

335 16201

पावती

Original/Duplicate

Thursday, September 26 ,2019

नोंदणी क्र.: 39म

4:08 PM

Regn.: 39M

पावती क्र.: 18951 दिनांक: 26/09/2019

गावाचे नाव: शिळ
दस्तऐवजाचा अनुक्रमांक: टनन5-16201-2019
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: इशरत याकुब खान - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2220.00
पृष्ठांची संख्या: 111

एकूण: रु. 32220.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:24 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 5

बाजार मूल्य: रु. 3285500 /-
मोबदला रु. 5373320/-
भरलेले मुद्रांक शुल्क : रु. 401800/-

सह दुय्यम निबंधक, ठाणे क्र. ५

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006715433201920S दिनांक: 26/09/2019
बँकेचे नाव व पत्ता: Panjab National Bank
2) देयकाचा प्रकार: By Cash रक्कम: रु 2220/-

Ishrat Khan
मुळ दस्त दिला





26/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 16201/2019

नोंदणी :

Regn:63m

गावाचे नाव : शिळ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5373320
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3285500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1506, माळा नं: 15 वा मजला, इमारतीचे नाव: बिल्डींग ई 2 मेफिल्ड, ब्लॉक नं: प्रोजेक्ट ईकोविस्टास, रोड नं: शिळ,ठाणे, इतर माहिती: 1 कार पार्किंग सह,मौजे शिळ,सर्वे नं. 67/2अ,3अ,3ब,सदनिकेचे क्षेत्र 508.46 चौ फुट कार्पेट म्हणजेच 47.237 चौ.मी.कार्पेट,(झोन नं. 24/92 15 अ)((Survey Number : सर्वे नं. 67/2अ, 3अ, 3ब ;))
(5) क्षेत्रफळ	1) 508.46 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.भारत इन्फ्रास्ट्रक्चर आणि इंजिनिअरींग प्रा.लि.चे डायरेक्टर अतुल अंबालाल बारोट तर्फे कु.मु.म्हणून हेमंत कोल्हटकर वय:-60; पत्ता:-प्लॉट नं: ऑफिस क्रं.1, माळा नं: -, इमारतीचे नाव: भारत कॉर्पोरेट एव्हेन्यु, ब्लॉक नं: वर्सोवा पोलिस स्टेशन जवळ, रोड नं: डी एन नगर, अंधेरी प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AABCB3630P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इशरत याकुब खान - - वय:-62; पत्ता:-प्लॉट नं: सदनिका नं.501, माळा नं: -, इमारतीचे नाव: हाऊस नं.1255, ब्लॉक नं: खैराणे नाका, रोड नं: कोपरखैरणे,नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-AJKPK7735M 2): नाव:-निगतपरवीन खान - - वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.501, माळा नं: -, इमारतीचे नाव: हाऊस नं.1255, ब्लॉक नं: खैराणे नाका, रोड नं: कोपरखैरणे,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CJDPK9444C
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2019
(10)दस्त नोंदणी केल्याचा दिनांक	26/09/2019
(11)अनुक्रमांक,खंड व पृष्ठ	16201/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	401800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/AIROLI (5894)

16291248923656

Pmt Txn id : 250919M762461

Stationery No: 16291248923656

Pmt DtTime : 25-09-2019@03:13:42

Print DtTime: 26-09-2019@10:51:38

ChallanIdNo: 03006172019092550122

GRAS GRN : MH006715433201920S

District : 1201/THANE

Office Name : IGR117/THN5_THANE NO 5 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 4,01,800/- (Rs Four, Zero One, Eight Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 53,73,320/-

Prop Descr : FLAT NO 1506, 15TH FLOOR, ELDG NO. E 2, MAYFIELD COVISTASSHIL, THANE W, Maharashtra

Duty Payer: (PAN-AJKPK7735M) ISHRAT YAQUB KHAN

Other Party: (PAN-AABC3630P) BHARAT INFRASTRUCTURE AND ENGINEERING PVT LTD

Bank official1 Name & Signature

Tonima Nam

Signature



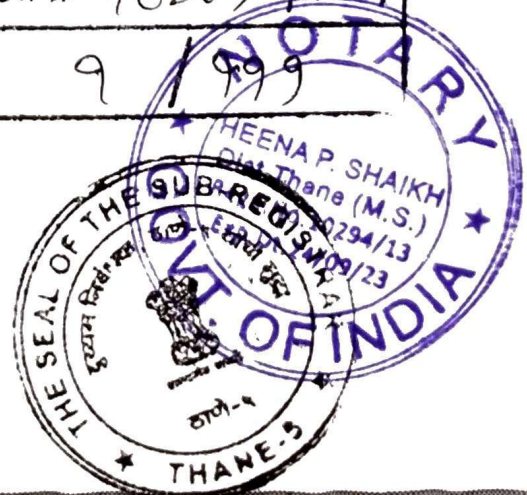
Bank official2 Name & Signature

----- Space for customer/office use ----- Please write below this line -----

ISHRAT KHAN

निशाहत परवीन

ट न न - ५
दस्त क्र १६२०९ / २०१९
१ / १११



ट न न - ५
दस्त क्र १६२०९ / २०१९
३ / १११

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane on this 26th day of Sept : 2019

BY AND BETWEEN

M/s. BHARAT INFRASTRUCTURE & ENGINEERING PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956 bearing its CIN No.as "U45200MH1998PTC116452, and having its registered office at 1, Bharat Corporate Avenue, Near Versova Police Station, D. N. Nagar, Andheri West, Mumbai-400 053, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART;

AND

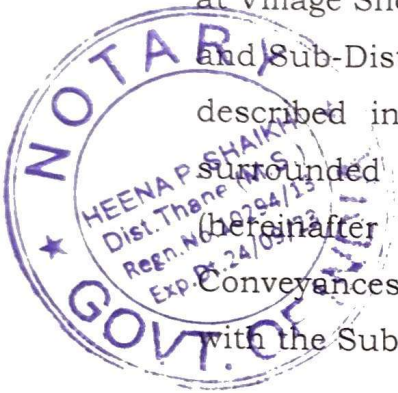
ISHRAT YAQUB KHAN having PAN NO. **AJKPK7735M** and **NIGATPARWIN KHAN** having PAN NO. **CJDPK9444C** and having their address at H. No. - 1255, Flat No. 501, Khairne Naka, Koperkhairne, Navi Mumbai 400709. hereinafter (called) the "ALLOTTEE (which terms in case of individuals shall so far as the context admits be deemed to mean and include his/her/their respective heirs, executors and administrators and/or persons deriving title under or through him/her /them and his/her/their permitted assigns and in case of partnership firm partner or partners for the time being and from time to time of the firm and survivor or survivors, of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of partnership firm and in case of incorporated bodies its successors and permitted assigns) of the OTHER PART.

WHEREAS:-

By and under a Will and last Testament dated 1st November, 1982, one Shri Kezkhavethill Gopinath Menon bequeathed and vested all

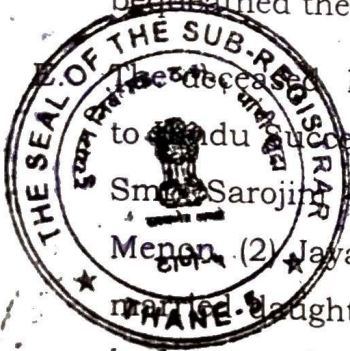
ट न न - ५	
दस्त क्र १६२०९/२०१९	his properties and other properties including the property described in the Schedule hereunder written to his wife Smt. Sarojini Gopinath
४/	Menon. १११

B. One Gopinath Damodar Menon (since deceased) the husband of the said Smt. Sarojini Gopinath Menon was during his lifetime absolute Owner of all those pieces or parcels of agricultural land bearing Survey No.67, Hissa No.2A, admeasuring 5 acres and 3 gunthas and Survey No.67, Hissa No. 3A admeasuring 6 acres and 9 gunthas and Survey No.67, Hissa No.3B, admeasuring 4 acres and 4 gunthas aggregating to 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District and Sub-District Thane in the State of Maharashtra more particularly described in the First Schedule there under written and shown surrounded by red colour boundary lines on the Plan thereto (hereinafter referred to as "the said land") under two different Conveyances both dated 4th November, 1965 which are registered with the Sub Registrar of Assurances at Thane;



C. The said lands were purchased by the deceased out of his own funds and the deceased was merely described as a Partner of M/s. Delta Electrical and Engineering Works to the said Conveyances and the deceased had shown the said land as his land in Income Tax and Wealth Tax Returns;

D. The deceased died at Mumbai on 14th day of March, 1983 leaving behind his last Will and Testament dated 10-10-1982 whereby he has bequeathed the said land to Smt. Sarojini Gopinath Menon;



The deceased left behind him as his heirs and next-of-kin according to the Succession Act, 1956 by which he was governed his widow, Smt. Sarojini Gopinath Menon and his sons (1) Rajan Gopinath Menon, (2) Jayant Gopinath Menon, (3) Satyam Gopinath Menon and daughter Smt. Sujatha Gopinath Menon and the said heirs had accepted the said Will;

F. In the premises Smt. Sarojini Gopinath Menon was the only person entitled to the said land and was in possession and enjoyment of the said land since the death of the deceased without any objection from any Third party and nobody else except Smt. Sarojini Gopinath Menon had any share, right, title or interest thereon;

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G. An Agreement dated 22nd day of March, 1993 (the said Agreement) was executed by Smt. Sarojini Gopinath Menon and Atlanta Construction (India) Pvt. Ltd. in respect of the agricultural land bearing Survey No.67, Hissa No.2A, admeasuring 5 acres and 3 gunthas and Survey No.67, Hissa No. 3A admeasuring 6 acres and 9 gunthas and Survey No.67, Hissa No.3B, admeasuring 4 acres and 4 gunthas aggregating to 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District and Sub-District Thane in the State of Maharashtra more particularly described in the Schedule there under written at or for the consideration and on the terms and conditions mentioned therein, herein referred to as the said Principal Agreement;

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दस्त क्र १६२०९ / २०११
५ / १९९९

H. By the Modification Agreement dated 27th July, 2000 between Smt. Sarojini Gopinath Menon therein referred to as "the Vendor" of the One Part and Atlanta Infrastructure Ltd. therein referred to as "the First Purchaser" of the Second Part and Bharat Infrastructure and Engineering Pvt. Ltd. therein referred to as "the Second Purchaser" of the Third Part by an Agreement dated 22nd day of March, 1993 Smt. Sarojini Gopinath Menon sold to Atlanta Infrastructure Limited and Atlanta Infrastructure Ltd. purchased the said property mentioned in the Schedule there under written at or for the consideration of Rs. 90,00,000/- and on the terms and conditions contained therein referred to as the said Principal Agreement;

I. A Deed of Confirmation dated 16th September, 2003 was entered into between Smt. Sarojini Gopinath Menon as "the Vendor of the One Part and 1) Atlanta Infrastructure Ltd. and 2) Bharat Infrastructure and Engineering Pvt. Ltd. therein referred to as "the Purchasers" of the Other Part;

NOTARY
SHEENA P. SHAIKH
Dist. Thane
Reg. No. 10294/13

J. BHARAT INFRASTRUCTURE & ENGINEERING PRIVATE LIMITED has been incorporated vide Certificate of Incorporation No. 116452 dated 4th day of September, 1998 issued by Registrar of Companies under Companies Act 1956. Thereafter business of the Bharat Constructions has been taken over by the Bharat Infrastructure & Engineering Private Limited;

THE SEAL OF THE SUB-REGISTRAR
THANE
REGISTRATION NO. 116452
1998

Under the said Principal Agreement Atlanta Construction Co. (India) Pvt. Ltd. had paid an aggregate sum of Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only) and leaving the balance of Rs.51,00,000/- (Rupees Fifty One Lakhs Only);

Ishrat Khan
K.

Handwritten signature

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दस्तावेज १६२०९/२०१९

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As per the Family Arrangement dated 28th July, 1999 1) Bharat Infrastructure and Engineering Pvt. Ltd. and 2) Atlanta Infrastructure Ltd. had between them decided that each of them would purchase the said property in equal shares and accordingly Bharat Infrastructure and Engineering Pvt. Ltd. and Atlanta Infrastructure Ltd. had notionally divided the said land as shown on Plan **ANNEXURE- "A"** thereto by blue line and marked Plot A & Plot B there on;

M. It was agreed that portion marked B on the said Plan shall be purchased by Bharat Infrastructure Pvt. Ltd and the portion marked A on the said Plan shall be purchased by Atlanta Infrastructure Ltd.

N. The Parties to the Deed of Confirmation failed to appear before the said Sub-Registrar Office to register the said document within time limit granted under the provision of Registration Act and therefore executed above Deed of Confirmation and registered the said Agreement by paying the penalty.

