M/s. Arjun Warehouse Pvt Ltd.

DRC-403

335/1178 पावती Original/Duplicate

Wednesday,January 25 ,2023 नोंदणी क्रं. :39म

4:29 PM Regn.:39M

पावती क्रं.: 1397 दिनांक: 25/01/2023

गावाचे नाव: भाईंदरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन5-1178-2023

दस्तऐवजाचा प्रकार : विकसन हक्काचे तबदीलपत्र

सादर करणाऱ्याचे नाव: मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	
एकूण:	रु. 30740.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:48 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar,Thane 5

सह दुय्यम निबंधक, ठाणे क्र ५

बाजार मुल्य: रु.7761600 /-

मोबदला रु.10348800/-

भरलेले मुद्रांक शुल्क : रु. 310600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202310580 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013371491202223E दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

Summary1 (GoshwaraBhag-1)

25/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5
दस्त क्रमांक : 1178/2023
नोदंणी :
Regn 63m

गावाचे नाव : भाईंदरपाडा

(1)विलेखाचा प्रकार	विकसन हक्काचे तबदीलपत्र
(2)मोबदला	10348800
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	7761600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे भाईंदरपाडा ता.जि. ठाणे येथील नवीन सर्वे नं. 13 (पार्ट),सि.टी.एस. नं. 23/2(पार्ट)येथील ठाणे महानगरपालिका ठाणे यांनी दिलेले टी.डी.आर.,डी.आर.सी. नं. 403 दिनांक 11.11.2022 फोलियो नं.टीडीआर/एस06/रोड-60एमटी/0615/2020 आणि युडीसीपीआर -2020 टीडीआर/ सेक्टर 6 येथील 1155 चौ.मी. क्षेत्रफळाचे ट्रान्सफर डीड करण्यात येत आहे((Survey Number : नवीन सर्वे नं. 13, सि.टी.एस. नं. 23/2(पार्ट) ;))
(5) क्षेत्रफळ	1) 1155.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अंजुर वेअरहाऊस प्रा.लि. तर्फे डायरेक्टर राजदक्ष महेंद्र शर्मा - - वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विंडसन हाईटस् , ब्लॉक नं: कलर केम कंपनी समोर हनुमान मंदिर जवळ , रोड नं: जुना ठांणे भिवंडी रोड बाळकूम ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AABCA4569L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला , इमारतीचे नाव: दमानी इस्टेट, ब्लॉक नं: एल बी एस मार्ग, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AASFP7371H
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1178/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	310600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (25-a) Movable Property

THE SEAL OF THE SUB-REGISTER THANE-5

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PROVIDENCE REALTY LLP	eChallan	69103332023010614417	MH013371491202223E	310600.00	SD	0007100257202223	25/01/2023
2		DHC		2501202310580	740	RF	2501202310580D	25/01/2023
3	PROVIDENCE REALTY LLP	eChallan		MH013371491202223E	30000	RF	0007100257202223	25/01/2023

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

Summary1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202301246615 — 24 January 2023,03:37:15 PM

टनन

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	ठाणे
तालुका :	तालुका : ठाणे
उपमूल्य विभाग :	22/84-1अ/1) घोडबंदर रोडच्या लगतचे सर्व्हे क्रमांक मौजे - भाईंदरपाडा
क्षेत्राचे नांव :	Thane Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर#13

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
22400	84400	92300	105700	92300	चौ. मीटर

मिळकतीचे क्षेत्र 1155 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 1155चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =22400/-

1155चौ. मीटर क्षेत्रासाठी मूल्य = 1155 * 22400

=25872000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=25872000 + 0

= Rs.25872000/-

= ₹ दोन करोड़ अठ्ठावन्न लाख बाहत्तर हजार /-

Home Print

सदर दस्त विक्रेत्याने एकतर्फी अडून, मार्गदर्शक सुचना उ.४८ नुसार जमिनीच्या मुल्याचे 30% बाजारमुल्य विचारात घेतले आले आहे.

1155 x 22400 x 30% = 7761600/-

सह दुय्यम निबंधक, ठाणे क्र ५

टनन - ५
दस्त क्र. 9960 /2023
9/36

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५
ठाणे-५
THANE

CHALLAN
MTR Form Number-6

GRN MH013371491202223E	BARCODE	Date 06/01/2023-17:50:10	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AASFP7371H
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PROVIDENCE REALTY LLP
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	DRC 403 DT 11/11/22 FOLIO
		Premises/Building	TDR/S06/ROAD-60MT/0615/2020 UDCPR-2020 TDR/SECTOR-VI
		Road/Street	AREA 1155 SQ. MTR. VILLAGE BHAINDERPADA
		Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 5

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	310600.00
0030063301 Registration Fee	30000.00
Total	3,40,600.00

Remarks (If Any)

PAN2=AABCA4569L~SecondPartyName=Anjur Warehouse Private Limited~CA=10348800~MarketVal=1

टनन – ५
दस्त क्र.९९७L /२०२३
२/३७

Amount In Words: Three Lakh Forty Thousand Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332023010614417 / 721253877
Cheque/DD No.		Bank Date / RBI Date	06/01/2023-17:55:26 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9823233805

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 06-01-2023 05:55:36

ठाणे – ५
दस्त क्र. ९७६ / २०२३
3 / 36

CHALLAN
MTR Form Number-6

GRN MH013371491202223E	BARCODE	Date 06/01/2023-17:50:10	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AASFP7371H
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PROVIDENCE REALTY LLP
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	DRC 403 DT 11/11/22 FOLIO
		Premises/Building	TDR/S06/ROAD-60MT/0615/2020 UDCPR-2020 TDR/SECTOR-VI
		Road/Street	AREA 1155 SQ. MTR. VILLAGE BHAINDERPADA
		Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 5
		Remarks (If Any)	PAN2=AABCA4569L~SecondPartyName=Anjur Warehouse Private Limited~CA=10348800~Marketval=1
		Amount In Words	Three Lakh Forty Thousand Six Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	310600.00
0030063301 Registration Fee	30000.00
Total	3,40,600.00

