ठाणे आहे.
This is to certify that the following information has been taken from the original record of death which is in the register for Thane Municipal Corporation, of Ward HEAD OFFICE of District Thane of Maharashtra State.

मृत्यूचे पूर्ण नाव : PRAVIN RAMJI GALA लिंग : M
Full Name of Deceased : Sex :
मृत्यु दिनांक : 28/10/2008 मृत्यूचे ठिकाण : CIVIL HOSPITAL THANE
Date of Death : Place of Death :
आईचे पूर्ण नाव : RAMJI GALA बडिलाचे / पतीचे पूर्ण नाव :
Full name of Mother : Full Name of Father/Husband :
मृत व्यक्तीचा मृत्युसमयीचा पत्ता : GIRIJA ENCLAVE BANGLA GANESH WADI THANE मृत व्यक्तीचा कायमचा पत्ता : GIRIJA ENCLAVE BANGLA GANESH WADI THANE
Address of the deceased at the time of death : Permanent address of the deceased :
नोंदणी क्रमांक : 4729 नोंदणी दिनांक : 05/11/2008
Registration No. : Date of Registration :
शेरा : १/११/२०२०
Remarks (If any) :
प्रमाणपत्र दिल्याचा दिनांक : ११/११/२०२०
Date of issue of Certificate :
Signature of the issuing authority :
Address of the authority :
ठाणे महानगरपालिका, ठाणे

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

THE SEAL OF THE SUB-REGISTRAR
THANE - 2

TRUE COPY ATTESTED BY ME
Advocate & Notary Thane
1, Anand Palace,
Torbhadi Bldg, Thane (W)-400 607
Seal

"प्रत्येक जन्म आणि मृत्यूची घटना नोंदल्याची खात्री करा" "Ensure Registration of every birth & death"

टन नं - २
 दस्ता क्रमांक ११५४६/२०२०
 ३८ / ६०

टन नं - २
 दस्ता क्रमांक ११५४६/२०२०
 - ३९ / ६०



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ31323511633528S
Certificate Issued Date	31-Aug-2020 11:00 AM
Account Reference	IMPACC (SV) gj13101304/ RAPAR/ GJ-BJ
Unique Doc. Reference	SUBIN-GJGJ1310130400929185673971S
Purchased by	KUVARJI RAMJI GALA
Description of Document	Article 45 (a) Power of Attorney - Registration of Document - Single Transaction
Description	POWER OF ATTORNEY
Consideration Price (Rs.)	0 (Zero)
First Party	KHETBAI RAMJI GALA
Second Party	KUVARJI RAMJI GALA
Stamp Duty Paid By	KHETBAI RAMJI GALA
Stamp Duty Amount (Rs.)	300 (Three Hundred only)

RPR
 1592 | 1 | 18
 2020

Handwritten notes in Gujarati:
 ધીરજી પી. ૬૬૨
 જેમ્ય વે-૨૨
 લાયસન્સ નં. ૧૧૦૩
 ૨૫-૮-૨૦૨૦



LIB 0003150723




Statutory Alert:
 1. The authenticity of this Stamp Certificate should be verified at www.stampcert.gov.in. Any discrepancy in the details on this Certificate and as available on the website should be noted.
 2. The user of checking the legitimacy of the stamp duty of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

टन न - २
 दरत क्रमांक ११५०६/२०२०
 ०० / ६०

टन न - २
 दरत क्रमांक ११५०६/२०२०
 ०१ / ६०

E-CHALLAN

login ID / IDEN	2020042002152	BARCODE			Printed On	31/08/2020 12:07:48
Department	Superintendent of Stamps And Inspector General Of Registration		Payer Details			
Property Details	PANCHPAKHADI TA. THANA NO B3,1781 SQ 165.52 SQ		TAX ID (If Any)			
Office Name	S.R.O - Rapar		PAN No. (If Applicable)	Form60		
Location	KASHCHH		Full Name	KHETBAI RAMJI GALA		
Transaction No.	2021 One time		Address	TRAMBAU TA. RAPAR HALE BOMBAY		
Account Head Details	Amount (RS.)	Bank CIN	Date	Bank-Branch		
Registration Fee (0030-03-104-00)	300.00	300.00	57000013551003031082047693	31/08/2020	SBIEPAY	
Total Amount ::		300.00				
Total Amount In Words ::		Rupees Three Hundred Only				
Remarks (If Any)	KRGala					