O. By the Deed of Conveyance dated 16th September, 2003 registered with the Sub Registrar of Assurances at Thane bearing Registration No. TNN-2 4341/2003 on 17-9-2003 made between Smt. Sarojini Gopinath Menon therein referred to as "the Vendor" of the One Part and Atlanta Infrastructure therein referred to as "the Purchaser" of the Other Part Smt. Sarojini Gopinath Menon sold balance land admeasuring 31,156 sq. meter i.e. 7 acres and 28 gunthas out of total 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts from the said agricultural land to Atlanta Infrastructure Limited at or for the consideration and on the terms and conditions mentioned therein.

P. By the Deed of Conveyance dated 16th September, 2003 registered with the Sub Registrar of Assurances at Thane bearing Registration No. TNN-2 4342/2003 on 17-9-2003 between Smt. Sarojini Gopinath Menon therein referred to as "the Vendor" of the One Part and Bharat Infrastructure & Engineering Pvt. Ltd. therein referred to as "the Purchaser" of the Other Part Bharat Infrastructure & Engineering Pvt. Ltd. had purchased the said balance agricultural land admeasuring 31,156 sq. meter i.e. 7 acres and 28 gunthas (portion marked part B) out of total 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District Sub-

described in the Schedule and on the consideration and on the terms and conditions mentioned therein.

Q. By the Joint Declaration dated 16th September, 2003 between Mrs. Sarojini Gopinath Menon and the abovementioned Promoters of the said Property and Atlanta Infrastructure Ltd.

R. By a Power of Attorney dated 16th September, 2003 Smt. Sarojini Gopinath Menon granted the power to the said Promoters to do all acts, deeds, and things which they may see fit to do mentioned therein;

S. Thus in the premises aforesaid the abovementioned Promoters of the said Property and Atlanta Infrastructure Ltd.

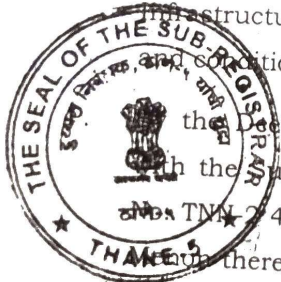
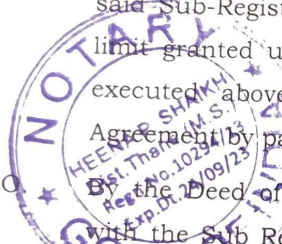
T. The Promoters are devoting the said property by way of the said Property as permitted under the Development Plan of Thane and Thane District and the said Property is concerned only with PHASE III ONLY.

U. The said Property in the said Plan is being sold by the Promoters. The copies of the said Property are annexed hereto.

V. In the premises aforesaid the said Property and the said Promoters office/unit/flat/premise building to be constructed on the said Property consuming basic FSI/Taluka FSI/Incentive FSI and/or sanction sanctioned by the said Authority/Thane Municipal Corporation in respect thereof without including the said Allottees of the said Property.

W. Such Purchasers of Flats in the said Property to pay the deposits, legal and other charges and to collect the same from the said Promoters.

X. The building plans, elevations and specifications for the building to be constructed on the said Property.



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शिवरत खान

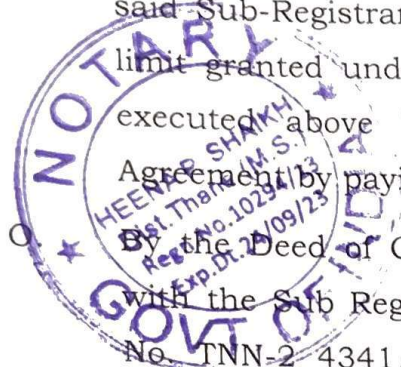
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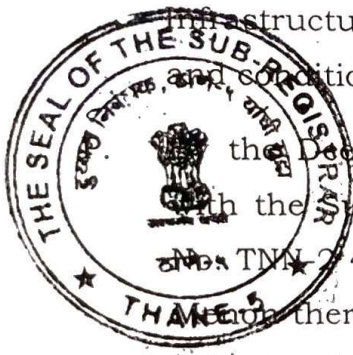
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दस्त क्र १६२०९/२०१९
६/१९९९

As per the Family Arrangement dated 28th July, 1999 1) Bharat Infrastructure and Engineering Pvt. Ltd. and 2) Atlanta Infrastructure Ltd. had between them decided that each of them would purchase the said property in equal shares and accordingly Bharat Infrastructure and Engineering Pvt. Ltd. and Atlanta Infrastructure Ltd. had notionally divided the said land as shown on Plan **ANNEXURE- "A"** thereto by blue line and marked Plot A & Plot B there on;

- M. It was agreed that portion marked B on the said Plan shall be purchased by Bharat Infrastructure Pvt. Ltd and the portion marked A on the said Plan shall be purchased by Atlanta Infrastructure Ltd.
- N. The Parties to the Deed of Confirmation failed to appear before the said Sub-Registrar Office to register the said document within time limit granted under the provision of Registration Act and therefore executed above Deed of Confirmation and registered the said Agreement by paying the penalty.



By the Deed of Conveyance dated 16th September, 2003 registered with the Sub Registrar of Assurances at Thane bearing Registration No. TNN-2 4341/2003 on 17-9-2003 made between Smt. Sarojini Gopinath Menon therein referred to as "the Vendor" of the One Part and Atlanta Infrastructure therein referred to as "the Purchaser" of the Other Part Smt. Sarojini Gopinath Menon sold balance land admeasuring 31,156 sq. meter i.e. 7 acres and 28 gunthas out of total 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts from the said agricultural land to Atlanta Infrastructure Limited at or for the consideration and on the terms and conditions mentioned therein.



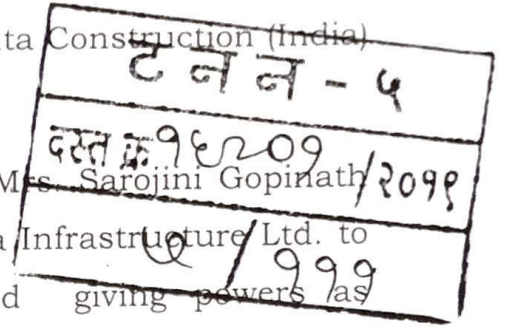
the Deed of Conveyance dated 16th September, 2003 registered with the Sub Registrar of Assurances at Thane bearing Registration No. TNN-2 4342/2003 on 17-9-2003 between Smt. Sarojini Gopinath Menon therein referred to as "the Vendor" of the One Part and Bharat Infrastructure & Engineering Pvt. Ltd. therein referred to as "the Purchaser" of the Other Part Bharat Infrastructure & Engineering Pvt. Ltd. had purchased the said balance agricultural land admeasuring 31,156 sq. meter i.e. 7 acres and 28 gunthas (portion marked part B) out of total 15 acres and 16 gunthasi.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District and Sub-District Thane in the State of Maharashtra more particularly

Ishrat Khan
 निगस्त परकी

described in the Schedule there under written at or for the consideration and on the terms and conditions mentioned therein;

Q. By the Joint Declaration-cum-Indemnity dated 29th December, 1992 Mrs. Sarojini Gopinath Menon & Ors. gave their consent to the sale of the abovementioned property in favour of Atlanta Construction (India) Ltd.

R. By a Power of Attorney dated 4th July, 2000 Mrs. Sarojini Gopinath Menon granted the powers in favour of Atlanta Infrastructure Ltd. to do all acts, deeds, matters and things and giving powers as mentioned therein;

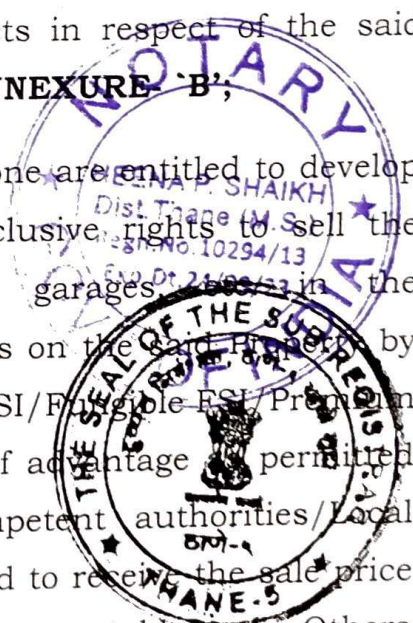


S. Thus in the premises aforesaid Promoters are the absolute Owners of the abovementioned property;

T. The Promoters are developing the Project known as "ECOVISTAS" on the said property by using available FSI and applicable TDR on the said property as permitted and in accordance with the rules framed under the Development Control Regulation, as applicable in the city of Thane and Thane District in as Phased manner. This Agreement is concerned only with respect to the buildings constructed in the PHASE III ONLY.

U. The said Property in the revenue records stands in the name of the Promoters. The copies of the 7/12 Extracts in respect of the said Property are annexed hereto and marked **ANNEXURE 'B'**;

V. In the premises aforesaid the Promoters alone are entitled to develop the said Property and have sole and exclusive rights to sell the office/unit/flat/premises/parking spaces/ garages in the building to be constructed by the Promoters on the said Property by consuming basic FSI/TDR-FSI/Additional FSI/Permissible FSI/Preferential FSI/Incentive FSI and/or any other kind of advantage permitted and/or sanction sanctioned by the competent authorities/Local Authority/Thane Municipal Corporation and to receive the sale price in respect thereof without in any way being accountable to the Others including the said Allottee/s;



हस्त खोम

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Such Purchasers of Flats however shall be liable to pay members fees, deposits, legal and other charges as set out herein and the Promoters collect the same from Purchasers of their Flats.

X. The building plans, elevations, sections, specifications and details of building to be constructed on the said Property has been sanctioned

and I.O.D. has been issued by the Executive Engineer (Building Proposals) under No. S/11/0042/12 TMC/TDD 0634/12 dated 10/7/2012 and Commencement Certificate has also been issued by the Municipal Corporation of Thane on 10/7/2012. The amended I.O.D. issued under No S/11/0042/12 TMC/TDD/1407/15 dated 11/05/2015. The said Promoters have further amended Plans which have been submitted to the Thane Municipal Corporation. The said TMC has sanctioned the said Plans vide Amended Commencement Certificate V.P. No. S/11/0042/12 TMC/TDD/2126/17 dated 01.04.2017. The said Promoters have made application for obtaining sanctioned for amended plans, on scrutiny of the documents submitted by the said Promoters said Thane Municipal Corporation has sanctioned Amended Commencement Certificate V.P. No. S/11/0042/12 TMC/TDD/2484/18 dated 20.01.2018. The copies of the said **Amended Commencement Certificate** annexed hereto and marked as **ANNEXURE- "C"** The Promoters have planned to carry out development work as per the said Commencement Certificate dated 01.04.2017 subject any amendment made as per the town planning rules.

Y. The Promoters have applied to the CENTRAL BANK OF INDIA to obtain loan for the development of the said property and mortgaged the same to the Bank, the Bank shall grant NOC for the sale of each flat as and when required by the Promoters.

Z. The Promoters have accordingly commenced construction of the said building in pursuance of the aforesaid Commencement Certificate;

Buildings No. **F1** and **E2** will always be known as **"GLENFIELD"** and **"MAYFIELD"** respectively".

The Promoters have entered into a prescribed Agreement by Council of Architects with the Architects, M/s. Joshi Deshaware and Associates registered with the Council of Architects at No. CA - 8711149 and having their address at Joshi Deshaware and Associates, A-2/1, A-Wing, 8th Floor, Ashar IT Park, 16Z road, Wagle Estate, Thane (w) 400604 also appointed M/s Sura & Associates as Structural Designers having their address at A-302, Shubham Centre No.2, Sahar Road, Andheri (E), Mumbai 400 093 for preparing structural designs and drawings and specifications of the buildings and the Purchasers accepts the



Ishrat Khan
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CC. Therefore the Promoters plans and shall be entitled to sell plans from time to time to other authority however agreed to be purchased by

DD. As a result of the aforesaid, the Promoters are bound upon to construct the said building to sell shops, offices, garages, hoarding spaces, common areas, hereinafter for the sake of "premises" and refer to the Purchasers of such premises

EE. The Purchasers has deputed an Architect to have given inspection of the said building relating to the said building prepared by the Promoters Associates and of such building as per the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder (Regulation of the Promotion and Transfer) Act, 1963 (RERA) made there under if any terms and conditions

FF. The title of the said building has been certified by M/s Solicitors having their office at Shopping Centre, Thane, M/s. D. Y. Wani & Co. at 12-B, Blaze Bus Stop, Master Road, Fort, Thane, 12/09/2017 annexed

GG. While sanctioning the said building, the local authorities and the Promoters shall observe certain terms, conditions to be observed and pending the completion of the said building and the occupancy of the said building shall

Ishrat Khan

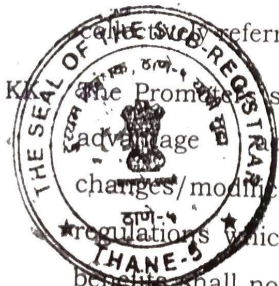
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III. The Promoters desire to use and consume entire FSI available in respect of the said plot as also load FSI credit available by way of Transfer of Development Right (TDR) in constructing the said building.

