



सूची क्र.2

दुयम विधयक : महं इ.नि.पत्रवेन 2

दरत क्रमांक : 6896/2023

नोंदणी :

Regn:63m

04/05/2023

याबाबे माब : वढाळ

(1) विवभावा प्रकार	कारणात
(2) नोंदवना	0
(3) याबाबत (यादेपट्टावणा बाबत) विवभावात कारणात	38296875
(4) यु-मपान, नोंदविना व याबाबत (यु-मपान)	1) पानिकेचे माब-रायगड इतर बाबत ; इतर माहिती: प्लॉट क्र.2, सेक्टर-26-ए, पुणव, वडाळ, ता.पत्रवेन, वि.रायगड, क्षेत्र 6450 चौ.मी, पक्षी 50 % अधिकतम विस्तार म्हणजेच 3225 चौ.मी (इतर दरम विषयीचे कारणात माबे) (Plot Number : 2 ; SECTOR NUMBER : 26-A ;)
(5) क्षेत्राळ	1) 3225 चौ.मी इतर
(6) याबाबत विवा गृही देण्यात आलेले क्षेत्र.	
(7) यदादेपट्टाव करत देणा-मा/विहित देवणा-मा यदादेपट्टावें माब किंवा विवाणी-मायानयणा हुकुमनामा किंवा आदेश कसल्यास, प्रतिवादिचे माब व पना.	<p>1): माब-पुणवणी पड्डे वरात -- वर-48, पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: मज्जाण, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-AGLPG2811N</p> <p>2): माब-पड्डे वरात वरात -- वर-56, पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: मज्जाण, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-AEGPG4718M</p> <p>3): माब-मज्जाण वरात वरात -- वर-81; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: मज्जाण, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-ABKPB83136F</p> <p>4): माब-पुणव वरात वरात -- वर-30; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: मज्जाण, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-BHCPC4928B</p> <p>5): माब-पुणव वरात वरात -- वर-88; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: मज्जाण, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-AGLPG2972L</p> <p>6): माब-मायना देणार . विवणी वि.प्लॉट -- वर-50; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: श्री.बी.टी.वेणार, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-4100614 पत्र नं.-AACCC3303K</p> <p>7): माब-पे. श्रीमदानी इतरबाबत वर वरात विवणी मायना देणार -- वर-37; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: श्री-२०२, देवडा टॉवर, प्लॉट क्र.1, सेक्टर ०८, उरवे, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-ADCF52196C</p> <p>8): माब-पे. श्रीमदानी इतरबाबत वर वरात विवणी मायना देणार -- वर-33; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: श्री-२०२, देवडा टॉवर, प्लॉट क्र.1, सेक्टर ०८, उरवे, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-ADCF52196C</p> <p>9): माब-पे. श्रीमदानी इतरबाबत वर वरात विवणी मायना देणार -- वर-37; पना-प्लॉट नं.-, माळा नं.-, इमारतीचे माब: श्री-२०२, देवडा टॉवर, प्लॉट क्र.1, सेक्टर ०८, उरवे, ता.पत्रवेन, वि.रायगड, प्लॉट नं.-, रोड नं.-, मज्जाण, प्लॉट नं. (०), वि.कोड-410206 पत्र नं.-ADCF52196C</p>
(9) यदादेपट्टाव करत विवभावा विवणी	13/04/2023
(10) दरत नोंदणी केवणावा विवणी	02/05/2023
(11) अनुक्रमांक, वर व पुण	6896/2023
(12) याबाबत याबाबत नोंदणी गुण	1916000
(13) याबाबत याबाबत नोंदणी गुण	30000
(14) नोंद	

पुणवनामागडी विवरात वेगवेगळी नोंदणी:-

मुद्रांक गुणक आकारात विवरात अनुक्रमांक :-

(ii) Within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

महं दुयम विवयक वर-२
(पत्रवेन -२)

Valuation ID : 202304208225		मूल्यांकन प्रकार (शादीय क्षेत्र-शुद्धी वर्गीकृत)	
		30 April 2023,07:08:40 PM	
		पृष्ठ 02	
मूल्यांकनार्थी वर्ष :	2023		
वित्तवर्ष :	१	राजराज	
प्रांत/क्षेत्र :		पुणे	
मालिकानाचे नाव :		राजराज	
क्षेत्राचे नाव :		Rural	
विभागाचे नाव :	१		
मूल्यदर		Rs.4750 /-	
मिळवणीचा प्रकार	शुद्धी		
वर्गीकरण प्रस्तावित करार	विनाशेदी वर्गीकृत/मुक्त		
वर्गीकरण दर	Rs.4750 /-		
मिळवणीचे क्षेत्र	3225 चौ. मीटर	Lajpura Plot	
सोबतभाषणाचे प्रकार	चौ. मीटर		
Zone Change Primary Notification: No			
Rules Applicable	23 अ		
<p>1. 3225 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरदर 100 % मूल्य दर =4750 /-</p> <p>3225 चौ. मीटर क्षेत्रासाठी मूल्य = 3225 * 4750</p> <p>= 15318750/-</p>			
<p>वर्गीकरणे एकत्रित अतिरिक्त मूल्य = मिळवणीचे क्षेत्र (1) मूल्य + मिळवणीचे क्षेत्र (2) मूल्य</p> <p>=15318750 + 0</p> <p>= Rs.15318750/-</p> <p>750% =</p> <p>= ₹ एक करोड तेव्हा लाख आठरा हजार सात सौ पचास /-</p>			

राजराज निदेशक वर्ग-१
(पदावत-१)