RPR
 1592210
 2020



SS&IGR-GUJARAT

(*) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52c of the Gujarat stamp Act-1958.
 The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the Instrument, u/s 23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

टनन-२
 दस्त क्रमांक ११५०६/२०२०
 २२/६०

KPK
 १२ ३ १०
 २०२०

जयगल/रामजोगला



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT. KHETBAI RAMJI GALA, age 75 years, PAN AFQPG0737H and ADHAR card No. 459507701420, adult, Hindu, Indian Inhabitant, having address at 304, Panchvati Apartment CHS Ltd., Joshiwada, Charai, Thane (W) 400601 and presently at Jai Jinendra Charitable Trust Cenatory, Near Bus Depo, Ayodhya Puri, Rajara, Kutchhi, Gujarat, DO HEREBY SEND GREETINGS:

टनन-२
 दस्त क्रमांक ११५०६/२०२०
 २२/६०

WHEREAS:

(a) I, alongwith others, am the co-owner of the bungalow premises bearing No. B-3, admeasuring 1781 sq. ft. carpet area equivalent to 165.52 sq. meters carpet area comprising of ground and one upper floor with terrace and otla, lying, being and situate on all that piece and parcel of land bearing Final Plot No. 405, admeasuring about 876.48 sq. meters, in the Town Planning Scheme 1, lying, being and situate at Village Panchpakhadi, Taluka and District Thane, which bungalow premises are more particularly described in the schedule hereunder written and are hereinafter referred to as "the said premises";

(b) I, alongwith other co-owners, have finalized negotiations and agreed to sell, transfer and alienate the said premises alongwith all rights consequential thereto unto and in favour of M/s Jitnant Infrastructure Pvt Ltd., address at: Meena Apartment, Shop No. 111, 1st Floor, Eastern Express Highway, Panchpakhadi, Thane West 400602 and have also accepted part consideration in respect thereof;

(c) For the purposes of concluding the transaction, by accepting the final consideration and executing and registering the Deed of Transfer/Assignment/Conveyance or such other documents and other ancillary documents for sale of the said premises together with all the rights consequential thereto, I am required to attend the office of the Sub-Registrar, Thane and/or such other office;

(d) On account of my old age and present situation due to my old age, I cannot travel to Thane to sign and execute the appropriate deeds and documents and documentation and lodge the same for registration with the Sub-Registrar of

जयगल/रामजोगला



टजन-२
 दस्त क्रमांक ११५४६/२०२०
 ४४/६०

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टजन-२
 दस्त क्रमांक ११५४६/२०२०
 ४४/६०

Assurances, and attend to the various functions, which I would have ordinarily attended and done;



therefore, am desirous of appointing my son Mr. Kuvurji Ramji Gala, age [redacted], PAN AAVPG0883G and ADHAR card No. 533813379191, adult, Hindu, Indian inhabitant, having address at 702, New Chandralok CHS Ltd., Veer Savarkar Marg, Charai, Thane West 400601, (hereinafter referred to as "the said Attorney") to do in my name and on my behalf, all or any act, deed, matter or thing, as I would have done had I been personally present, which the said Attorney has consented to do so.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the above premises, I, **SMT. KHETBAI RAMJI GALA**, do hereby nominate, appoint and constitute my son Mr. Kuvurji Ramji Gala, (herein referred to as "the said Attorney"), as my true and lawful Attorney, to do all the acts, deeds, matters and things, as are more particularly set out herein:

1. To make, sign, execute the agreement/s for sale, deed/s of transfer, conveyance deed/s, assignment deed/s and/or any other similar or other documents, on my behalf and in my name, pertaining to the sale of the said premises alongwith the rights consequential thereto..
2. To make, sign, execute, all kinds of documents including but not limited to Release Deed, Gift Deed, Transfer/Assignment/Conveyance Deeds, Correction Deed, Rectification Deed, Cancellation Deed, Family Settlement Deed, Supplementary Deed, Mortgage Deed, Lease Deed, and all or any kinds of documents that shall be decided by the said Attorney in respect of the said premises.
3. To make, sign, execute all kinds of applications, writings, affidavits, declarations, indemnities, assurances, and such other documents and writings to all concerned authorities, government, semi-government, local authorities and bodies and/or co-operative housing societies, banks, financial institutions etc. in connection with any matter pertaining to the said premises whatsoever.