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१० / ११

With full knowledge of what is stated / recited above and subject to the above recital and the terms and conditions mentioned in this Agreement the Purchasers have applied/approached the Promoters for allotment to the Purchaser, Flat No. **1506** on the **15th** Floor in Building No. "**E2 - MAYFIELD**" admeasuring about **508.46** Sq. ft. carpet area equivalent to **47.237** Sq. meters carpet area (hereinafter referred to as "the Apartment") as shown in the Floor Plan thereof hereto annexed and marked **ANNEXURES- "E"** alongwith 1 (One) Car Parking Space in the said (**E2 - MAYFIELD**) building of the "**ECOVISTAS**" Project being developed over all those pieces or parcels of non-agricultural land or ground, here ditaments and premises admeasuring about 30600 sq. meters or thereabouts bearing (undivided) Survey No. 67, Hissa No. 2A(Part) and Survey No. 67, Hissa No.3A(Part) situate in the Village of Sheel, Taluka and District Thane, Registration District and Sub-District Thane formerly in the Gram Panchayat of Sheel, Taluka Panchayat Samiti Thane and Zilla Parishad Thane but now in the Thane Municipal Corporation and which area more particularly delineated in the Map annexed herewith and Marked as **ANNEXURE-A** to these presents.

JJ. The Promoters have allotted 1 Car Parking Space to the Purchasers in the said Building. The said Flat and the Car Parking are hereinafter referred to as "the said Premises";



KK. The Promoters shall be entitled shall also be entitled to any kind of advantage accrues to them in future due to changes/modifications/amendments, new enactments of law, rules, regulations which may be concerned with the whole property such benefits shall not be limited to any increase in Basic FSI, Additional FSI, TDR-FSI, Premium FSI etc..... which are applicable to the said whole property/ Project from time to time till the final Deed of Declaration of Apartment/Deed of Conveyance in the name of the Federation of Societies/Apex body.

Ishrat Khan
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LL.

The Promoters has registered the said Project under Real Estate (Regulation & Development) Act, 2016 and subject to rules and regulations made thereon for that purposes with the Real Estate Regulatory Authority (hereinafter RERA A...)

No. P51700
RERA Act,
Agreement
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**NOW THIS
AGREED BY**
The parties
Annexure/s
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incorporated
convenience

1.1 The Promo
"**E2 - MAYFI**
+ Podium/S
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floors on the
specifications
Municipal Co

1.2 **Provided** tha
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may adverse
alteration or a
change in law

1.3 The Allottee h
Promoters her
on the **15th**
admeasuring a
Sq. meters car

Ishrat Khan
निश्रत खान

consume entire FSI available in
FSI credit available by way of
DRI in constructing the said

recited above and subject to
conditions mentioned in this
applied approached the Promoters
No. 1506 on the 15th Floor in
measuring about 508.46 Sq. ft.

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shown in the Floor Plan thereof
URES- "E" alongwith 1 (One) Car
- MAYFIELD) building of the
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Panchayat Samiti Thane and Zilla
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, new enactments of law, rules,
d with the whole property such
increase in Basic FSI, Additional
which are applicable to the said

to time till the final Deed of
Conveyance in the name of the

said Project under Real Estate
016 and subject to rules and
purposes with the Real Estate
RA Act, 2016) at Mumbai under

No. P51700015290 on 15.02.2018. Under Section 13 of the said RERA Act, 2016 Promoters are required to execute a written Agreement for Sale of the said premises / flat with the Allottee being in fact, these presents and it is also required that the said Agreement for Sale be registered under the Registration Act, 1908. It shall be the responsibility of the Allottee to cause this Agreement to be registered with the appropriate Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908. The Promoters shall operate with the Allottee in registration of this Agreement and attend the office of the Registrar as and when required.

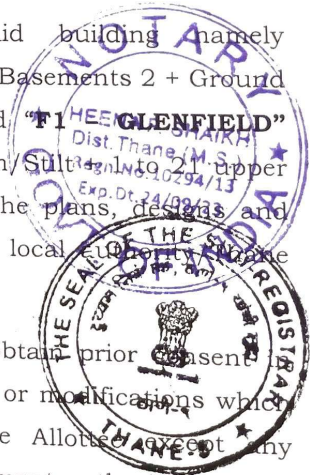
टोल - ५
१९२०९/२०१९
११/१११

MM. Relying upon the said applications, declarations and Agreements contained in this Agreement for Sale by the Allottee the Promoters agreed to sell and the said Allottee has agreed to purchase the said Apartment at the price and on the terms and conditions hereinafter appearing, so the parties hereto desired to enter into this Agreement;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The parties hereto agree and confirm that the recitals, Schedules and Annexure/s contained in this agreement shall form an integral and operative part of this Agreement, as if the same were set out and incorporated herein in this Agreement and only for the sake of convenience it has been narrated and annexed here and there.

1.1 The Promoters shall construct the said building namely "E2- MAYFIELD" consisting of Basements 1 + Basements 2 + Ground + Podium/Stilt + 1 to 23 upper floors and "THE GLENFIELD" consisting of Basements 2 - Ground + Podium/Stilt + 1 to 23 upper floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority, the Municipal Corporation from time to time.



1.2 **Provided** that the Promoters shall have to obtain prior consent in writing to the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee. Any alteration or addition required by any Government authorities or due change in law.

1.3 The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee the said **Flat No. 1506** on the **15th Floor** in Building known as "E2- MAYFIELD" admeasuring about **508.46** Sq. ft. carpet area equivalent to **47.237** Sq. meters carpet area (hereinafter referred to as "the Apartment") as

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दस्त क्र १६२०९

ANNEXURES "E"

१२/११९

Space

over all

hereditaments

and premises

admeasuring

about 30600

sq. meter

which is forming

part of Survey

No. 67, Hissa

No. 2A (Part)

and

Survey No.3A

(Part) situate

in the Village

of Sheel, Taluka

and District

Thane, Registration

District and

Sub-District

Thane formerly

in the

Gram Panchayat

of Sheel, Taluka

Panchayat Samiti

Thane and Zilla

Parishad Thane

but now in the

Thane Municipal

Corporation.

It is clarified

that "carpet area"

means the net

usable floor area

of an

apartment, excluding

the area covered

by the external

walls, exclusive

of balcony or

verandah and

but includes the

area covered by

the internal

partition walls

of the apartment.

1.4 The said Allottee has agreed to purchase the above said Apartment for the consideration of **Rs. 53,73,320/-** (Rupees Fifty Three Lakhs Seventy Three Thousand Three Hundred Twenty Only).

1.5 The Allottee has paid on or before execution of this agreement a sum of Rs 10,74,664/- (Rupees Ten Lakh Seventy Four Thousand Six Hundred Sixty Four Only) for purchasing the said Apartment and hereby agrees to pay to the Promoters the balance amount of purchase consideration of Rs. 42,98,656/- (Rupees Forty Two Lakhs Ninety Eight Thousand Six Hundred Fifty Six Only) as per the terms and conditions stipulated under the PAYMENT SCHEDULE appended



to this agreement. Ten percent amount of the total consideration has been deposited as EARNEST MONEY DEPOSIT if for any reasons Purchaser fails to complete/perform/fulfill any or all terms and conditions agreed by him/her/them under this Agreement then in that case the aforesaid 10% of total sale consideration shall be forfeited as Liquidated Damages.

1.6 The Total Price above excludes Property Tax, Development Charges, other charges elsewhere mentioned in this agreement (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax, and any other imposts like levies, Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters up to the date of handing over the possession of the Apartment.

1.7 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development

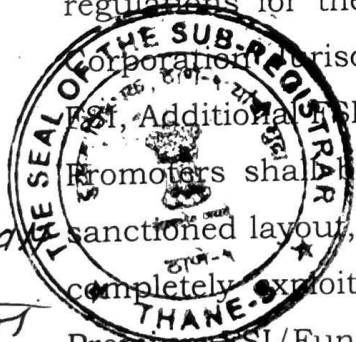
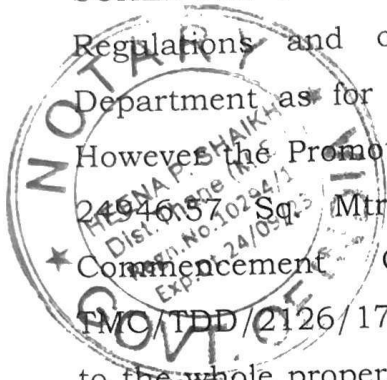
areas to the association of the Allottee after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters.

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दस्त क्र १६२०९ / १२०१९

१४ / ११९

3. The Promoters hereby declares that presently Floor Space Index up to 2.7 can be consumed on the said whole property of 30600 Sq.Mtrs which property is more particularly delineated under FIRST SCHEDULE hereunder written as per the Development Control Regulations and circulars issued by the Urban Development Department as for as Thane Municipal Corporation is concerned. However the Promoters have obtained permission/sanction to build 24946.57 Sq. Mtrs Built Up Area only under the Amended Commencement Certificate No. V.P. No. S/11/0042/12 TMC/TDD/2126/17 dated 01.04.2017 based on Basic FSI pertaining to the whole property. The said Promoters have made application for obtaining sanctioned for amended plans, on scrutiny of the documents submitted by the said Promoters said Thane Municipal Corporation has sanctioned Amended Commencement Certificate V.P. No. S/11/0042/12 TMC/TDD/2484/18 dated 20.01.2018. The copies of the said Amended Commencement Certificate dated 20.01.2018 annexed hereto and marked as **ANNEXURE- "C"**. The Promoters has disclosed that out of 38059.83 sq.mts. total built up area sanctioned by the Thane Municipal Corporation, 13177.88 Sq. Mtrs Built Up Area to be utilized by them on the said Two buildings **F1 - GLENFIELD** and **E2 - MAYFIELD** in this Phase III. The said Promoters are entitled to consume more FSI as per the rules, regulations for the time being in force within the Thane Municipal Corporation jurisdiction by uploading further sanctioned FSI/TDR-FSI, Additional FSI, Incentive FSI, Premium FSI or otherwise. The said Promoters shall be entitled and proposed to change/modify/amend sanctioned layout, sanctioned plans at any time in future to fully and completely exploit the FSI/TDR-FSI, Additional FSI, Incentive FSI, Premium FSI/Fungible FSI or otherwise in whatsoever name it may be called as per the rules, regulations prevailing at that time. This disclosure shall be construed as complete and informed disclosure about the commercial potential of the whole property for which Promoters does not need consent from the Allottee and/or anybody claiming through or under the said Allottee including



Ishrat Khan
निवाह परवीन

Handwritten signature

29. PLACE OF EXECUTION

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

टिकट नं - ५
दस्तावेज क्र १६२०९ / २०१९
२१० / १९९९

30. The Allottee/s and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

31. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post A.D or notified Email ID at their respective addresses specified below:

Name of Allottee/s : **ISHRAT YAQUB KHAN and NIGATPARWIN KHAN**

(Allottee/s Address): H. No. - 1255, Flat No. 501, Khairne Naka, Koperkhairne, Navi Mumbai 400709.

Notified Email ID : natikkhan37@gmail.com

For Promoters:-

M/s. BHARAT INFRASTRUCTURE & ENGINEERING PRIVATE LIMITED,

1, Bharat Corporate Avenue,

Near Versova Police Station,

D. N. Nagar, Andheri West,

Mumbai-400053

Notified Email ID: info@bharatinfra.com



श्री इशरात खान
रिजिस्ट्रार

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

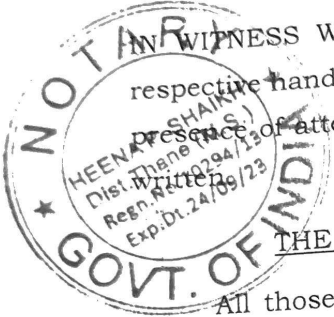
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32. JOINT ALLOTTEE/S

That in case there are Joint Allottee/s all communications shall be sent to the Promoters to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottee/s.

ट न न - ५
दस्त क्र १६२०९/२०११
२५/१११
GOVERNING LAW

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



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above

THE FIRST SCHEDULE ABOVE REFERRED TO:-

All those pieces or parcels of non-agricultural land or ground, here ditaments and premises admeasuring about 30600Sq.Mtrs or thereabouts which is forming part (Undivided) Survey No. 67, Hissa No.2A and Survey No.67, Hissa No.3A situate in the Village of Sheel, Taluka and District Thane, Registration District and Sub-District Thane formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane but now in the Thane Municipal Corporation and which area is shown in the Plan annexed with and Marked as ANNEXURE-A.



THE SECOND SCHEDULE ABOVE REFERRED TO:-

All that piece and parcel of Flat No. **1506** on the **15th** Floor in Building No. **E2 - MAYFIELD** admeasuring about **508.46** Sq. ft. carpet area equivalent to **47.237** Sq. meters carpet area of "ECOVISTAS" along with 1 (One) Car Parking said building. "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, but includes the area covered by the internal partition walls of the apartment.