DEFACED ₹ 340600.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332023010614417 / 721253877
Cheque/DD No.		Bank Date / RBI Date	06/01/2023-17:55:26 / 07/01/2023
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 07/01/2023

Department ID : Mobile No. : 9823233805

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

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.25 16:45:01 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-335-1178	0007100257202223	25/01/2023-16:29:44	IGR117	30000.00

Print Date 25-01-2023 04:45:01

GRN : MH013371491202223E Amount : 3,40,600.00 Bank : IDEI BANK Date : 06/01/2023-17:50:10

2	(iS)-335-1178	0007100257202223	25/01/2023-16:29:44	IGR117	310600.00
			Total Defacement Amount		3,40,600.00

ठाणे - ५
दस्त क्र. ९९७८ /२०२३
७/३७

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांचे मुद्रा
ठाणे-५
THANE

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.25 16:45:02 IST
Reason: GRAS Secure Document
Location: India

Print Date 25-01-2023 04:45:01

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2501202310580	**Receipt Date**	25/01/2023

Received from Ms Providence Realty LLP, Mobile number 9821249799, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 1178 dated 25/01/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

DEFACED
₹ 740
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	25/01/2023
Bank CIN	10004152023012509220	**REF No.**	302572887179
Deface No	2501202310580D	**Deface Date**	25/01/2023

This is computer generated receipt, hence no signature is required.

ठाणे - ५
दस्त क्र. ९९७८ /२०२३
९/३७

THE SEAL OF THE SUB-REGISTER
THANE - 5

DEED OF TRANSFER

This **DEED OF TRANSFER OF TDR** is made at Thane on this 24th day of **January, 2023**

BETWEEN

M/S. ANJUR WAREHOUSE PRIVATE LIMITED, a Company Registered under the Indian Companies Act, 1956, having PAN No. AABCA4569L, through its Director - MR. RAJDAKSH MAHENDRA SHARMA, Age 68 yrs., Indian Inhabitants, having office at – Windson Heights, Opp. Colourchem Co., Near Hanuman Mandir, Old Thane-Bhiwandi Road, Balkum, Thane (West) – 400 608 having hereinafter referred to as **"TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their survivor or survivors and their respective heirs, executors, administrators and assigns) of the **FIRST PART**;

ठाणे - ५
दस्त क्र. ९९६L /२०२३
E / 36

A N D

M/S. PROVIDENCE REALTY LLP, PAN No.: AASFP7371H, Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008 having its office at –Gr. Flr., Damani Estate, L.B.S. Marg, Naupada, Thane (West) – 400 602 through its Designated Partner – **MR. KAPIL MAHENDRA SHARMA,** hereinafter referred to as **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include its partners or partner of the said Firm and the last survivor or survivors of them and their respective heirs, executors, administrators and its assigns and successors) of the **SECOND PART;**

THE SEAL OF THE SUB-REGISTER THANE

ट न न – ५
दस्त क्र. ११५८ /२०२३
८ / ३७

WHEREAS :-

a) Transferors were the absolute owners and were in possession of all that piece and parcel of agricultural land bearing New S.No. 13 area admeasuring 2000.00 sq.mt. as per 7/12 extract (CTS No. 23/2(pt) area admeasuring 4119.85 sq.mt. as per Property Card) extract lying, being and situate at Village Bhainderpada, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation, (which is hereinafter referred to as **"SAID PROPERTY"** and which is more particularly described in the First Schedule hereunder written).

b) As per the sanctioned Development Plan under the Maharashtra Regional Town Planning Act, 1966 for the city of Thane, an area admeasuring 4119.85 sq.mt. is the area of CTS No. 23/2 as per the property card and having their Survey No.13 (Pt) is reserved for the purpose of 60 mt. wide D.P. Road (which is hereinafter referred to as the **"said affected portion"**) and which is more particularly described in the **Second Schedule** hereunder written);

c) As per the Development Control Rules of Thane Municipal Corporation on acquisition of the said affected portion by the Corporation, the Transferors herein have became entitled for the Transferable Development Rights (TDR) in the form of Floor Space Index (FSI), to be used by themselves or their assignees on other property or properties as provided in accordance with the provisions of the Development Control Regulation of Thane.

ठाणे - ५
दस्त क्र. 9960 / 2023
C 36

d) Transferors being the owners of the said property handed over the said affected portion of land to be acquired by Thane Municipal Corporation **("Corporation")** and have executed a registered Deed of Transfer dated 21st August 2020 registered under Serial No. TNN1-2850-2020 to and in favour of the said Corporation.

e) Thereafter by following requisite process and complying with various requisition and acquisition of the said affected portion by the Thane Municipal Corporation, the Thane Municipal Corporation vide DRC (Development Rights Certificate) bearing **DRC Certificate No. 403 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0615/2020 & UDCPR-2020 TDR/SECTOR - VI (hereinafter referred to as the said "DRC")** has issued Transferable Development Rights (T.D.R.) in the form of F.S.I. in the name of the Transferors herein TDR admeasuring **1155.00 sq.mt.** by considering area admeasuring 689.29 Sq.mt. for T.D.R. out of the said affected portion which is more particularly described in the Third Schedule hereunder written. The copy of said DRC No. **403** is annexed herewith and marked as **ANNEXURE 'A'**.

f) The Transferors are absolutely seized and possessed of and or sufficiently entitled to and the exclusive holder of the said DRC with all rights and authorities to sale, transfer and assign the said DRC and/or TDR to any person of their choice without any recourse to the corporation and for such consideration as may be deemed fit and appropriate by the Transferors.