अतएव २४/०५/२०२०



टनन - २
दस्त क्रमांक ११५४६/२०२०
४६ / ६०



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टनन - २
दस्त क्रमांक ११५४६/२०२०

4. To attend and appear before the office of the Sub-Registrar of Assurances for the purposes of signing and for admitting on my behalf all such agreements, deeds and documents lodged for registration and do all such acts to ensure that the registration thereof is duly completed in all respects.

5. To make, sign and execute all applications to the Talathi, Tahasildar, City Survey Office, Collector, government or semi-government authorities, municipal corporations and/or local authorities and bodies and appear before all concerned officers thereunder, for the purposes of making necessary changes in the records of rights of the said premises and to make submissions and statements by way of affidavits, declarations and indemnities in my name and on my behalf.

6. To institute any suit, action or proceedings in any Court of Justice and before any public officer or tribunal or forum or commissions or competent authority for the protection of and delivery of free, clear and marketable title and quiet, vacant and peaceful possession of the said premises to the purchasers and/or any other matter or thing whatsoever in connection with the said premises and for all or any of the purposes aforesaid to sign, execute, deliver and verify all Vakalatnamas, warrants, plaints, petitions, applications, affidavits, declarations, and other documents, papers and writings as shall be required from time and time and as may be advised or deemed fit by the said Attorney.

7. To defend any suit action or proceedings in any Court of Justice and before any public officer or tribunal or forum or commission or competent authority that may be filed in respect of the said premises or the transaction with the purchaser and for that purposes aforesaid to sign, execute, deliver and verify all vakalatnamas, warrants, written statements, defences, applications, affidavits, declarations and other documents, papers and writings.

8. To appoint pleaders, advocates, legal advisers to prosecute or defend in the aforesaid premises or any of them as occasion may require and to pay them such fees and remuneration and from time to time remove them and appoint others in their place as the said attorney shall think fit.

अतः अगुए/सिवाय सुचु

K R Gale



ट न व - २
 दस्त क्रमांक ११५४६/२०२०
 ४८ / ६०

RPR
 ११५४६/२०
 २०२०

ट न व - २
 दस्त क्रमांक ११५४६/२०२०
 ४८ / ६०



9. To appear on my behalf and to represent my interest in respect of the premises before any government, semi-government, local, judicial or any other authority as regards any claim made against the same or any part thereof.

To compound, compromise and settle with any of the aforesaid authorities as regards any claim made against the said premises or any part thereof.

11. For all or any of the purposes of and powers, authorities and discretions conferred by these presents, to use and sign my names or in which I am or maybe in anywise interested or to use and sign my name as the said Attorney shall think fit.

12. For any of the aforesaid purposes, I do hereby authorize the said Attorney to appoint substitute/s with same, similar or limited powers to act on my behalf and in my name for doing the acts, deeds, matters or things as shall be contained herein or as shall be decided by the said Attorney.

13. I do hereby declare that the powers, authorities and discretions hereby conferred are independent of each other and shall not be in any case be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same shall extend to any other matter or transaction not herein precisely mentioned or defined but which are or may be incidental to the powers, authorities or discretions hereby conferred as may by the said Attorney be deemed to be requisite or expedient to be done or performed.

14. I do hereby state that the power is being given to my son and no monetary consideration has exchanged between us. This Power of Attorney, therefore, is adequately stamped as is required under provisions of law.

AND I do hereby undertake to ratify whatever the said Attorney may lawfully do or cause to be done in and by virtue of these presents.

बालकृष्ण रामजी दामोदर



टन न - २
 दस्त क्रमांक ११५०६/२०२०
 ५० / ६०

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 ११/०६/२०
 २०२०

IN WITNESS WHEREOF I, the abovenamed SMT. KHETBAI RAMJI GALA have hereunto set my hand and seal this 31 day of Monday in the Christian Year Two Thousand Twenty.



SIGNED, SEALED AND DELIVERED by the withinnamed
 खेतबाई रामजी गला
 SMT. KHETBAI RAMJI GALA



In the presence of...