Handwritten signatures and initials in the left margin.

SIGNED AND DELIVERED BY THE WITHIN NAMED

PROMOTERS,
 For M/s. BHARAT INFRASTRUCTURE & ENGINEERING PRIVATE LIMITED THROUGH DIRECTOR ATU WITNESSES:

- Name _____
Signature Adul
- Name _____
Signature Natik

SIGNED AND DELIVERED BY THE WITHIN NAMED

ALLOTTEE/S,

- (1) ISHRAT YAQUB KHAN
- (2) NIGATPARWIN KHAN

At Mumbai on this day _____
 In the presence of

- Name _____
Signature Adul
- Name _____
Signature Natik

ACKNOWLEDGEMENT

Sr. No.	Cheque No.	C
1	100760	26
2	100759	05

In Words - Rupees Ten L

- Name _____
Signature Adul
- Name _____
Signature Natik

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PROMOTERS,



For M. s. BHARAT INFRASTRUCTURE
& ENGINEERING PRIVATE LIMITED,
THROUGH DIRECTOR ATUL AMBALAL BAROT]
WITNESSES:



For Bharat Infrastructure & Engineering Pvt. Ltd.

Atul Barot
Director

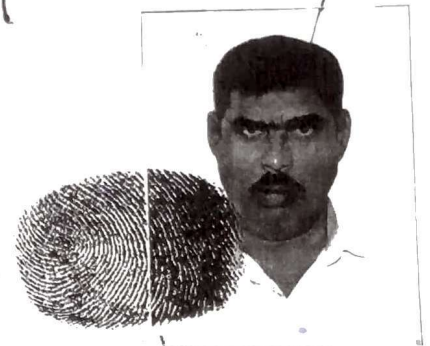
1. Name
Signature Abdulauddus



2. Name
Signature Natik Khan

SIGNED AND DELIVERED
BY THE WITHIN NAMED
ALLOTTEE/S,

(1) ISHRAT YAQUB KHAN Ishrat Khan



(2) NIGATPARWIN KHAN निगातपरवीन



At Mumbai on this day

In the presence of

1. Name
Signature Abdulauddus

2. Name
Signature Natik Khan

ACKNOWLEDGEMENT OF RECEIPT

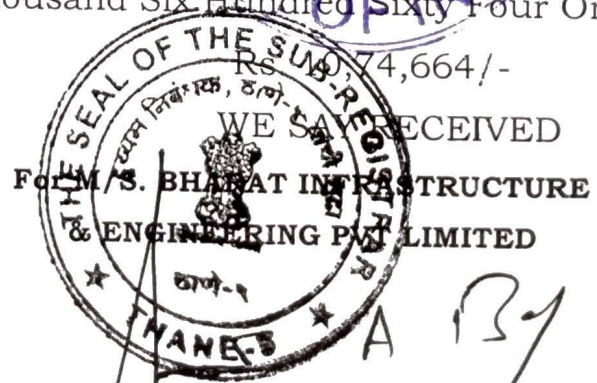
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दस्त क्र १६२०९ /२०१९
२२/११११

Sr. No.	Cheque No.	Cheque Date	Bank	Amount
1	100760	26.08.2019	S.S. Bank	5,00,000
2	100759	05.09.2019	S.S. Bank	5,74,664
Total =				10,74,664/-

In Words - Rupees Ten Lakh Seventy Four Thousand Six Hundred Sixty Four Only

1. Name
Signature Abdulauddus

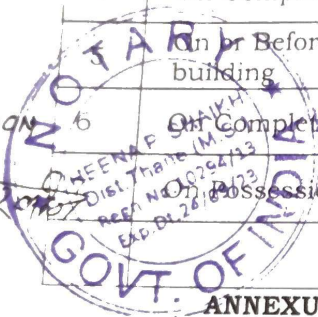
2. Name



टनन - ५
 दस्तक १४२००/२०१९
 ३०/१११

PAYMENT SCHEDULE "F1-GLENFIELD & E2-MAYFIELD"

SR. NO.	PAYMENT DETAILS	PERCENTAGE
1	Token Amount	---
2	Booking Amount	20%
3	On Completion of Plinth Level	20%
3	On Completion of 7th Residential Slab	20%
4	On Completion of 17th Residential Slab	20%
5	On Completion Before casting of the Terrace of the building	20%
6	On Completion of Plaster	5%
7	On Possession	5%
		100%



ANNEXURES TO THE AGREEMENT FOR SALE

 DATED THIS DAY OF 2019
 #####

BETWEEN

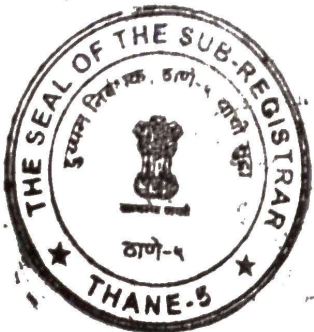
M/s. BHARAT INFRASTRUCTURE & ENGINEERING PVT LTD.

... PROMOTERS

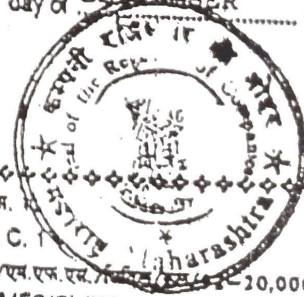
AND

**ISHRAT YAQUB KHAN
 NIGATPARWIN KHAN**

....ALLOTTEE



CERTIFICATE
 No. 11-116452
 I hereby certify that
 is this day incorporated under the
 the Company is limited.
 Given under my hand at
 day of SEPTEMBER
 J. S. C. I
 119/एच.एन.एन.एन. 20,000
 119/MFS/CmVCA/92-20,000-3-4-83



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39/999



प्रारूप अर्. आर.
Form I. R.

निगमन का प्रमाण-पत्र
CERTIFICATE OF INCORPORATION

ता. _____ को सं. _____
No. 11-116452 of Date 1998

मैं एतद्वारा प्रमाणित करता हूँ कि आज _____

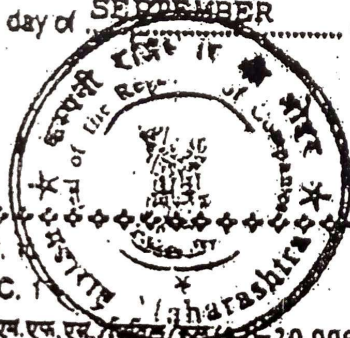
कम्पनी अधिनियम 1956 का सं. 1) के अधीन निर्गमित को गई है और वह कम्पनी परिसीमित है।

I hereby certify that BHARAT INFRASTRUCTURE &
ENGINEERING PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

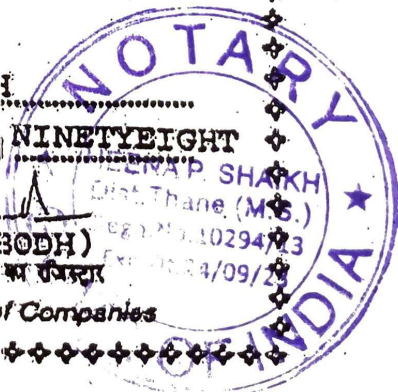
मेरे हस्ताक्षर से आज ता. _____ को दिख गया।

Given under my hand at MUMBAI this FOURTH
day of SEPTEMBER One thousand nine hundred and NINETY EIGHT



(PROBODH)
कम्पनियों का रजिस्ट्रार

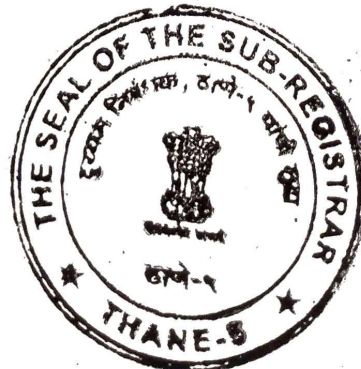
Registrar of Companies



जे. एस. सी. ए.

J. S. C. I.

119/एच.एच.एच./वि.सि.सं. 20,000-3-4-93-बाणपुना
119/MFS/Civil/Cal/92-20,000-3-4-93-GIPG.



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दस्त क्र १६२०९ / २०११

32/999

भारत सरकार-कम्पनी कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई
निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH1998PLC116452
कम्पनी BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

के नामले से, मैं एतद्वारा सत्यापित करता हूँ कि मेसर्स:

BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

जो मूल रूप में दिनांक चार सितम्बर उन्नीस सौ अठ्ठाई को अद्यतन अधिनियम, 1956 (1956 का. 1) के अंतर्गत मेसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

के रूप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम, के साथ पठित धारा 31/21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय दिनांक 15/03/2007 को पारित किया है, उक्त कम्पनी का नाम परिवर्तित होकर आज मेसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसार जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा मुंबई में आज दिनांक दो अप्रैल दो हजार सात को जारी किया जाता है।



GOVERNMENT OF INDIA - MINISTRY OF COMPANY AFFAIRS
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Public Limited Company

Corporate Identity Number : U45200MH1998PLC116452

In the matter of M/s. BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

I hereby certify that BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED which was originally incorporated on Fourth day of September Nineteen Hundred Ninety Eight under the Companies Act, 1956 (No. 1 of 1956) as BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED having duly passed the necessary resolution on 15/03/2007 in terms of Section 31/21 read with Section 44 of the Companies Act, 1956; the name of the said company is this day changed to BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Mumbai this Second day of April Two Thousand Seven.



V. Selvaraj
(VEERASWAMY SELVARAJ)
कम्पनी रजिस्ट्रार / Registrar of Companies
महाराष्ट्र, मुंबई
Maharashtra, Mumbai

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

प्राइवेट लिमिटेड कम्पनी के रूप में परिवर्तित होने के परिणामस्वरूप, कम्पनी के नाम में परिवर्तन
का नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH1998PTC116452

मैसर्स BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED

जो मूल रूप में दिनांक चार सितम्बर उन्नीस सौ अठानवे को कम्पनी अधिनियम, 1956 (1956 का 1) के

BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

के रूप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम, 1956 की धारा 31(1) के अधीन प्राइवेट कम्पनी के रूप में परिवर्तित करने के लिए प्रार्थना-पत्र देने तथा भारत सरकार द्वारा उसका अनुमोदन कम्पनी रजिस्ट्रार कार्यालय आर.ओ.सी. - मुंबई के एस आर एन B43345388 दिनांक 03/08/2012 द्वारा प्राप्त होने की लिखित सूचना प्राप्त होने पर उक्त कम्पनी का नाम आज से परिवर्तित रूप में मैसर्स BHARAT INFRASTRUCTURE AND ENGINEERING Private Limited

हो गया है।

यह प्रमाण-पत्र, आज दिनांक तीन अगस्त दो हजार बारह को मुंबई में जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Maharashtra, Mumbai

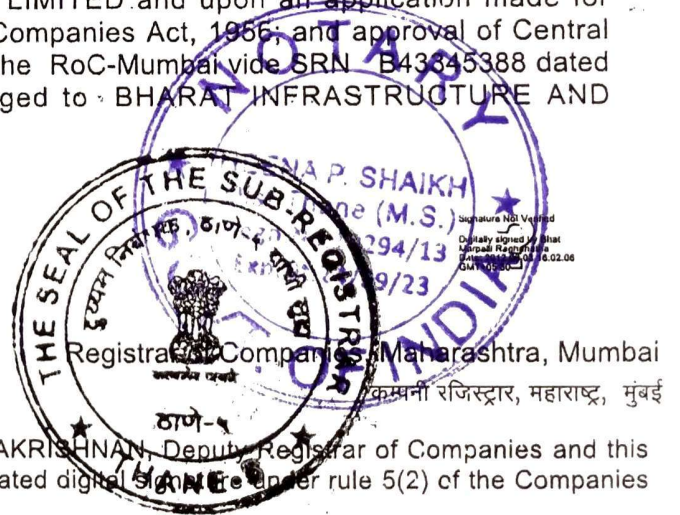
Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Private Limited Company

Corporate Identity Number : U45200MH1998PTC116452

In the matter of M/s BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED

I hereby certify that BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED which was originally incorporated on Fourth day of September Nineteen Hundred Ninety Eight under the Companies Act, 1956 (No. 1 of 1956) as BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED and upon an application made for conversion into a Private Company under Section 31(1) of the Companies Act, 1956; and approval of Central Government signified in writing having been accorded thereto by the RoC-Mumbai vide SRN B43345388 dated 03/08/2012 the name of the said company is this day changed to BHARAT INFRASTRUCTURE AND ENGINEERING Private Limited.

Given at Mumbai this Third day of August Two Thousand Twelve.