ट न न – ५
दस्त क्र. ९९६८/२०२३
९/३६

THE SEAL OF THE SUB REGISTER ठाणे-५ THANE

The Transferors were intending to sale and transfer the said DRC to the interested purchasers for valuable consideration and were looking for suitable purchasers. The Transferee herein was intending to purchase and acquire TDR which could be utilized in the development of their properties. The Transferee came to know from the Transferors that said DRC, TDR/FSI is available for Transfer. The Transferee herein is need of acquiring TDR of **1155.00 sq.mt.** and hence approached the Transferors and shown its interest to purchase and acquire the TDR of **1155.00 sq.mt.** The parties then had meetings and upon talks and negotiations the Transferors have agreed to sale and transfer TDR in the name of the Transferee **1155.00 sq.mt.** hereinafter referred to as **'TDR UNDER SALE'**,

The Transferors and the Transferee have entered into a concluded contract, inter-alia contemplating that the Transferors shall sell/transfer/assign and grant with assurance of clear and marketable title, the said TDR under sale, in the name of the Transferee and at the cost and consideration of Rs. 1,03,48,800/-(Rupees One Crore Three Lakhs Forty Eight Thousand Eight Hundred Only).

h) The said consideration is paid by the Transferee to the Transferors as follows :-

a) Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid to the Transferors before the registration of this Deed of Transfer.

b) Balance amount of Rs. 93,48,800/- (Rupees Ninety Three Lakhs Forty Eight Thousand Eight Hundred only) shall be paid to Transferors, within a period of 12 months from the registration of this Deed of Transfer.

ठाणे - ५
दस्त क्र. 9960 /२०२३
90 /30

i) Accordingly both the parties vide this Deed, record their concluded contract of transfer of said TDR of **1155.00 sq.mt.** under sale upon the terms and conditions more particularly stated herein below.

Now This Deed witnessed And It Is Hereby Agreed By And Between The Parties As Follows:-

1. The recitals mentioned above shall form the integral part of the deed and the representations made therein by the Transferors about the acquisition of exclusive entitlement to the said DRC and to the TDR under sale shall be considered as the disclosures of title made by the Transferors quo the said DRC.

2. The Transferors herein at the request of the Transferee herein and for the consideration paid by the Transferee herein sale, transfer and convey the said TDR under sale i.e. F.S.I. in the form of T.D.R. admeasuring **1155.00 sq.mt.** from **DRC Certificate No. 403 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0615/2020 & UDCPR-2020 TDR/SECTOR - VI** for the lumpsum consideration of Rs. 1,03,48,800/-(Rupees One Crore Three Lakhs Forty Eight Thousand Eight Hundred Only).

3. After the execution hereof the Transferee as the case may be, in perpetuity and forever became entitled to following rights, title and interest upon the said TDR under sale, under the said DRC viz.:-

a) to use, utilize and load the said TDR under the sale and for that purposes, to sign and execute the requisite utilization form and or to submit the requisite development plans, for the development of the property to the Transferee and to

take all requisite benefits of the development potentiality to be generated or which would be generated from the TDR under sale so as to explore it fully and to the satisfaction of the Transferee. While using and utilizing said TDR under the sale in the property of Transferee, to consume such TDR under sale, for the construction of residential and or commercial premises as may be permissible under Development Control Rules and Regulations of the Corporation.

b) In case, for any reason the Transferee could not be able to use and utilize fully the said TDR under sale, in the development of their property, then and in that eventually, the Transferee shall be at liberty to transfer the said TDR under sale, fully or in part to any other third parties and or to use and utilize the same fully or in part in development of any other property, which the Transferee may undertake.

c) to apply to and correspond with the Corporation inter alia for giving effect of said TDR under sale, as contemplated under this Deed, in the said DRC and or for recording the name of the Transferee herein as the holder of the said TDR under sale, in the said DRC and or in other relevant records of the Corporation and to do and or cause to be done all requisite acts, deeds and things ancillary and consequential hereto.

d) The Transferors state, declare, assure and confirm that they have not created any third party rights, title and interest on the said T.D.R. under sale and further agree and undertake not to create any such right of third party henceforth and that they are fully and completely entitled for the sale and transfer of the said TDR under sale in the manner mentioned herein.

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5) The Transferors hereby state declare, confirm and covenant with the Transferee that :

(a) They have absolute right or authority to enter into this Deed with the Transferee in respect of the said T.D.R. under sale. That their title to the said TDR under sale is free, clear and marketable and there is no encumbrance/s of any nature, in, upon and over the same.

(b) They have neither entered into any agreement/arrangement with any other third party nor received any amount/consideration of whatsoever nature from any third party in respect of the said T.D.R. under sale.

6) They have not created mortgage, pledge, hypothecation and/or any other charge or claim or any encumbrances of whatsoever nature on the said T.D.R. under sale.

7) The Transferee shall be entitled to the said TDR under sale as the absolute owner/holders thereof and shall be entitled to use, utilize the same as the sole and exclusive owners/holder thereof.

8) The Transferor hereby agree and undertake to sign and execute all further and other Agreements, TDR Utilization Form, transfer forms, Deeds, Documents, Writings, Assurances, Applications, Petitions, Affidavits, etc. as may be required by the Transferee in respect of the said T.D.R. under Sale and or in respect of utilization thereof by the Transferee to their satisfaction.