१. रामजी खेतबाई गला
२. गायत्री

Explained in Gujarati and Marathi by,

खेतबाई/रामजी गला

टन न - २
 दस्त क्रमांक ११५०६/२०२०
 ५१ / ६०

I Accept the Powers,



Mr. Kuvorji Ramji Gala
 The said Attorney

K.R. Gala



ટજન - ૨
 દસ્ત ફર્માક ૧૧૫૪૬/૨૦૨૦
 ૫૨ / ૬૦



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જાણવેજ નંબર ૧૫૬૨ તા. ૩૧ AUG 2020

પરિશિષ્ટ :

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૧ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ... (મહેસુલી ગામનું નામ) ગામની... (સર્વે નં./બ્લોક નંબર/ ટી.પી.નં./એડ.પી.નં વિગેરે) ની જેતી/બિનજેતીની મિલકતનો... (લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ... (બી.પી./હા.બી.મી./ એ.ગં./વંધા જેતી/ બિનજેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અલગની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે ખોતે જાણે જ સહી/ચંચુદાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
૫	પાલર ઓફ ચોટની આપનાર દસ્તાવેજની તારીખે હયાત છે ?	—
૬	પાલર ઓફ ચોટનીના લેખમાં પાલર ઓફ ચોટની આપનાર વ્યક્તિ/ઓ એ સહી/ચંચુદાનું નિશાન કરેલ છે ?	—
૭	પાલર ઓફ ચોટનીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે ?	—
૮	બીજાબાણ આપના સાથે તમને બીજાબાણ હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
બીજાબાણ આપનારને પુછવાના પ્રશ્નો :		
૧	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબૂલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૨	દસ્તાવેજમાં લખેલ નામ અને કબૂલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબૂલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

ટજન - ૨
 દસ્ત ફર્માક ૧૧૫૪૬/૨૦૨૦
 ૫૨ / ૬૦

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી
 જીવલલ રામજીભાઈ

બીજાબાણ આપનારની સહી
 રામજીભાઈ

(સંહી)
 સબ રજીસ્ટ્રાર :
 સમ ૨૪૨૨૨, ૨૦૨૦



ट न न - २
 दस्त क्रमांक ११५०६/२०२०
 ४० / ६०

ट न न - २
 दस्त क्रमांक ११५०६/२०२०
 ४४ / ६०

राज्य सरकार
 GOVERNMENT OF INDIA
 खेतवाई रामजी गाला
 Khelbal Ramji Gala
 जन्म तारीख/DOB: 11/04/1945
 महिला / FEMALE

राज्य सरकार
 GOVERNMENT OF INDIA
 रामजी मोमाया गाला
 Ramji Momaya Gala
 जन्म तारीख/DOB: 01/05/1943
 पुरुष / MALE

4595 0770 1420

2531 5398 2320



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TRUE COPY
 H. B. ZOTA
 (NOTARY)
 DIST. NAPUR (INDIA)



राज्य सरकार
 Government of India
 चव्हाण सुप्रभास विठ्ठल
 Chavan Suprabhas Vitthal
 जन्म तारीख/DOB: 13/12/1984
 पुरुष / Male

राज्य सरकार
 GOVERNMENT OF INDIA
 कुवारी रामजी गाला
 Kuvari Ramji Gala
 जन्म तारीख/DOB: 16/05/1965
 स्त्री / FEMALE

5163 4473 5260

5338 1337 9191



माझ आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Momaya Khote Gali, 304, Pushkar Apt, Joshi Wada, Chate, Thane (West), Thane, Maharashtra - 400601

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O Romji Momaya Gali, 304, Pushkar Apartment ChS Ltd, Joshiwada, Chate, Thane West, Thane, Maharashtra - 400601



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ट न न - २
दस्ता क्रमांक ११५४६/२०२०
५६ / ६०

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11/02/2020

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Romji Momaya Gali, 702, New Chandilok ChS Ltd, Veer Savarkar Marg, Chate, Joshi Wada, Thane (West), Thane, Maharashtra - 400601

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O Romji Momaya Gali, 702, New Chandilok ChS Ltd, Veer Savarkar Marg, Chate, Joshi Wada, Thane (West), Thane, Maharashtra - 400601



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अनुक्रम नंबर १५६२ सने २०२० मा योग्यतः भासनी	पक्षीय नंबर: २०२००४२००३५३०	
३१ मी तारीखे १५ वी १५ व्याखानी वये सपर सल २७४२२मी कयेरीमां २५५ वी.	क्षीपक्षी छे ते	Rs.
	२७४२२२मी छी	१००.००
	नडल करवा नी छी साउंस / शैलीयो (१०)	२००.००
	धन्य छी	०.००
	कुल येकदरे ३.	३००.००