Note: The corresponding form has been approved by PADMAVATHI BALAKRISHNAN, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

A digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता

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

BHARAT INFRASTRUCTURE AND ENGINEERING Private Limited
SHREE AMBA SHANTI CHAMBER OFF CHURCH ROAD OP, HOTE LEELA ANDHERI
ANDHERI A ROAD ANDHE,
MUMBAI - 400059,
Maharashtra, INDIA



भारत सरकार-कम्पनी कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

लिमिटेड कम्पनी के रूप में परिवर्तित होने के परिणामस्वरूप, कम्पनी के नाम में परिवर्तन
निगमन प्रमाण-पत्र

कार्पोरेट पहचान संख्या : U45200MH1998PLC116452

मैसर्स BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

जो मूल रूप में दिनांक चार सितम्बर उन्नीस सौ अठानवे को कम्पनी अधिनियम, 1956 (1956 का 1) के अंतर्गत मैसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

के रूप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम, के साथ पठित धारा 31/21 की शर्तों के अनुसार विधिवत
विनिश्चय दिनांक 15/03/2007 को पारित किया है, उक्त कम्पनी का नाम परिवर्तित होकर आज मैसर्स

BHARAT INFRASTRUCTURE AND ENGINEERING LIMITED

हो गया है और यह प्रमाण-पत्र कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

दस्तावेज - 4

यह प्रमाण-पत्र मेरे हस्ताक्षर द्वारा मुंबई में आज दिनांक दो अप्रैल दो हजार सात को जारी किया जाता है।

दस्त क्र 982009/2099

GOVERNMENT OF INDIA - MINISTRY OF COMPANY AFFAIRS
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Public Limited Company

Corporate Identity Number : U45200MH1998PLC116452

In the matter of M/s BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED

I hereby certify that BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED which was
incorporated on Fourth day of September Nineteen Hundred Ninety Eight under the Companies Act, 1
1 of 1956) as BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED having duly
necessary resolution on 15/03/2007 in terms of Section 31/ 21 read with Section 44 of the Companies
the name of the said company is this day changed to BHARAT INFRASTRUCTURE AND ENGI
LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Mumbai this Second day of April Two Thousand Seven.

(VEERASWAMY

कम्पनी रजिस्ट्रार / Registrar of
महाराष्ट्र

Annexures 'A'

PROFORMA-B

CONTENT OF SHEET

RUB DIVISION PLAN & CALCULATIONS

Plan as approved by S.I. No. 677A/2019 dated 14.09.23

Mr. Anil A. Barot
Mr. Rajendra A. Barot
(for Atchara Ltd.)



Stamp of Approval of Plans

STAMP OF APPROVAL OF PLANS

PROFORMA-A

Sl. No.	Description	Area in sq. mt.	Comments
1	Area of Plot	30,000.00	
2	Area of Road	30,000.00	
3	Area of Plot (Total)	60,000.00	
4	Area of Plot (Net)	30,000.00	
5	Area of Plot (Gross)	30,000.00	
6	Area of Plot (Net)	30,000.00	
7	Area of Plot (Gross)	30,000.00	
8	Area of Plot (Net)	30,000.00	
9	Area of Plot (Gross)	30,000.00	
10	Area of Plot (Net)	30,000.00	

Stamp of Approval of Plans

Stamp of Approval of Plans

Stamp of Approval of Plans

Sl. No.	Area as per 7/12 Extract	Area as per Triangulation	Sub Plot A	Sub Plot B
1	182.28	182.28	9707.20	18886.19
2	25582.36	25582.36	14942.13	10640.23
3	15942.13	15942.13	31351.06	30600.00
4	11200.00	11200.00	31351.06	30600.00

FOR SUB PLOT A

Area Calculations

Sl. No.	Description	Area in sq. mt.
1	Area of Plot	30,000.00
2	Area of Road	30,000.00
3	Area of Plot (Total)	60,000.00
4	Area of Plot (Net)	30,000.00
5	Area of Plot (Gross)	30,000.00
6	Area of Plot (Net)	30,000.00
7	Area of Plot (Gross)	30,000.00
8	Area of Plot (Net)	30,000.00
9	Area of Plot (Gross)	30,000.00
10	Area of Plot (Net)	30,000.00

FOR SUB PLOT B

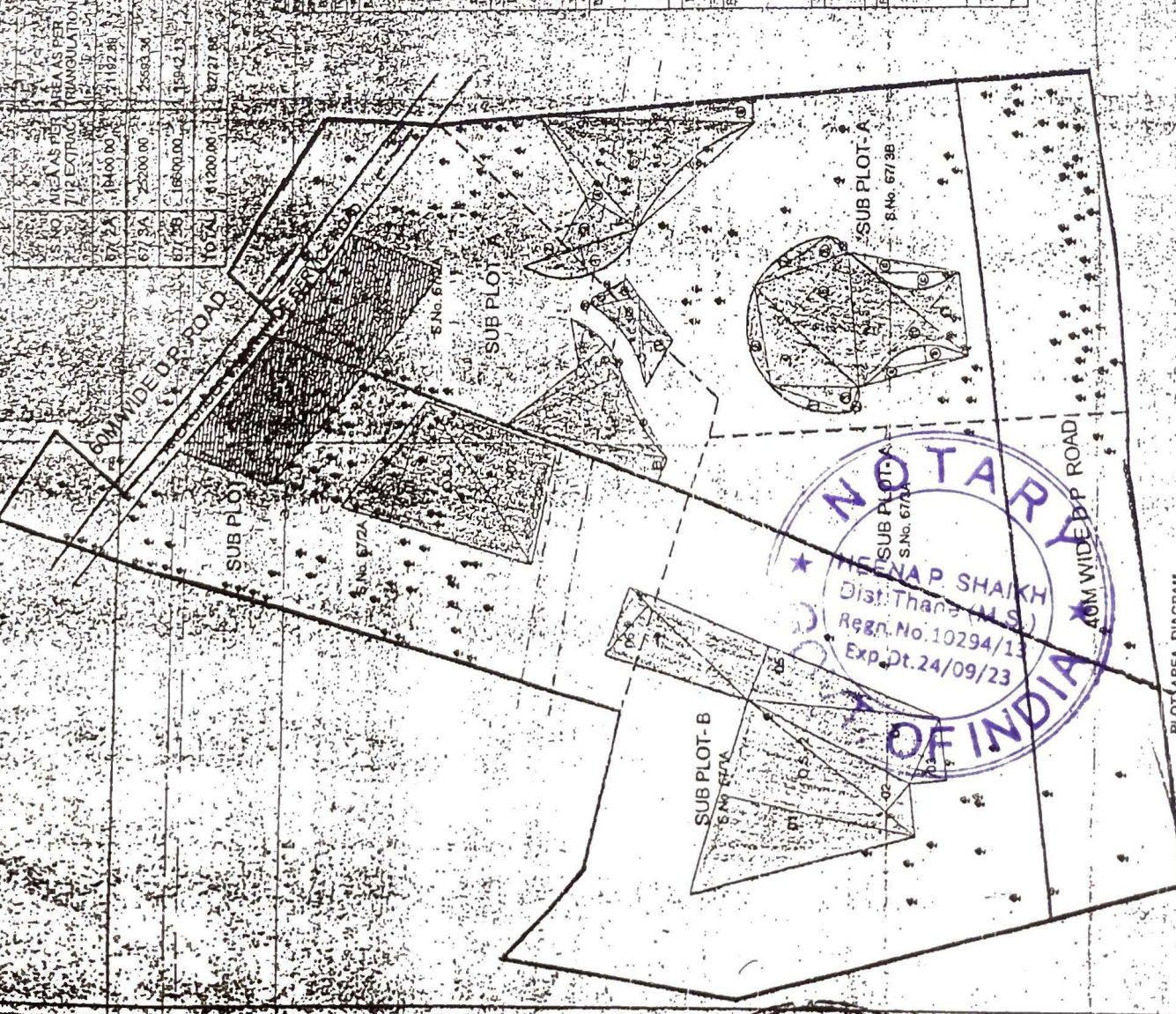
Area Calculations

Sl. No.	Description	Area in sq. mt.
1	Area of Plot	30,000.00
2	Area of Road	30,000.00
3	Area of Plot (Total)	60,000.00
4	Area of Plot (Net)	30,000.00
5	Area of Plot (Gross)	30,000.00
6	Area of Plot (Net)	30,000.00
7	Area of Plot (Gross)	30,000.00
8	Area of Plot (Net)	30,000.00
9	Area of Plot (Gross)	30,000.00
10	Area of Plot (Net)	30,000.00

AMENITY PLOT AREA CAL

Area Calculations

Sl. No.	Description	Area in sq. mt.
1	Area of Plot	30,000.00
2	Area of Road	30,000.00
3	Area of Plot (Total)	60,000.00
4	Area of Plot (Net)	30,000.00
5	Area of Plot (Gross)	30,000.00
6	Area of Plot (Net)	30,000.00
7	Area of Plot (Gross)	30,000.00
8	Area of Plot (Net)	30,000.00
9	Area of Plot (Gross)	30,000.00
10	Area of Plot (Net)	30,000.00



NOTARY
 SUB PLOT A
 S.No. 677A
 Dist. Thane (M.S.)
 Regn. No. 10294/13
 Exp. Dt. 24/09/23
 OF INDIA

40M WIDE BP ROAD

PLOT AREA DIAGRAM

टनन - ५
 रसक १६२०९ /२०१९
 १९९९



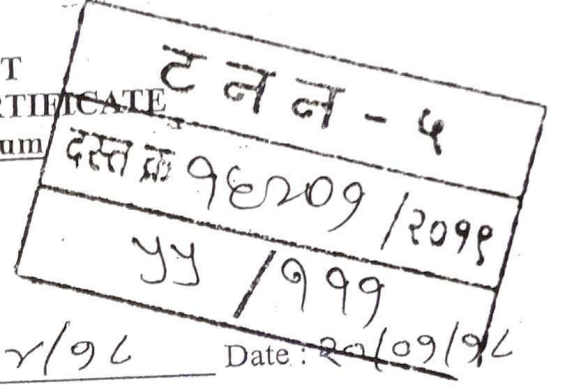
THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

AMENDED SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Additional 0.3 FSI by Payment of Premium

सब प्लॉट 'बी'



V. P. No. एस ११/००४२/१२ TMC / TDD १२४८२/१८ Date: २०/०९/१८
To, Shri / Smt. जोशी देशावरे अॅन्ड असो. (Architect)

Shri मे. भारत इन्फ्रास्ट्रक्चर आणि इंजोनीयरींग प्रा. ली. (Owners)
तर्फे श्री. अतुल अंबालाल बारोट

With reference to your application No. १०१६० dated २०/११/२०१७ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. खालील प्रमाणे in village शीळ Sector No. ११ Situated at Road / Street ६०.०० मी. मुंबई - पुणे रोड S. No. / C.S.T. No. / F. P. No. ६७/२ पे, ३अ

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.

इमारत क्र. एस १ : तळ मजला करीता (वाणिज्य) (वापर परवाना अदा)
इमारत क्र. सी २ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता (वापर परवाना अदा)
इमारत क्र. डी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता (वापर परवाना अदा)
इमारत क्र. बी ३ : तळ (पार्ट) + १ मजला करीता
इमारत क्र. सी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता
इमारत क्र. ई १ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता
इमारत क्र. ई २ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता
इमारत क्र. एफ १ : बेसमेंट लेवल २ + तळ मजला पोडीयम + स्टिल्ट + १ ते २३ मजले करीता
क्लब हाऊस : तळ + १ मजला करीता

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

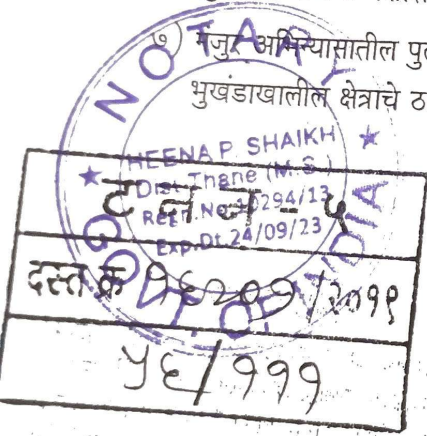
Municipal Corporation of
the city of, Thane.

५) सुधारीत परवानगी/सी.सी. प्रमाणपत्र ठा.म.पा/शविवि/२१२६/२०१७ दि. ०१/०४/२०१७ मधील संबंधीत अटी बंधनकारक राहतील.

६) मंजूर अभिन्यासातील पुढील कोणत्याही इमारतीच्या प्रथम वापर परवान्यापुर्वी Organic Waste Disposal ची पूर्तता करणे आवश्यक आहे.

६) मंजूर अभिन्यासातील पुढील कोणत्याही इमारतीच्या प्रथम वापर परवान्यापुर्वी T.I.L.R. विभागाकडील सुधारीत मोजणी नकाशानुसार उप - विभागणीय निहाय स्वतंत्र ७/१२ उतारे सारद करणे आवश्यक.

७) मंजूर अभिन्यासातील पुढील कोणत्याही इमारतीच्या प्रथम वापर परवान्यापुर्वी रस्त्याखालील व सुविधा भुखंडाखालील क्षेत्राचे ठा.म.पा. चे नावे केलेले स्वतंत्र ७/१२ उतारा सादर करणे आवश्यक.