9) It is expressly made it clear that the Subject Matter of this Agreement is the Said TDR of **1155.00 sq.mt.** only and any T.D.R. which would become available to the Transferor on

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दस्त क्र. ११७८/२०२३
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account of acquisition of Said Affected Portion of the Said Property in future on account of prevailing / future rules and regulations or /and in view of amendment to the laws pertaining to T.D.R., will be exclusively owned by the Transferor and Transferee will not have / shall not claim any right or interest of whatsoever nature on or upon it or any part thereof.

10) All costs, charges, expenses pertaining to the stamp duty and registration charges of this Deed shall be borne and paid by the Transferee. Each party shall bear and pay professional fees of their respective advocates.

11) The Transferee shall be entitled :

a) To sell, transfer and assign the said T.D.R. under sale or any part thereof to any party of their own choice.

b) It is further clearly agreed and understood by and between the parties that all costs, charges and expenses that may be incurred for processing consumption and/or utilization of the said TDR under sale and for transfer/assignment of the said T.D.R. under sale shall be borne and paid by the Transferee.

12) Any taxes like GST etc. applicable on transfer of said TDR, will be borne and paid by Transferee only over and above referred consideration.

13) All the costs, charges and expenses of and incidental to this Agreement shall be borne and paid by the Transferee alone.

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First Schedule Above Referred To:
(Said Property)

ALL THAT piece and parcel of the agricultural land New S.No. 13 admeasuring area 2000.00 sq.mtrs. as per 7/12 extract (CTS No. 23/2(pt) area admeasuring 4119.85 sq.mt. as per Property Card) lying, being and situate at Village Bhainderpada, Tal. & Dist. Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.

Second Schedule Above Referred To:
(Said Originating Property)

All that piece and parcel of agricultural land bearing New S.No. 13(pt), CTS No. 23/2 area admeasuring 4119.85 sq.mt. (as per the property card) is reserved and handed over to Thane Municipal Corporation for the Public Purpose of 60 mtr. Wide D.P. Road i.e. **"Said Affected Portion".**

Third Schedule Above Referred To:

(Said DRC Under Sale – Subject matter of this Deed of Transfer)

Thane Municipal Corporation has issued Transferable Development Rights (T.D.R.) in the form of F.S.I. vide DRC Certificate No. 403 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0615/2020 & UDCPR-2020 TDR/SECTOR – VI in the name of the Owners being the Transferors herein TDR admeasuring 1155.00 sq. mtrs.

IN WITNESS WHEREOF the parties hereunto have signed this 24th day of January, 2023.

Signed Sealed and Delivered)

By the withinnamed **Transferors**)

M/s. ANJUR WAREHOUSE PRIVATE LIMITED)

ठ न न – ५
दस्त क्र. ९९७८/२०२३
९५ / ३७

Through its Directors -

MR. RAJDAKSH MAHENDRA SHARMA)

in the presence of .....

1. Kishor N. Dere

2. Nilesh Raja

SIGNED AND DELIVERED by the)

withinnamed **TRANSFEREE**)

M/S. PROVIDENCE REALTY LLP)

through its Designated Partner -)

MR. KAPIL MAHENDRA SHARMA)

in the presence of .....)

1. Kishor N. Dere

2. Nilesh Raja

ठ न न – ५
दस्त क्र. ९९७८ /२०२३
९६ /३७

RECEIPT

Received from the withinnamed Transferee a sum of Rs. 10,00,000/-(Rupees Ten Lakhs Only) vide cheque no. 000672 dtd 18.01.2023 drawn on HDFC Bank, Thane (West) Branch.

Balance amount of Rs. 93,48,800/- (Rupees Ninety Three Lakhs Forty Eight Thousand Eight Hundred only) shall be paid to Transferors, within a period of 12 months from the registration of this Deed of Transfer.

We say received
Rs. 10,00,000/-

Witnesses :-

For M/s. ANJUR WAREHOUSE PVT. LTD.
Through its Director -

1. Kishor N. Desle

2. Nilesh Raja

Mr. Rajdaksh Mahendra Sharma
(Transferors)

ट न न – ५

दस्त क्र. ७१७८ /२०२३

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THE SEAL OF THE SUB-REGISTER

THANE

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9L/36

MUNICIPAL CORPORATION OF THANE
Development Right Certificate

I, Shri Abhijit Bangar
MUNICIPAL COMMISSIONER OF THANE

Certify that the person(s) within named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulations for the Thane, 1994.

(1) Location & details of the land surrendered N.S. No. 13(pt) & CTS No.23/2(pt) of Village Bhainderpada Tal. & Dist. Thane
Area as per PR Card 4119.85 But Considered for TDR 689.29 sq.mtr.

(A) Area of the land in Sq. Mts. As shown on overleaf

(B) Land handed over to TMC/GOVT. Vide Possesion Receipt No.& Date 651, dt. 02/11/2022

(C) Number & Date of Order issued by the Additional Collector & Competent Authority Urban Land (Ceiling & Regulation) Act, 1976. A) Govt. Notification dt. 01/12/2007 B) No. Najakada/10/2008/P.K.-1/2008/Najakada-1, dt. 01/03/2008

(D) Number & Date of the Order issued by the Government in case of surplus vacant land. - Nil

(2) Zone of the Land surrendered. - G-2 Zone

(3) Reservation of Land surrendered. 60.00 Mt. wide D.P. Road

(4) The area where D.R.C. can be utilised. As per prevailing rules and Notification directives given by Govt. from time to time.