मेतमाठ रामछ यावा

धिराजकुमार मदेवबहाल चौधारी
सल २७४२२२

ट न न - २
दस्ता क्रमांक ११५४६/२०२०
५६ / ६०

धिराजकुमार मदेवबहाल चौधारी
सल २७४२२२

अनु.नं.२	पक्षीय नं.	नाम अने सरनाम	ठाम	शेरीया	अ.स.अ.नी छाप	सही
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मेतमाठ रामछ यावा



मेतमाठ रामछ यावा

एस्तावेज एमी आपमार वा एस्तावेज एमी आपमानुं कुल छे ते.



टन ज - २
 दस्ता क्रमांक ११५०६ / २०२०
 ५६ / ६०

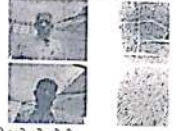


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१. धनंजय गोमपा नाथ
 रजि. नं. १५२२ १५७ खाते मूळदं मालक

२. धनंजय गोमपा नाथ
 रजि. नं. १५२२ १५७



तेजी व्हे ठे के सदरतु लानी आपणावने तेजी जते धोजने ठे.
 अने तेमनी धोजणाठ खाये ठे.



टन ज - २
 दस्ता क्रमांक ११५०६ / २०२०
 ५६ / ६०

१. दलबहादूर गोमपा नाथ

२. धनंजय गोमपा नाथ

तारीख: ३१ माहे: धोजर - २०२०

(Signature)
 dhirajkumar madgevbhai chaudhari
 अवर रजिस्टार
 धन

या सावे लेख, आपणाव तबा धोजणाठ आपणावला धोजन करीला
 प्रमाणीत पुरावा रजु करील ठे.
 तारीख: ३१/०८/२०२०

(Signature)
 dhirajkumar madgevbhai chaudhari
 अवर रजिस्टार
 धन



टन न - २
 दस्त क्रमांक ११५०६/२०२०
 ६० / ६०

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2020		

परिपत्र क्रमांक: ०६२/५५२/३४३/२०१९/३००१ वी १३३६४
 मीसुद्धी वर दिवसपत्र, मु.स., नवीननगर नं. २१०/१२/०१५ नं. परिपत्र
 क्रमांक: ०६२/५५२/३४३/२०१९/३००१ वी १३३६४ वर नं. १११११२०१९
 नं. परिपत्र क्रमांक: ०६२/५५२/३४३/२०१९/३३३२२ वी ३२३६३ मुद्रण वनी मारणान नं (1)
 मी कन्यावेगवेदी विरुद्धे संपत्ती मी अने मोसामान मारणानवेने वेगवेदी
 मारणान मारणी मारणान रकडेशन क्रमांक-१०००० वी ११५-२२२,३५,५८ अने पर
 विरुद्धे प्रकरणी पुढी वरी.

टन न - २
 दस्त क्रमांक ११५०६/२०२०
 ६० / ६०

(Signature)
 dhiraajkumar madavebhal chaudhari
 सोल. रजिस्ट्रार
 ठाणे



नगरनी घुडना १५०२ नगर नीटवी डी.
 तारीख: ३१-०८-२०२०

(Signature)
 dhiraajkumar madavebhal chaudhari
 सोल. रजिस्ट्रार
 ठाणे



प.नं. २०२००२००३५७
 वी पुढी ३. १००१-
 मज्जा ५२५ छ.
 R



टन नं - २
 दस्त क्रमांक ११५४६/२०२०
 ६२/६०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KAJAL PRAVIN GALA
 PRAVIN RAMJI GALA
 09/04/1984
 Permanent Account Number
 AOWPG0478E
 K.P. Gala
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 VILSHAIK PRAVIN GALA
 PRAVIN RAMJI GALA
 02/01/1988
 Permanent Account Number
 AOWPG0477M
 Signature

टन नं - २
 दस्त क्रमांक ११५४६/२०२०
 ६०/६०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KHETSAI RAMJI GALA
 KANJI BHARA SHAH
 11/04/1945
 Permanent Account Number
 AFQPG0737H
 K.P. Gala
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KASTUR PRAVIN GALA
 KANJI SHAH
 24/07/1951
 Permanent Account Number
 AAUPG3225F
 K.P. Gala
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SURAJ PRAVIN GALA
 PRAVIN RAMJI GALA
 12/10/1989
 Permanent Account Number
 AOWPG0479F
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 HIREN KUVARJI GALA
 KUVARJI RAMJI GALA
 06/01/1988
 Permanent Account Number
 ANMPG2015L
 Signature