Yours Faithfully,

कार्यकारी अभियंता
शहर विकास विभाग
Municipal Corporation of
The City of, Thane.

१२

मा. स.स.न.र यांचे मान्यतेने



THANE M

AMENDED PER

V. P. No. एस ११/००
To, Shri / Smt. जोशी

Shri मे. भारत इ
तर्फे श्री

With reference
permission / grant of
Regional and Town
building No. खालील
at Road / Street मुंब

The development per
conditions.

- 1) The land vaca
the public stre
- 2) No new build
to be used by
- 3) The develop
period of one
- 4) This permiss

इमारत क्र. एस ११
इमारत क्र. सी ११
इमारत क्र. सी २१
इमारत क्र. डी ११
इमारत क्र. ई ११
इमारत क्र. ई २१

Annexure 'C'

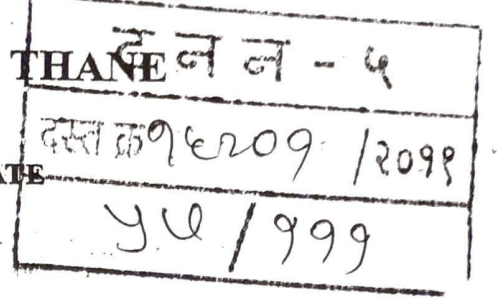
Certificate No. 3291



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

AMENDED

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATEAdditional 0.3 FSI by Payment of PremiumV. P. No. एस ११/००४२/१२TMC / TDD / 2126 / 17Date : 01/04/2017To, Shri / Smt. जोशी देशावर अन्ड असो (Architect)Shri मे. भारत इन्फ्रास्ट्रक्चर आणि इंजीनियरींग प्रा. ली. (owners)
तर्फे श्री. अतुल अंबालाल बारोट

With reference to your application No. 13013 dated 02/02/2017. for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. खालील प्रमाण in village शोळ Sector No. ११ Situated at Road / Street मुंबई - पुणे रोड S. No. / C.S.T. No. / F.P. No. ६७/२ पे, ३अ

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.

सब प्लॉट 'बी'

इमारत क्र. एस १ : तळ मजला मजला करीता (वाणिज्य) (वापर घरवाना अदा)
 इमारत क्र. सी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ ते २३ मजला करीता
 इमारत क्र. सी २ : बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ ते २३ मजला करीता
 इमारत क्र. डी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ ते २३ मजला करीता
 इमारत क्र. ई १ : बेसमेंट लेवल १ (पार्ट) + बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ ते २३ मजला करीता
 इमारत क्र. ई २ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ ते २३ मजला करीता
 इमारत क्र. एफ १ : बेसमेंट लेवल २ + तळ मजला + पोडीयम / स्टिल्ट + १ मजला करीता

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

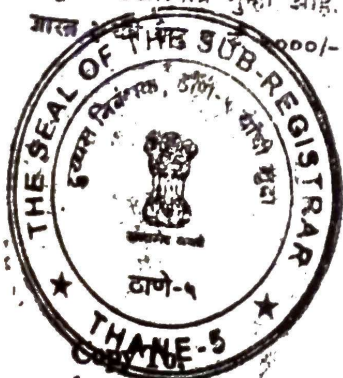
Municipal Corporation of
the city of, Thane.

टनन - ५
दस्त क्र १६००९ / २०१९
५८ / १११


- ५) टीएमसी/टीडीडी/१४०७/१५ दि. ११/५/२०१५ रोजीच्या सुधारीत परवानगी/सी. सी. प्रमाणपत्रामधील सर्व संबंधित अटी बंधनकारक राहतील.
- ६) रस्त्याखालील क्षेत्र व सुविधा भुखंडाखालील क्षेत्र सुधारीत परवानगी/सी. सी. प्रमाणपत्राच्या दिनांकापासुन पुढील ३ महिन्यात ठामपाच्या नावे ७/१२ उता-यावर करून स्वतंत्र ७/१२ उतारे सादर करणे आवश्यक.
- ७) पुढील कोणत्याही परवानगीपूर्वी सुधारीत मोजणी नकाशानुसार उपविभागणी निहाय स्वतंत्र ७/१२ उतारे सादर करणे आवश्यक.
- ८) इमारत क्र. सी-१ चे १९ मजल्यावरील बांधकामाच्या सी. एन. पूर्वी अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक व वापर परवानापूर्वी अंतिम नाहरकत दाखला सादर करणे आवश्यक.
- ९) इमारतीच्या ठिकाणी आतील बाजुस, रिफ्युज एरिया तसेच इमारतीचे समोरील रस्त्याचे चित्रीकरण करण्यास सी. सी. टिक्की. यंत्रणा बसवून कार्यान्वीत ठेवणे आवश्यक.
- १०) श्री. कामगारांचे संख्येबाबत व पाळणाघराबाबत भुखंडमालक / विकासक यांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- ११) प्रस्तावधन भुखंडास राष्ट्रीय महामार्गावरून सरळ अॅक्सेस घेण्याकरीता MORTH ची NOC सादर करणेची आवश्यकता भासल्यास ती उपलब्ध करून देण्याची जबाबदारी विकासक यांची राहिल.
- १२) सन २०१६-१७ अथवा पुढे या विकास प्रस्तावांतर्गत होणारी वार्षिक उलाढाल रु. ५० कोटीपेक्षा जास्त झाल्यास नियमानुसार एल. बी. टी. कर भरणे आवश्यक राहिल.

सावधान

"अंजूर नकाशानुसार बांधकाम न करणे नसेच विष्कार नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्थान अधिनियमाचे कलम १२२ अमुसार दखलपत्र गुन्हा आहे. त्यासाठी जायतीत जास्त दंड होऊ शकतो".



Yours Faithfully,


कार्यकारी अभियंता
शहर विकास विभाग
ठाणे महानगरपालिका, ठाणे.

THANE

AMENDED

V. P. No. एस ११
To, Shri / Smt.

Shri मे. भार

With refer
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building No. व
at Road / Street

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- 4) This p

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WARNING

Annexure C



Certificate No. 002349

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

AMENDED

ट न न - ५
दस्त क्र १६२०९ / २०१९
५२ / १११

V. P. No. एस ११/००४२/१२ TMC / TDD १४०६/१५ Date: ११/०५/२०१५
To, Shri / Smt. जोशी देशावरे अंजु असा (Architect).

Shri मे. भारत इन्फ्रास्ट्रक्चर आणि इंजीनीयरींग प्रा. ली (Owners)
तर्फे श्री. अतुल अंबालाल बारोट

With reference to your application No. १३७२९ dated १२/०३/२०१५ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाण in village श्रीळ Sector No. ११६ Situated at Road / Street मुंबई पुणे रस्ता S. No. / C.S.T. No. / F.P. No. ६७/हि. नं. २/अ. ३/अ. ३ब

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the setback 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.

सब प्लॉट बी ४- इमारत क्र. एस-२ (वाणिज्य) : तळ + १ मजला,

बी१ = विंग १ व विंग २ : स्टिक्ट + १ मजला,

सी१ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते १९ मजले,

सी२ : बेसमेंट लेवल १ + तळ मजला + पोडीयम/स्टिक्ट + २३ मजले,

डी१ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २१ मजले,

इ१ : पार्ट बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २३ मजले,

इ२ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ मजला

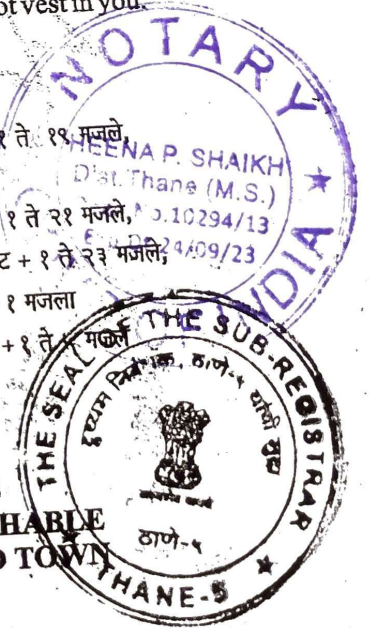
एफ१ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते १ मजले

क्लब हाऊस : तळ + १ मजला

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

Yours faithfully,

Office No. _____



Annexure 'C'



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

सब प्लॉट 'बी'

इमारत क्र. एस-१ : तळ मजला (वाणिज्य वापर)

इमारत क्र. अ-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. बी-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. सी-१ : स्टिल्ट अधिक १ मजला

Certificate No. 001055 ट न न - ५
दस्तावेज क्र. १६२०९ / २०११
६९ / ११९

इमारत क्र. सी-२ : स्टिल्ट अधिक २५ मजले

इमारत क्र. डी-१ : स्टिल्ट अधिक २० मजले

इमारत क्र. इ-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. इ-२ : स्टिल्ट अधिक १ मजला

इमारत क्र. एफ-१ : स्टिल्ट अधिक १ मजला

V.P. NO. एस ११/००४२/१२

TMC / TDD ०६३४/१२

To, Shri/Smt. मे. जोशी देशावरे अंजु असो

(Architect)

Date: 10/11/2012

Shri. मे. भारत इन्फ्रास्ट्रक्चर आणि इंजीनियरींग प्रा. लि. (Owners)
तर्फे श्री. अतुल अबालाल बारोट

With reference to your application No. ८९०६ dated २७/३/१२ for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील पत्राणे in village जोळ Sector No. ११ Situated at Road / Street S.No. / C.T.S. No. / F.P. No. ६७ हि. नं. २ अ, ३ अ, ३ ब

the development permission / the commencement certificate is granted subject to the following conditions.

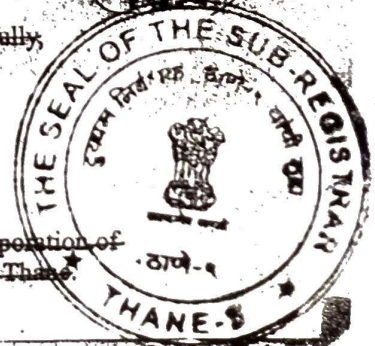
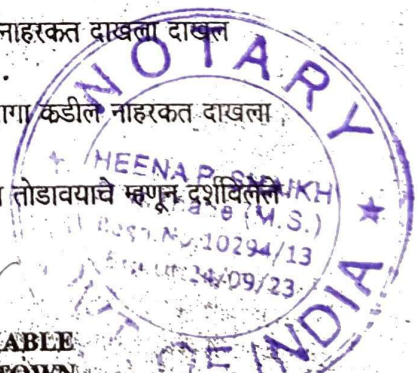
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / 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.
- ५) काम सुरू करणे पूर्वी मुखडावर सविस्तर माहिती फॉर्म लावणे आवश्यक व अंतिम वापर परवाना पर्यंत कायम ठेवणे आवश्यक.
- ६) सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- ७) सी. एन. पूर्वी ड्रेनेज विभागाकडील स्टॉर्म वॉटर ड्रेन बाबत मंजूर नकाशासह नाहरकत दाखला दाखल करणे आवश्यक व त्यानुसार जोत्यापूर्वी जागेवर कार्यवाही करणे आवश्यक.
- ८) सी. एन पूर्वी इमारत क्र. सी २ व डी १ या इमारती करीता अग्निशमन विभागा कडील नाहरकत दाखला सादर करणे आवश्यक.
- ९) सी. एन पूर्वी जागेवरील ६०.०० मी. रस्त्याने बाधित अस्तित्वातील तोडावयाचे म्हणून दर्शविलेले बांधकाम तोडणे आवश्यक राहिल.

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

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.



ट न न - ५

दस्त क्र १६२०९/२०१९

६२/१११

१०) सी. एन. पूर्वी प्रस्तावीत ESR ची कॅपॅसिटी बाबत पाणी पुरवठा विभागाकडील मान्यता घेणे आवश्यक राहिल व त्यानुसार प्रस्तावीत करणे आवश्यक.

११) सी. एन. पूर्वी H.T. Line बाबत MSEB (महावितरण) विभागाकडील नाहरकत सादर करणे आवश्यक.

१२) सी. एन. पूर्वी वृक्ष व पाणी विभागाकडील नाहरकत दाखले दाखल करणे आवश्यक.

१३) जोत्यापूर्वी पोट विभागणी नुसार T.I.L.R विभागाकडील हद्द कायम पोटविभागणी मोजणी नकाशा व त्यानुसार स्वतंत्र ७/१२ उतारे दाखल करणे आवश्यक.

१४) जोत्यापूर्वी उपरोक्त भुखंडाचा अकृषिक दाखला सादर करणे आवश्यक राहिल.

१५) जोत्यापूर्वी व वापर परवानापूर्वी आर. सी. सी. तज्ञांकडील स्ट्रक्चरल स्टेबीलीटी प्रमाणपत्र दाखल करणे आवश्यक.

१६) जोत्यापूर्वी भुखंडाचे हद्दीवर मोजणी नकाशानुसार कुंपण भिंत बांधणे आवश्यक राहिल.