Folio No. TDR/S06/Road-60mt/0615/2020 Certificate No. 403 & UDCPR-2020
TDR/SECTOR - VI ROAD

5) ASR Rate of Land Rs.22,400/- per sq.mtrs (Year 2022-23)

Name(s) of the DRC Holder(s) M/s. Anjur Warehouse Pvt. Ltd. through its Directors 1) Shri. Rajdaksh Mahendra Sharma 2) Shri. Kapil Mahendra Sharma
Office at Windson Height, Opp. Colorchem Co., Near Hanuman Mandir, Old Thane Bhiwandi Road, Balkum, Thane (W).

F.S.I. Credit of built-up area in Sq. Mts. (in figures) 1155.00 sq.mtr.
(In words) One Thousend One Hundred Fifty Five sq.mtr. Only.

Given under Common Seal on this 11th Day of Nov Year 2022

Asstt. Director of Town Planning
Thane Municipal Corporation
THANE.

MUNICIPAL COMMISSIONER
For the city of Thane

1) 167x1.85x50% = 154.48 sq.mtr. + 5% Incentive = 8.35 sq.mtr.(154.48 + 8.35 = 162.83 sq.mtr.)
2) 689.29 - 167 = 522.29 x 1.85 = 966.24 + 5% Incentive = 26.11 (966.24 + 26.11 = 992.35 sq.mtr.)
Total 1) & 2) = 1155.18 Say = 1155.00 sq.mtr.

DETAILS OF UTILISAITION OF DRC & TRANSFERS
Total F.S.I. Credit of built up area

CERTIFICATE No.: 403

Sr. No.	Date	Details of property where DRC is proposed to be used i.e. receiving plot	Name & Address of the Utiliser	V.P. file No.	Area proposed to be used in Sq. Mts.	Reduced area of DRC in Words & Figures	Sanction No. & Date	Dy City Eng. TDR'S Signature	Municipal Commr.'s Signature
1	2	3	4	5	6	7	8	9	10

THE SEAL OF THE SUB-REGISTER THANE

दस्त क्र. 9907 / 2023

ANJUR WAREHOUSE PRIVATE LIMITED

Windson Heights, Near Hanuman Mandir, Opp. Colourchem Co., Old Thane Bhiwandi Road,
Balkum, Thane (West) – 400 608.

दस्त क्र. 9961 /2023
20 /36

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. ANJUR WAREHOUSE PRIVATE LIMITED HELD ON 9TH JANUARY, 2023 AT REGD. OFFICE OF THE COMPANY

"RESOLVED THAT the approval of the Board of Directors of the Company be and is hereby granted for entering into transaction for sale of Development Right Certificate (DRC) bearing No. 403 under Folio No. TDR/S06/Road-60mt/0615/2020 & UDCPR-2020 TDR/SECTOR VI dtd. 11th November, 2022 admeasuring 1155.00 sq.mtrs., which is to be sold to M/s. Providence Realty LLP, and Mr. Rajdaksh Mahendra Sharma, Director of the Company be and is hereby authorize to finalise, accept, sign, execute and register all Agreements, Deed of Transfer, documents, deeds etc. pertaining to transfer the said DRC No. 403 in favour of M/s. Providence Realty LLP.

Certified True Copy

For & on behalf of
M/s. ANJUR WAREHOUSE PVT. LTD.

(Rajdaksh Mahendra Sharma)
Director
DIN No. 01685748

Place : THANE
Date : 9th January, 2023

(Kapil Mahendra Sharma)
Director
DIN No. 01685742

HIGHLAND

PROVIDENCE REALTY LLP

SKY TOWERS

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दस्त क्र. 9960 / 2023
29 / 36

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF M/S. PROVIDENCE REALTY LLP HELD ON 16TH JANUARY, 2023 AT REGD. OFFICE OF THE LLP

"RESOLVED THAT the approval of the Partners of the LLP be and is hereby granted for entering into transaction for purchase of DRC bearing No. 403 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0615/2020 & UDCPR-2020 TDR/SECTOR VI admeasuring 1155.00 sq.mtrs. which is to be purchased. and Mr. Kapil Mahendra Sharma, Designated Partner of the LLP be and is hereby authorize to finalise, accept, sign, execute and register all Agreements, Deed of Transfers, documents, deeds etc. pertaining to transfer the said DRC No. 403 in favour of M/s. Providence Realty LLP.

Certified True Copy

For & on behalf of
M/s. PROVIDENCE REALTY LLP

(Kapil Mahendra Sharma)
Designated Partner
DIN No. 01685742

Place : THANE
Date : 16th January, 2023

(Gaurav Kapil Sharma)
Designated Partner
DIN No. 02276360

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दस्त क्र 9916 / 2022
22 / 36

THE SEAL OF THE SUB REGISTER
ठाणे-१
THANE

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PROVIDENCE REALTY LLP
20/06/2016
Permanent Account Number
AABFPX5774R

Self Attested

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दस्त क्र. ११७८/२०२२

23/36

THE SEAL OF THE SUB-REGISTER

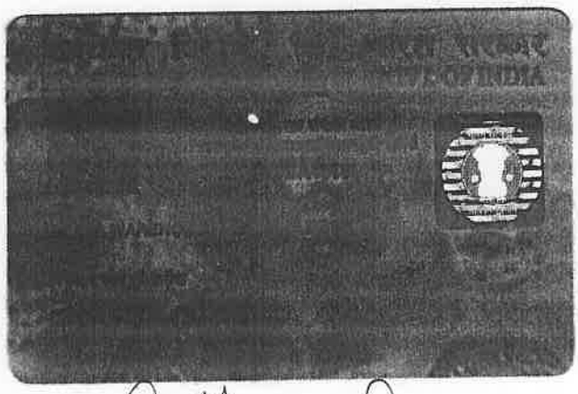
सह दुय्यम निबंधक, ठाणे ५, ठाणे मुद्रा

ठाणे-५

THANE

दस्त क्र. ११७८ /२०१६
२८/३७

THE SEAL OF THE SUB-REGISTER
ठाणे-५
THANE



Self Attested

टनन – ५

दस्त क्र. ९९७८ /२०२३

२५ / ३७

THE SEAL OF THE SUB-REGISTER

ठाणे-५

THANE

ठाणे - ५
दस्त क्र. ९१७८/२०२३
२६/३७

THE SEAL OF THE SUB-REGISTER
ठाणे-५
THANE

[redacted]
[redacted]
राजदख महेन्द्र शर्मा
Rajdakh Mahendra Sharma
जन्म वर्ष / Year of Birth : 1954
पुरुष / Male
3595 3083 9813
आधार - सामान्य माणसाचा अधिकार