ट न न - २
दस्त क्रमांक ११५४६/२०२०
६४/६०

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JITNAT INFRASTRUCTURE
PRIVATE LIMITED
PAN: AABQ2720R3
AABQJ3417G
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANKESH KUVARJI GALA
KUVARJI RAMJI GALA
03/05/1992
AZWPG75260
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DIGVIJAY SURESH GARJE
SURESH DHONDU GARJE
04/05/1986
Permanent Account Number
BFLPG2901M



ट न न - २
दस्त क्रमांक ११५४६/२०२०
६५/६०

कुलमुखत्यार पत्राचे घोषणापत्र

मी, कुलजी रामजी गाला या द्वारे घडित करतो, की दुय्यम निबंधक
ठाणे-६-यांचे कार्यालयात गारजा गाला या शिर्षकाचा दस्त नोंदणीसाठी सदर
करण्यात आला आहे. के.ए.डी. रामजी गाला
यांनी दिनांक 31/8/20 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला
आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन
मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक -

सही

KR Galo

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



टन न - २
 दस्त क्रमांक ११५०९/२०२०
 ९६ / ६०

Summary 1 (GoshwaraBhag-1)

संबंधित मूल्य दर सक्कायुक्त मूल्यदर रु.		सर्वेक्षण नं ३ भू. कर्मांक			
क्षेत्रीय भाग	विशेषी सारणीकृत	बर्गीकृत	दुग्ध	अंशक	संयोजित एकांक
57800	11000	15000	17800	15000	४६११६००
बांधीय क्षेत्राची माहिती	बांधणीची माहिती	कामाची माहिती	संपत्ती	संपत्ती	संपत्ती
बांधणीचा प्रकार उपकरणाचे प्रकार उपकरणाचे प्रकार	१५००० चौ.मीटर १-अंश चौ.मी. बांधी	कामाची माहिती कामाची माहिती माहिती	संपत्ती ११५०९ बर्ग मैसा	संपत्ती ११५०९ बर्ग मैसा	कामाची माहिती संपत्ती ४६११६००
एकत्रित अंतिम मूल्य					
मूल्यदर मूल्य + एकत्रित अंतिम मूल्य 22704852 = 11000 + 11604852					

टन न - २
 दस्त क्रमांक ११५०९/२०२०
 ९६ / ६०



टन नं - २
दस्तावेज क्र. 1/2020

74/11546
भौमवाच, 21 सप्टेंबर 2020 1:12 म.सं.

उत्तम गोपचांग भाग-1

पान 2 82/60
उत्तम क्रमांक. 11546/2020

दस्तावेज क्रमांक: टनन2 /11546/2020

वाचन मूल्य: रु. 2,27,62,000/- मोंचदना: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु. 6,83,000/-

डु. नि. मस. डु. नि. टनन2 यांचे वाच्योपपान

क्र. क्र. 11546 वर दि. 21-09-2020

मंजी 1:11 म.सं. वा. हजर केला.

पान नं: 12697

पान नं दिनांक: 21/09/2020

मादकपत्रावरील वाच, जिनमाल उपस्थापक वगैरे यांची वॉट
दिनिवडण पत्र, यंत्रे -

मोंचणी फी

रु. 30000.00

दस्तावेज शुल्काची फी

रु. 1400.00

पुढाची मंख्या: 70

एकूण: 31400.00

उत्तम हजर केला याचा मंत्री:

Joint Sub-Registrar Thane 2

Joint Sub-Registrar Thane 2

दस्तावेजा प्रकार: मोग डीट

मुद्रांक शुल्क: (मस) कोषाव्याप्ती मद्रानगणपतिवेल्या इदीत किया स्थालगत भरलेल्या कोषाव्याप्ती वरक धंवाल्या इदीत किया
उप-शेड (दोन) मध्ये समुद्र न केलेल्या कोषाव्याप्ती नागरी क्षेत्रात