१७) जोत्यापूर्वी रस्त्याखालील क्षेत्र व सुविधा भुखंडाखालील क्षेत्र ठा. म. पा. चे नावे ७/१२ उता-यावर करून घ्यावे ७/१२ उतारा सादर करणे आवश्यक.

१८) भुखंडाचे हद्दीबाबत, मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी मालक / विक्राताची राहिल व ठा. म. पा. त्यास जबाबदार राहणार नाही.

१९) बांधकामास ठा. म. पा. पाणीपुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पूरविण्यात येईल.

२०) वापर परवान्यापूर्वी रेन वॉटर हारवेस्टिंग व सोलार सिस्टीम कार्यान्वीत करणे आवश्यक.

२१) वापर परवान्यापूर्वी बाधित Electric H.T. Line Underground करणे आवश्यक राहिल.

२२) वापर परवान्यापूर्वी इमारत क्र. सी २ व डी १ या इमारतीकरीता अग्निशमन विभागाकडील अंतिम नाहरकत दाखला सादर करणे आवश्यक.

२३) वापर परवाना पूर्वी वृक्ष, पाणी व ड्रेनेज विभागा कडील अंतिम नाहरकत दाखला सादर करणे आवश्यक.

२४) सा. बां. विभागाच्या मुंबई - पुणे ६०.०० मी रुंदीच्या रस्त्याखालील क्षेत्रा बाबत संबंधित विभागाचा मोबदला घेतला नसलेबाबत नाहरकत दाखला सादर केल्यानंतर सदर क्षेत्राचा भुनिर्देशांक देण्यात येईल.

२५) प्रस्तावीत भुखंडावरील अस्तित्वातील विहीर संपुर्ण बंद करता येणार नाही.

२६) नियमानुसार आवश्यक लग्न शुल्कांचा भरणा करणे आवश्यक राहिल.

२७) २०,००० चॅमी वरील बांधकाम प्रस्ताव करणाऱ्या (MOEF) परीक्षण विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहिल.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक न्याय परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु ५०००/- दंड होऊ शकतो."



[Signature]
कार्यकारी अभियंता

शहर विकास विभाग
Municipal Corporation of
the City of Thane.



ट न न - ५

दस्तावेज क्र. १६२०९ / २०१९

६३ / १११

क्र.महसूल/क-१/टे-१/एनएपी/मौजे शिळ/ता.मौजे शिळ/जिल्हाधिकारी कार्यालय ठाणे

दिनांक

18 JAN 2013

घाचले :-

१. मे.भारत इफ्रास्ट्रक्चर तर्फे अतुल आंबालाल बारोट रा.शिळ तालुका व जिल्हा ठाणे यांचा दिनांक १४/०८/२०१२ रोजीचा अर्ज
२. दिनांक २३/११/२०१२ रोजीच्या दैनिक 'ठाणे वैभव' व 'नवशक्ती' च्या अंकातील जाहिरनामा
३. युएलसी निरसन कायद्यांतर्गत शासन निर्णय दिनांक ०१/०३/२००८ अन्वये विहित नमुन्यातील शपथपत्र व बंधपत्र दिनांक १३/१२/२०१२
४. ठाणे महानगरपालिका यांचेकडील पत्र क्र. नं.व्ही.वी. एस-०११/००४२/१२/ टीएमसी/ टीडीडी/ टिपीएस/०६३४/१२, दिनांक १०/०७/२०१२
५. अर्जदार यांनी सादर केलेले दिनांक १४/१२/२०१२ रोजीचे नोंदरी हमीपत्र कम प्रतिज्ञापत्र
६. तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल पत्र क्र. महसूल/क-१/टे-२/जमिनवाच/ एसआर-, दिनांक २०/११/२०१२
७. १) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टीडी/टे-५/भू.सं.दा/ कावि-/ एसआर-८६५७/१२, दिनांक ०३/१२/२०१२, २) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर ठाणे- ३ यांचेकडील क्र भूसं/मै.सं.३/एसआर-१२३९, दिनांक २७/११/२०१२, ३) उपजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प यांचेकडील क्र भूसंपादन/टे.नं.२/सी-९७९, दिनांक २७/०९/२०१२, ४) उपजिल्हाधिकारी भूसंपादन लघु पाटबंधारे ३ रा मजला यांचेकडील क्र भूसं/लपा/टे-२/एसआर-३११४, दिनांक २७/११/२०१२ ५) भूमि संपादन विशेष अधिकाऱ्यांनी (विशेष घटक), ठाणे यांचेकडील जा.क्र.भसंविदा/नाहदा/२०२३, दिनांक २२/११/२०१२ ६) उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ५ वा मजला यांचेकडील क्र भूसंपादन/ एसआर/वशि-४००८, दिनांक २७/११/२०१२

आदेश :

मे.भारत इफ्रास्ट्रक्चर तर्फे अतुल आंबालाल बारोट रा.शिळ तालुका व जिल्हा ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे शिळ येथील जमीन स.नं. ६७/२अ, ३अ, ३ब क्षेत्र ६१,२००-०० चौ.मी. पैकी ३०,६००-०० चौ.मी. एवढ्या जागेचा रहिवास व वाणिज्य या बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दिनांक २३/११/२०१२ रोजीच्या दैनिक 'ठाणे वैभव' व 'नवशक्ती' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार यांच्या कार्याकडे प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करत जिल्हाधिकारी याद्वारे मे.भारत इफ्रास्ट्रक्चर आणि इंजिनिअरींग प्रा.लि. तर्फे श्री.अतुल आंबालाल बारोट यांना ठाणे तालुक्यातील मौजे- शिळ, येथील स.नं. ६७/२अ, ३अ, ३ब क्षेत्र ३०,६००-०० चौ.मी. क्षेत्रापैकी २१०३४-३७ चौ.मी. रहिवास व ४४०-४५ चौ.मी. वाणिज्य या बिगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून महानगरपालिकेकडील मंजूर एकत्रित बांधकाम आराखडयानुसार प्वालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. ६०-०० मी. मुंबई-पुणे रोड

२. ४०-०० मी. डि पी रोड

३. ४०-०० मी. डि पी रोड

६६४-५१

२८९१-

४५०-



Annexure 'D'

ANTILAL UNDERKAT & CO.
ADVOCATES & SOLICITORS

Underkat

UNADKAT TERRACE, 1ST FLOOR,
27, ANJU SHOPPING CENTRE,
TILAK ROAD, SANTACRUZ (W),
MUMBAI 400 054.

TEL. : 2805 2459 / 2805 2463
FAX : 2805 4009
E-mail: kantilal_underkat@rediffmail.com

No. _____

TITLE CERTIFICATE

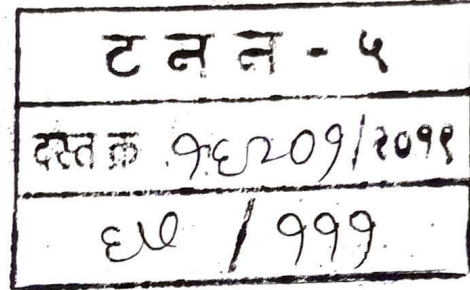
Date _____

KGU/NCA-427/ 97 /2012

16th April, 2012

Bharat Infrastructure & Engineering Ltd.
601, Shree Amba Shanti Chambers,
Opp. Hotel Leela,
Andheri-Kurla Road
Andheri (East),
Mumbai - 400 059.

Attn: Mr. Atul Barot



Dear Sirs,

Re: All those pieces or parcels of agricultural land or ground, hereditaments and premises admeasuring about 31,156 sq. metres i.e. 7 acres and 28 gunthas out of total 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. metres or thereabouts more particularly described as Plot A in the Plan showing the Property bearing Survey No. 67 situate in the Village of Sheel, Taluka and District Thane, Registration District and Sub-District Thane formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane but now in the Thane Municipal Corporation and more particularly described in the Schedule hereunder written.

1. In the above matter we have investigated the title of the abovementioned property.
2. As per your instructions given we have issued Public Notice in the daily edition of (1) Free Press Journal (English) dated 19th March, 2012 (2) Navshakti (Marathi) dated 19th March, 2012 AND (3) Janmabhoomi (Gujarati) dated 19th March, 2012 inviting claims from general public in respect of the above property, more particularly described in the Schedule hereunder written.

CA

FORT OFFICE :

84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 004

Correspondence, Communication, Services only at Santacruz Office



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दस्त क्र 98209 / 2098
48 / 999

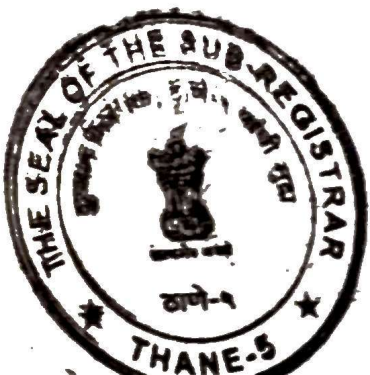
13. We have perused the Search Report dated 4th April, 2012 taken by our Search Clerk Shri S. D. Jadhav from the Offices of the Sub-Registrars at Offices of Sub-Registrar at Thane (1, 2 and 5), from 1971 to 2012, Mumbai from 1981 to 2012 respectively and in the Office of Talathi of Sheel-Village at Sheel and from such Searches we find that on the basis of more than two Conveyance Deeds he has stated that the abovementioned properties the present holders being you and Another (each having 50% share out of total area) are the Owners of the properties in question. No other documents other than those mentioned in his search notes are traced or found during the course of his abovementioned search period.



He has put the following Note while taking Search by him:-
Note:-

- 1) The said Computerised Index Books No. II of Sheel-Village are not made available for taking Search after 1st day of January, 2012 till date.
- 2) The record of the said Sheel-Village is either partly or completely in torned condition as shown below:-

- 1) At Thane S.R. Office : 1971 to 1973, 1976 to 1981, 1984, 1986 to 2000 and 2001 and 2002.
- 2) At Mumbai S.R. Office : 1981, 1983 to 1986, 1989, 1990 to 1995 and from 1998 to 2002.



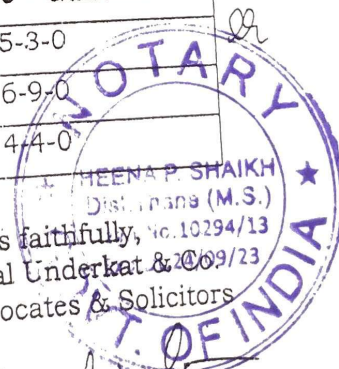
14. In the premises in our view on the basis of the documents, Power of Attorney the title of the said property in your favour is clear, marketable and free from all encumbrances and reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO:-

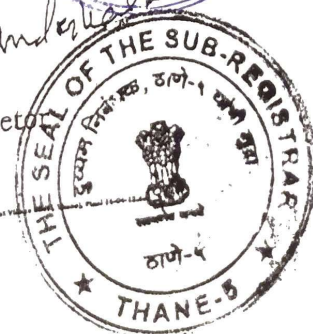
All those pieces or parcels of agricultural land or ground, hereditaments and premises admeasuring about 31,156 sq. metres i.e. 7 acres and 28 gunthas out of total 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. metres or thereabouts more particularly described as Plot B in the Plan showing the Property bearing Survey No. 67 situate in the Village of Sheel, Taluka and District Thane, Registration District and Sub-District Thane formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane but now in the Thane Municipal Corporation and bearing the following descriptions:-

Survey No.	Hissa No.	Area Acre - Gunthas
67	2A	5-3-0
67	3A	6-9-0
67	3B	4-4-0

Yours faithfully,
For M/s. Kantil Underkat & Co
Advocates & Solicitors



Proprietor



Annexure 'D'

1 - 4
20/09/2017
1000 / 999

D. Y. WANI & CO

Advocates & legal Consultants

Offices

E mails

adv.wani@gmail.com

dy.wani@yahoo.com

1-254, Dreams, The Mall,

1 B S Marg,

Bhandup (West)

Mumbai - 400 078

September 12, 2017

State Executive Centre
1st Floor, 1st Floor
1st Floor, Market Road
1st Floor, Market Road
1st Floor, Market Road

Manager
1st Floor, Market Road
1st Floor, Market Road

Legal Scrutiny Report in respect of Property owned by

M/s Bharat Infrastructure & Engineering Private Limited (formerly known as M/s Bharat Constructions).

about 7 acres and 28 gunthas, situated at undivided Survey No 67 out of (1) Survey No. 67 Hissa No. 2 - 5 Acres and 3 Gunthas (2) 1 Survey No.67 Hissa No. 3A , 6 Acres and 9 Gunthas (3) Survey No.67 Hissa No. 3B - 4 Acres and 4 Gunthas (total 15 acres and 16 gunthas)

In reference to your letter, I submit my Legal Scrutiny Report as hereunder:

1. Name and address of the Mortgagor / title holder.

M/s Bharat Infrastructure & Engineering Private Limited (formerly known as M/s Bharat Constructions)



2. Details / description of the documents scrutinised

1. Agreement dated 22/03/2003, between (1) M/s Atlanta Infrastructure Co. (India) Private Limited (2) M/s Bharat Construction AND Smt. Sarojini Gopinath Menon