Self Attested

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दस्त क्र. ९९७८ /२०२३

२८/३७

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे
ठाणे-५
THANE

[redacted] प्राधिकरण
Unique Identification Authority of India

आधार

पत्ता S/O: महेन्द्र शर्मा,
बी-19/2602,इक्योरा हिरानंदानी
मेआदोस, ग्लॅडीअस अलवरेस रोड,
कशीनाथ घाणेकर हॉल जवळ,
मानपाडा ठाणे (डे), ठाणे, चीतलसार
मानपाडा, ठाणे, महाराष्ट्र, 400607

Address: S/O: Mahendra Sharma,
B-19/2602,Ixora Hiranandani
Meados, Gladys Alewares Road,
Near Kashinath Ghanekar Hall,
Manpada Thane (W), Thane,
Chitalsar Manpada, Thane,
Maharashtra, 400607

3595 3083 9813

1947
1800 300 1947

help@uidai.gov.in

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२८/३७

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांची मुद्रा
ठाणे-५
THANE

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1498/30430/02410

To
कपिल महेन्द्र शर्मा
Kapil Mahendra Sharma
S/O Mahendra Sharma
Flat No.2501,Ixora Bldg, Hiranandani Medows Gladys
Alawares Road
Thane West
Thane
Apna Bazar
Thane Thane
Maharashtra 400610
9820284579

21/03/2013

3873169962

MA873169962FT

आपका आधार क्रमांक / Your Aadhaar No. :

7059 4665 8301

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

कपिल महेन्द्र शर्मा
Kapil Mahendra Sharma
जन्म तिथि / DOB : 29/05/1958
पुरुष / Male

7059 4665 8301

मेरा आधार, मेरी पहचान

Self Attested

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२९/३७

THE SEAL OF THE SUB-REGISTER
ठाणे-५
THANE

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O महेंद्र शर्मा: फ्लैट न.2501, इक्शोरा बिल्डिंग, हिरानंदानी मेडोंस, ग्लाडीस अलवारीस रोड, ठाणे वेस्ट, ठाणे, अपना बाज़ार, महाराष्ट्र, 400610

Address:
S/O Mahendra Sharma, Flat No.2501, Ixora Bldg, Hiranandani Medows, Gladys Alwares Road, Thane West, Thane, Apna Bazar, Maharashtra, 400610

7059 4665 8301

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अहवाल दिनांक : 11/08/2022
दस्त क्र. ११७८ /२०२३
30 / 36

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- भाईंदरपाडा (943894) | तालुका :- ठाणे | जिल्हा :- ठाणे

ULPIN : 39468098206 | भूमापन क्रमांक व उपविभाग : 13

भू-धारणा पध्दती : भोगवटादार वर्ग -I | शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 0.20.00 बागायत - एकुण 0.20.00 ला.यो. क्षेत्र ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण 0.00.00 पो.ख. एकुण क्षेत्र 0.20.00 (अ+ब) आकारणी 0.25 जुडी किंवा - विशेष आकारणी	272	मे. अंजुर वेअर हाऊसिंग प्रा.लि. चे संचालक राजदक्ष महेंद्र शर्मा	0.20.00	0.25	(198)		कुळाचे नाव व खंड ..... इतर अधिकार तुकडा तुकडा (464) इतर अकृषिक प्रयोजनाकरीता (1401) ..... [illegible] ..... शेवटचा फेरफार क्रमांक : 1401 व दिनांक : 24/03/2022 .....
जुने फेरफार क्र. (15)(22)(70)(585)(606)(817)(1028)(1106)(1286)(1326)(1431)(1873)(2361)							सीमा आणि भुमापन चिन्हे :

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.

ठाणे - ५

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THE SEAL OF THE SUB-REGISTER

ठाणे-५

THANE

ये.का.मु. १,००,०००—३-०४—डब्ल्यूसीए ५—(सीए)४३४
शा. नि. म. वि. क्र. ८६१६. दि. १६-९-२६.)
दि. ५-७-६९ चे शा. प., म. व वन वि.,
क्र. ०/२४०७६२-व अन्वये मायांतरित

न. भू. मा. २० ...
C. T. S. 20 ...

023

मौजे:- भाईंदर पाडा आरक्षीय पत्रिका

23/9	21848.09 ४११९.५५ १७३६४.१६	शेती नविन नमुक २३/२ ची स्वतंत्र मि.प. उघडोने क्षेत्र कमी.