शिक्रा क्रं. 1 21 / 09 / 2020 01 : 11 : 15 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 21 / 09 / 2020 01 : 11 : 58 PM ची वेळ: (सी)

- प्रतिष्ठा पत्र -
एता इत्येतान कोषी भाग 11546 दिनांक 21/09/2020
मादकपत्रावरील वाच, जिनमाल उपस्थापक वगैरे यांची वॉट
दिनिवडण पत्र, यंत्रे -
मोंचणी फी रु. 30000.00
दस्तावेज शुल्काची फी रु. 1400.00
एकूण रु. 31400.00
क.प. काले
जिल्हा रेगिस्ट्रार



21/09/2020 1 16:27 PM
 पत्रा संख्या: 2442/11546/2020
 पत्रा संख्या: 11546/2020

पत्रा संख्या: 2

2442
 21/09/2020

क्र.सं.	पत्रा संख्या व विवरण	पत्रा संख्या	पत्रा संख्या	पत्रा संख्या
1	पत्रा संख्या: 603, मासिक नं. 59, उभारणीय भाग, न्यु व्हडलिंग मोगावडी, वार्ड नं. 3, रोड नं. बरडे, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AAUPG3225F	पत्रा संख्या: 59	पत्रा संख्या: 59	पत्रा संख्या: 59
2	पत्रा संख्या: 603, मासिक नं. 50, उभारणीय भाग, न्यु व्हडलिंग मोगावडी, वार्ड नं. 3, रोड नं. बरडे, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AFOPG0737H	पत्रा संख्या: 50	पत्रा संख्या: 50	पत्रा संख्या: 50
3	पत्रा संख्या: 603, मासिक नं. 36, उभारणीय भाग, न्यु व्हडलिंग मोगावडी, वार्ड नं. 3, रोड नं. बरडे, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AOWPG0478E	पत्रा संख्या: 36	पत्रा संख्या: 36	पत्रा संख्या: 36
4	पत्रा संख्या: 603, मासिक नं. 32, उभारणीय भाग, न्यु व्हडलिंग मोगावडी, वार्ड नं. 3, रोड नं. बरडे, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AOWPG0477M	पत्रा संख्या: 32	पत्रा संख्या: 32	पत्रा संख्या: 32
5	पत्रा संख्या: 603, मासिक नं. 30, उभारणीय भाग, न्यु व्हडलिंग मोगावडी, वार्ड नं. 3, रोड नं. बरडे, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AOWPG0475F	पत्रा संख्या: 30	पत्रा संख्या: 30	पत्रा संख्या: 30
6	पत्रा संख्या: 111, मासिक नं. 34, उभारणीय भाग, मीना उभारणीय भाग, वार्ड नं. 3, रोड नं. पाबावावडी, ठाणे, महाराष्ट्र, राज्य. पत्रा संख्या: AABCJ3417G	पत्रा संख्या: 34	पत्रा संख्या: 34	पत्रा संख्या: 34

पत्रा संख्या: 21/09/2020 01:16:38 PM

पत्रा संख्या: 21/09/2020 01:17:14 PM

क्र.सं.	पत्रा संख्या व विवरण	पत्रा संख्या	पत्रा संख्या
1	पत्रा संख्या: 400601	पत्रा संख्या: 400601	पत्रा संख्या: 400601
2	पत्रा संख्या: 400601	पत्रा संख्या: 400601	पत्रा संख्या: 400601

पत्रा संख्या: 21/09/2020 01:17:38 PM

पत्रा संख्या: 21/09/2020 01:17:38 PM

Joint Signatures



Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Mode	Stamp Number	Date
1	JITNAT INFRASTRUCTURE PVT LTD	eChallan	69103332020091911738	MH004535839202021E	683000.00	SD	0002038448202021	21/09/2020
2		By Cash			1400	RF		
3	JITNAT INFRASTRUCTURE PVT LTD	eChallan		11H004535839202021E	30000	RF	0002038448202021	21/09/2020

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

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ट न न - २
दस्त क्रमांक ११५४६ / २०२०
६० / ६०

प्रमाणित करण्यात येते कि सदर
दस्त कं...११५४६ मध्ये.....६०.....
पाने आहेत.
पहिले नंबरचे बुकात अ. नं.....
.....- ११५४६..... वर जोडला.

Rabmuree
(श्री. वी. देशमुख)
सह. मुख्य निबंधक ठाणे क.२
दि.११.१.२०२०