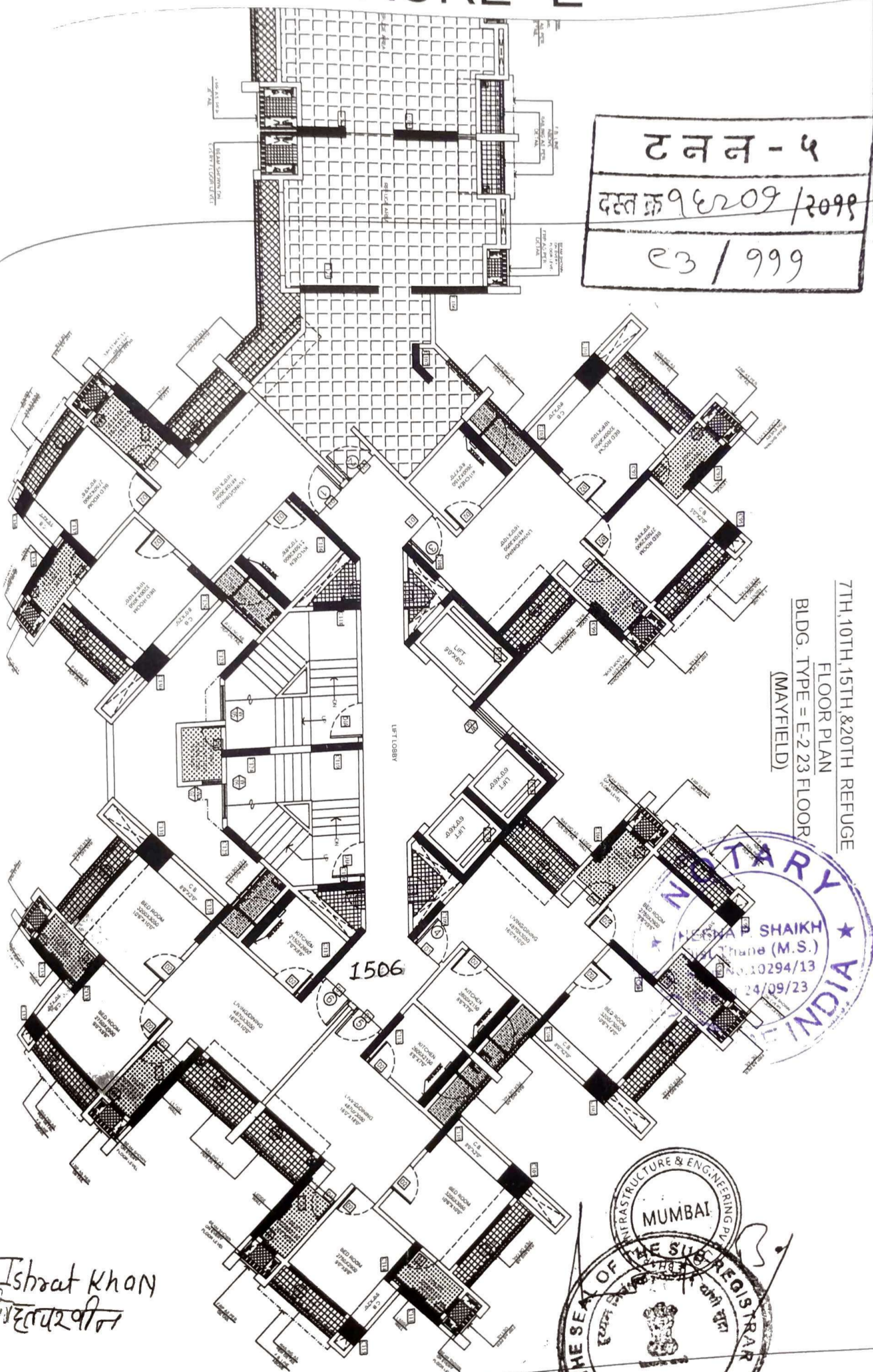
2. Deed of Confirmation dated 16/09/2003 executed between Smt. Sarojini Gopinath Menon AND (1) M/s Atlanta Infrastructure Limited (formerly known as M/s Atlanta Construction Co. (India) Private Limited (2) M/s Bharat Infrastructure & Engineering Private Limited (formerly known as M/s Bharat Constructions) The said Deed of Confirmation is registered alongwith Agreement dated 22/03/2003 under Serial No TNN-2/4340/2003

3. Deed of Conveyance dated 16/09/2003, between Smt. Sarojini Gopinath Menon AND (1) M/s Atlanta Infrastructure Limited (formerly known as M/s Atlanta Construction Co. (India) Private Limited, The said Deed of Conveyance is registered on 16/09/2003 under Serial No TNN-2/ 04341, 2003.

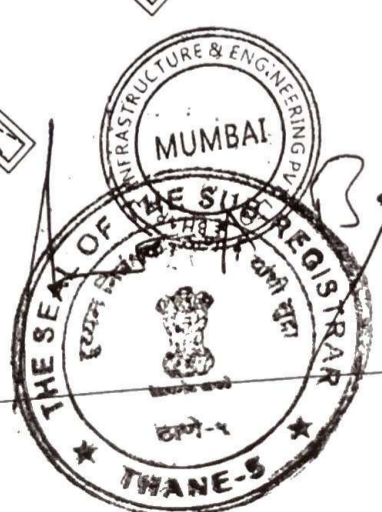
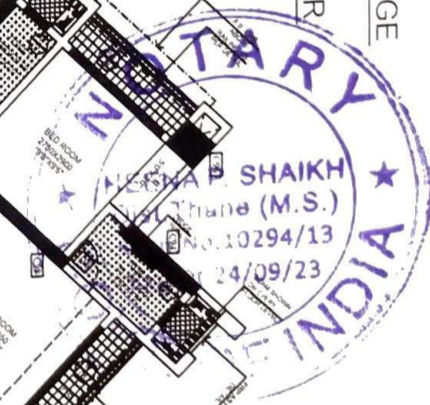
4. Deed of Conveyance dated 16/09/2003, between Smt. Sarojini Gopinath Menon AND to M/s Bharat Infrastructure & Engineering Private Limited (formerly known as M/s Bharat Constructions) The said Deed of Conveyance is registered on 16/09/2003 under Serial No TNN-2/ 04342/2003

ANNEXURE "E"

टनन - ५
 दस्त क्र १६२०९ / २०१९
 ९३ / १११



7TH, 10TH, 15TH & 20TH REFUGE
 FLOOR PLAN
 BLDG. TYPE = E-2 23 FLOOR
 (MAYFIELD)



Ishrat Khan
 इशरत खान



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

ट न न - ५

दस्त क्र १६२०९ / २०१९

एल / १११

This registration is granted under section 5 of the Act to the following project under project registration number :
1700015290

Project: **Bharat Ecovistas Phase Iii**, Plot Bearing / CTS / Survey / Final Plot No.: **67/2/P, 67/3A, Sub Plot B at Thane (MahaRERA), Thane, Thane, 400616;**

1. **Bharat Infrastructure & Engineering Private Limited** having its registered office / principal place of business at
Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400053**.

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

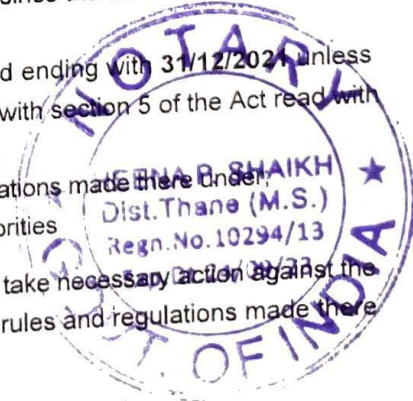
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation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

OR

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

- The Registration shall be valid for a period commencing from **15/02/2018** and ending with **31/12/2021**, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 4/1/2018 9:55:56 PM

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



Dated: **15/02/2018**
Place: **Mumbai**



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

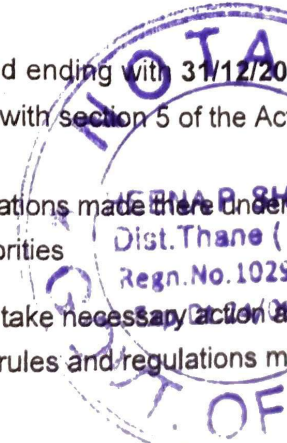
[See rule 6(a)]

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दस्त क्र १६२०
ell /

This registration is granted under section 5 of the Act to the following project under project registration number P51700015290

Project: **Bharat Ecovistas Phase Iii**, Plot Bearing / CTS / Survey / Final Plot No.: 67/2/P, 67/3A, Sub Plot B at Thane (Corp.), Thane, Thane, 400616;

1. **Bharat Infrastructure & Engineering Private Limited** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400053**.
 2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the associate allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Registration of Real Estate Agents of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realisation of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from 15/02/2018 and ending with 31/12/2018, to be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - ◊ That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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(वि. वि. समुदाय क्र. १) (Fin. R. Form No. 1)

मूल प्रत
ORIGINAL COPY

DELIVERED

सं. ११३ मं.
Gen 113 inc.

(अंतरालक्षणीय)
NON TRANSFERABLE

शासनास्य फेलेल्या प्रवागाची पात्रणी
RECEIPT FOR PAYMENT TO GOVERNMENT

६२४

ठिकाण/Place..... ठाणे..... दिनांक/Date..... २८/५/२०१२

मे भारत इन्फ्रास्ट्रक्चर एंड इंजिनिअरिंग लिमिटेड वॉल
Received from.....

रु. १००/-..... (रुपये/Rupees) अंश ५ रुपय अंश

on account of..... सुरकुचवली रुपा
याकरिता मिळाले.

रोखणचा वा लेखापाल
Cashier or Accountant.

(सही/Signature)

सह दुय्यम निबंधक, ठाणे क्र. ५

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दस्त क्र १६२०९/२०११
१०९/१११

उमट गुद्रांक प्रॅकिंग आउद्रा व्हायलेट लॅम्प
खाली/स्थापने व एस.एम.एस./संज्ञित
प्राधिकृत अधिकार्याशी दुरध्वनी करून
संपर्क साधून मेळ करीनर आढळुन आला

सह/दुय्यम निबंधक, ठाणे क्र.५
जिल्हा-ठाणे

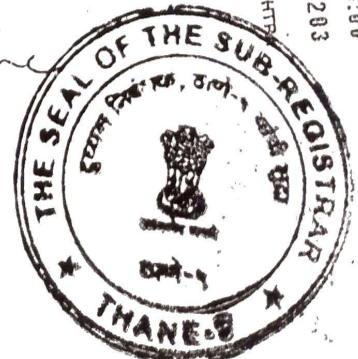
Authentic Signature

GENERAL POWER OF ATTORNEY

TO ALL to whom these presents shall come, We, M/S. BHARAT INFRASTRUCTURE & ENGINEERING LTD., through its Director Mr. Atul A. Bajot, an adult Indian Inhabitant having its office at 601, Shree Amba Shanti Chambers, Opp. Hotel Leela, Off. Church Road, Andheri - Kurla Road, Andheri (East), Mumbai - 400 059, SEND GREETINGS.

AND WHEREAS we are required as such Director to sign various document viz. Agreement for sale of Flats/Shops, Affidavits, Declarations, confirmations, Indemnity, Uncertakings, Release Deed and other Deeds of Conveyance and Deeds of Assignments etc.

AND WHEREAS our company being Developers/Builders we have entered into various Agreement required by Thane Municipal Corporation.



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दस्त क्र १६२०१ / २०१९

१०५ / १११

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री. हेमंत कोल्हटकर या द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे-५ यांचे कार्यालयात अॅग्रीमेंट फॉर सेल या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अतुल बारोट हे भारत इन्फ्रा. अँड इंजिनियरिंग प्रा. लि. चे संचालक यांनी दिनांक १८-०५-२०१२ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबूलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण : ठाणे

दिनांक : - -



हेमंत कोल्हटकर

कुलमुखत्यारपत्राचे घोषणापत्र लिहून देणार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NATIKI KHAN
ISHRAT YAKUB KHAN
21/08/1989

Permanent Account Number
BJJPK3723M

Natik Khan
Signature

Self Attested

Natik Khan

ट न न - ५
दस्त क्र १६२०९ / २०१९
१०५ / १११

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABDUL QUDUS SAJJAD KHAN
SAJJAN HADIMAR KHAN
01/01/1986

Permanent Account Number
AJJPK7673G

Abdumaudlus

Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ISHRAT YAQUB KHAN
YAQUB MAHMOOD ALI KHAN
01/05/1957

Permanent Account Number
AJKPK7735M

Ishrat Khan
Signature

Ishrat Khan



Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIGATPARWIN KHAN
BACHAN KHAN
01/03/1966

Permanent Account Number

Nigatparwin Khan

AGEMENT LETTER

AN - HL FOR INDIVIDUALS

Santosh

To

1) Mr. Santosh Maruti P
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