उप अधीक्षक भूमि अभिलेख ठाणे

टीएन — ५
दस्त क्र. ११७८ /२०२३
32/36

सन:- 2008- शेती

THE SEAL OF THE SUB REGISTER ठाणे-५ THANE

२८/१/२०२० मा. शहर विकास नियोजन अधिकारी शहर विकास विभाग ठाणे मनपा यांचे कडील दि. २३/१/२०२० चे पत्र व ईकडील मोरनं २४/२०१९ अन्वये स.नं. १३,१४ पैकी नमुक २३ च्या मिळकतीपैकी क्षेत्र मंजूर विकास आराखड्यानुसार नियोजित ६० मी. रुंदीच्या रस्त्यासाठी बाधीत होत असल्याने मोजणीअंती ४११९.५५ चौ.मी. क्षेत्र कमी करून त्याची स्वतंत्र मि.प. उघडोन आरक्षीत व मूळ पत्रिकेतील उर्वरीत क्षेत्र १७३६४.१६ चौ.मी. इतके कायम करून नमुक २३/१ असा रोज कायम केला.

फे.फा.क्र. ११/२०२०

आज प्राप्त तारीख - 28/9/2020
नकल तयार तारीख - 30/1/2020
अर्जदाराचे नाव - श्री. परेश रत्नपारणे
नकल दिल्याची तारीख - 30/1/2020
नकल फी ... 30/-
टपाल फी ... 9/-
एकूण ... 39/-

28.9.20

उप अधीक्षक, भूमि अभिलेख, ठाणे

सही नकलकार
30/1/2020
उप अधीक्षक भूमि अभिलेख
ठाणे

ट न न – ५

दस्त क्र. /२०२३

1

THE SEAL OF THE SUB-REGISTER

ठाणे-५

THANE

ये. का. मु.--२,००,०००-१--२०१७--डब्ल्यूसीए ५--(सीए) २४८
शा. नि., म. वि. क्र. ८६१६, दि. १६-९-२६.]
दि. ५-७-६९ चे शा. प., म. व वन वि.,
क्र. ०/२४०७६२-ब अन्वये भाषांतरित.

न. भू. क्र. ... म.
C. T. S. 20 ...

0745

उपजिल्हाधिकारी भूमि अभिलेख ठाणे

मौजे-भाईंदरपाडा

आखीव पत्रिका

न. भू. क्र.	क्षेत्र (चौ.मी.)	सत्ताप्रकार
२३/२	४११९.५५	फ

टनन - ५
दस्त क्र. ११७५ /२०२३
B3 /36

THE SEAL OF THE SUB-REGISTER ठाणे-५ THANE

२५/९/२०२० मा. शहर विकास वि. अ. शहर वि. ठाणे म. न. पा. यांचेकडील पत्र दि. २३/९/२०२० व इकडील मोर नं. २५/२०२० संयुक्त मोजणी नकाशा व उपनगर अभियंता शहर विकास विभाग ठाणे म. न. पा. यांचे कडील दि. २५/९/२०२० चे अंतीम मंजूरी पत्रान्वये मंजूर विकास आराखड्यातील ६० मी. रुंदीच्या रस्त्याने बाधीत होणाऱ्या क्षेत्राची नविन स्वतंत्र मि. प. उघडून नकाशापत्री व घोषणापत्राचे आधारे धारकसदरी खालील प्रमाणे नोंद दाखल करून सत्ताप्रकार 'फ' कायम केला.

फे. फा. क्र. ११/२०२०

धारक - ठाणे महानगरपालिका ठाणे

अर्ज प्राप्त तारीख - २८/९/२०२०

नकाशा तयार तारीख - ३०/९/२०२०

नकाशाचे नाव - श्री. ... रा. राबराडे

नकाशा दिल्याची तारीख - /९/२०२०

नकाशा फी ३०/-

तपास फी ९/-

एकूण ३९/-

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28.9.20

नि. क्र. ३९२१/२०२०

उपजिल्हाधिकारी
उप अधीक्षक भूमि अभिलेख
ठाणे

(१२)

८/४/२०२० पोटविभाजनाने

मे. सहाय्यक संचालक नगर रचना ठाणे महानगरपालिका यांचेकडील १३/२/१९ चे मंजूरीपत्र व या कार्यालयाकडील अ.ता.पो.ही.मो.र.नं. २९/२०१२ चे मोजणीनिकाशा व उपनगरअभियंता शहर विकास विभाग, ठाणे म.न.पा. ठाणे यांचेकडील दि. १४/८/२०२० च्या पत्रान्वये अंतीम मान्यता तसेच सह दु.नि. ठाणे-वर्ग २ ठाणे यांचेकडील नोंदणीकृत दस्त क्र. २८५१/२०२० दि. २१/८/२०२० व दस्त क्र. २८५०/२०२० दि. २१/८/२०२०; ताबापावती अन्वये न.भू. माईदरपाडा येथील न.भू.क्र. २३ या मिळकतीचे एकूण क्षेत्रापैकी ४११९.५५ चौ.मी. क्षेत्र ६०' मीटर रुंद रस्त्याकरीता बाधीत जागेचे क्षेत्र समाविष्ट होत असलेले नविन मिळकत पत्रिका उघडणेत येऊन मिळकत पत्रिकेस क्षेत्र, धारकाचे नांव व सत्ताप्रकार दाखल केल्याची नोंद केली.

न.भू.क्र.
23

न.भू.क्र.	क्षेत्र चौ.मी.	सत्ता प्रकार	मशीन कार्ड नंबर	धारक
23/1	१७२४४.१६	खोती		
23/2	४११९.५५	फ	७४५	ठाणे महानगरपालिका (६०मी रुंद रस्त्याकडे)
23	—	—		

उप अधीक्षक भूमि अभिलेख ठाणे

व.क्र. ११२/२०२०
अर्ज प्राप्त तारीख - 29/9/2020
[redacted] - 30/9/2020
[redacted] - श्री परेश राऊत
[redacted] तारीख - 1/10/2020
[redacted] - 30/-
[redacted] - 21
[redacted] - 321/-

उप अधीक्षक,
भूमि अभिलेख, ठाणे
28.9.20

THE SEAL OF THE ... THANE

[redacted]

नक्ल क्र. ११७८/२०२३
32/36
2-11-5

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1007/21083/01790

To,
किशोर नरहरी देवळे
Kishor Narhari Deole
S/O: Narhari Deole
Kalika Heights Building No A-1 Flat No 405, 4th Floor
Raigad Galli Almeda Baug
Chandanwadi Panchpakhadi Tna... West
Thane
Naupada Thane Thane
Maharashtra 400602
9833436080

23/03/2013

Ref: 782 / 16G / 1484561 / 1485567 / P

SH027860737FT

आपला आधार क्रमांक / Your Aadhaar No. :

3577 5946 1094

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Government of India

किशोर नरहरी देवळे
Kishor Narhari Deole
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

3577 5946 1094

आधार - सामान्य माणसाचा अधिकार

२ न न - ५

दस्त क्र.१९७८ /२०२३

३५ /३५

THE SEAL OF THE SUB-REGISTER
THANE

Self Attested

भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India

पत्ता: फ्लॅट नो. 1002, बिल्डिंग नो. बी-2, रुणवाल एस्टेट, बी1, बी2, बी3 सीएचएस, घोडबंदर रोड, ठाणे, ठाणे, महाराष्ट्र, 400607

Address: Flat No. 1002, Building No. B-2, Runwal Estate, B1, B2, B3 CHS, Ghodbunder Road, Thane, Thane, Maharashtra, 400607

Print Date : 13/10/2022

8050 1199 7793

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार

Government of India

निलेश जसवंतलाल राजा
Nilesh Jaswantlal Raja
जन्म तारीख / DOB : 30/03/1967
पुरुष / Male

Issue Date : 13/07/2013

8050 1199 7793

माझे आधार, माझी पहचान

Self Attested

335/1178
बुधवार,25 जानेवारी 2023 4:29 म.नं.

दस्त गोषवारा भाग-1

टनन5 36136
दस्त क्रमांक: 1178/2023

दस्त क्रमांक: टनन5 /1178/2023

बाजार मुल्य: रु. 77,61,600/- मोबदला: रु. 1,03,48,800/-

भरलेले मुद्रांक शुल्क: रु.3,10,600/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

अ. क्रं. 1178 वर दि.25-01-2023

रोजी 4:27 म.नं. वा. हजर केला.

पावती:1397 पावती दिनांक: 25/01/2023

सादरकरणाराचे नाव: मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	
एकुण:	30740.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar,Thane 5

Joint Sub Registrar,Thane 5

दस्ताचा प्रकार: विकसन हक्काचे तबदीलपत्र

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत असेल तर

शिक्का क्रं. 1 25 / 01 / 2023 04 : 27 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 25 / 01 / 2023 04 : 28 : 19 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र-

आज दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला [illegible] जमीनधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तातील सत्यता कायदेशीर बाबी याबाबत निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच वरील [illegible] दस्तामुळे राज्यशासन / केंद्रशासन यांच्या [illegible] कायदा / [illegible] /परिपत्रक यांचे उल्लंघन होत नाही.

लिहुन घेणार सही

लिहुन देणार सही

THE SEAL OF THE SUB-REGISTER THANE-5

Summary1 (GoshwaraBhag-1)

दस्त गोषवारा भाग-2

टनन5

दस्त क्रमांक: 1178/2023

36/36

25/01/2023 4 42:00 PM

दस्त क्रमांक :टनन5/1178/2023

दस्ताचा प्रकार :-विकसन हक्काचे तबदीलपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: तळमजला , इमारतीचे नाव: दमानी इस्टेट, ब्लॉक नं: एल बी एस मार्ग, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AASFP7371H	लिहून देणार वय :-64 स्वाक्षरी:-		
2	नाव:मे. अंजर वेअरहाऊस प्रा.लि. तर्फे डायरेक्टर राजदक्ष महेंद्र शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विंडसर हाईटस् , ब्लॉक नं: कलर केम कंपनी समोर हनुमान मंदिर जवळ , रोड नं: जुना ठाणे भिवंडी रोड बाळकुम ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AABCA4569L	लिहून देणार वय :-68 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसन हक्काचे तबदीलपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:25 / 01 / 2023 04 : 36 : 42 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटविताात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किशोर तरहरी देवळे - वय:55 पत्ता:पांचपाखाडी, ठाणे, पिन कोड:400602 स्वाक्षरी		
2	नाव:निलेश राजा - - वय:55 पत्ता:रुणवाल इस्टेट घोडबंदर रोड मानपाडा ठाणे पिन कोड:400607 स्वाक्षरी		

प्रमाणीत करण्यात येत की,
सदर दस्तास 36 पाने असून
सदर दस्त पुस्तक क्र. 9 चे
दस्त क्रमांक 1178 वर नोंदवला.

शिक्का क्र.4 ची वेळ:25 / 01 / 2023 04 : 37 : 27 PM

शिक्का क्र.5 ची वेळ:25 / 01 / 2023 04 : 37 : 56 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar,Thane 5

यह दस्तऐवज दिनांक 24/9/2023 को सब रजिस्ट्रार ठाणे-२ ठाणे क्र. ५ में पंजीकृत किया गया

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Receipt	Date
1	PROVIDENCE REALTY LLP	eChallan	69103332023010614417	MH013371491202223E	310600.00	SD	0007100257202223	25/01/2023
2		DHC		2501202310580	740	RF	2501202310580D	25/01/2023
3	PROVIDENCE REALTY LLP	eChallan		MH013371491202223E	30000	RF	0007100257202223	25/01/2023

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

1178 /2023

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THE SEAL OF THE SUB-REGISTER THANE-5