प व ल - १
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१ / ८५



CHALLAN
MTR Form Number-6



GRN	MH000050836202324E	BARCODE			Date	13/04/2023-14:36:45	Form ID	36
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
Office Name	P.N.U.J. PANVEL J JOINT SUB REGISTRAR	PAN No. (If Applicable)	ACDF5216BC					
Location	RAIGAD	Full Name	SHREENATHJI ENTERPRISES					
Year	2023-2024 One Time	Flat/Block No.	PLOT NO.02 SECTOR NO.26A.					
Account Head Details	Amount In Rs.	Premises/Bldg:						
0030046401 Stamp Duty	1916000.00	Road/Street	NODE PUSHPAK (VANTAJ)					
00390063301 Registration Fee	30000.00	Area/Locality	TAL. PANVEL DIST. RAIGAD					
		Town/City/District						
		PIN	4 1 0 2 0 6					
		Remarks (if Any)	PAN:-AGLPG281TN-SecondPart/Name-SHUBHANGI MAHENDRA GHARAT AND OTHERS-					
Total	1946000.00	Amount In Words	Amount In Nineteen Lakhs Three Thousand Six Hundred Only 3 / 100					
Payment Details		FOR USE IN RECEIVING BANK						
Cheque/DD Details		BANK CIN	Ref No	9910332302303633REDDI/2852NRBNS04				
Name of Bank		BANK DATE	RBI DATE	13/04/2023				
Name of Branch		Bank-Branch	Serial No.	Date				



Validity UNKNOWN



Sr. No.	Debitment No.	Debitment Date	Used/d	Debitment Amount
1	(IS)-353-8695	20/04/2023-19:22:36	KGR147	30000.00
2	(IS)-353-8696	20/04/2023-19:22:36	KGR147	1916000.00
Total Debitment Amount				19,46,000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 3004202315295 Date 20/04/2023

Received from -, Mobile number 91000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R, Parvel 3 of the District Raigadh.

Payment Details

Bank Name	IBKL	Date	20/04/2023
Bank CIN	10004152023042013810	REF No.	2830035776

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

पदना - २
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D Document **H** Handling **C** Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2004202315295 Receipt Date 03/05/2023

Received from - Mobile number 9100000000, an amount of Rs.900/- towards Document Handling Charges for the Document to be registered on Document No. 6896 dated 20/04/2023 at the Sub Registrar office Joint S.R. Parvel 2 of the District Raigarh.



Payment Details

Bank Name	IBKL	Payment Date	20/04/2023
Bank CIN	10004152023042013810	REF No.	2830035776
Deface No	2004202315295D	Deface Date	20/04/2023

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

911-9
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महाराष्ट्र MAHARASHTRA

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13 APR 2023

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पु.व.नं. १३१/२०२३

श्रीरत्नाथ एंटरप्रायिजेस
CIDCO Shastriji

₹ 298/-

Chief Land & Survey Officer (Land Acquisition)
CIDCO Ltd., CIDCO Bhavan
CBD-Belapur, Navi Mumbai



This Agreement is made and entered into at CBD, Belapur, Navi Mumbai, on this day 13 day of APRIL, 2023 between Shree Nathji Enterprises and Industrial Development Corporation of Maharashtra limited. A Company incorporated under the Company act, 1956 having its Registered office at Nirmal Bhavan, 2nd floor, Nairman Point, Mumbai-400021, (hereinafter referred to as "The Corporation" or as "The Vendor" which expression shall, where the context so admits, be deemed to include its successor or successors and assignees or assignees) of the **FIRST PART.**

SHREE NATHJI ENTERPRISES

Signature

PARTNER

FOR GEETANJALI SPACE PVT. LTD.

Signature
Director

- 1) Shastriji
- 2) Deshpande
- 3) Nigohi
- 4) Vaidhyanathan
- 5) Ghule

पत्र - २	
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AND

- 1 SHUBHANGI MAHENDRA GHARAT.
- 2 MAHENDRA TUKARAM GHARAT.
- 3 MANOHAR GAJANAN BHOIR.
- 4 KUNAL MAHENDRA GHARAT.
- 5 GULAB TUKARM GHARAT.

All adult, Indian inhabitant Residing at, At- Gavhan, Dist. Raigad, Pin-410206. (hereinafter referred as "The Original Licensee" which expression shall, where the context so admits, be deemed to include his/her heirs, executors, administrators and representatives) of the second part.

AND



M/s. SHREENATHJI ENTERPRISES Through its Partners 1) NITIN BABUBHAI GAJJIPARA 2) PRASHANT BABUBHAI GAJJIPARA AND M/S. GEETANJALI SPACE PVT. LTD. Through its Director NITIN BABUBHAI GAJJIPARA, carrying on business in partnership at having its registered office at- C-303, DELTA TOWER, PLOT NO 1 SECTOR 08 ULWE NAVI MUMBAI, here in after referred to as "THE NEW LICENSEES" (which expression shall where the context so admits, be deemed to include the partner /partners for the time being of the said firm, the survivor/survivors of them, the heirs, executors, administrators of the last surviving partner and/or his/her/their assigns) of the THIRD PART.

Whereas

a.) By an Agreement to Lease executed by and between the Corporation and the Original Licensee at CBD Belapur, on 12/05/2021 and duly registered at the Sub-Registrar's office at Panvel - 4 under Doc. No. 5505-2021 on dated 17/05/2021 vide receipt no. 5961 (hereinafter referred to as "the said Agreement"), the Corporation agreed to grant Fifty Percent (50%) lease of Plot No. 2, situated in Sector No. 26A Node - Pushpak (Vahal), admeasuring 6450.00 sq.mtr. (here in after referred to as the "Said Plot") to the Original Licensee under the scheme promulgated by the State Government vide Resolutions of urban Development

- 1) Shreegopal
- 2) Nishant
- 3) Nishant
- 4) Nishant
- 5) Shubang

SHREE NATHJI ENTERPRISES


 PARTNER

 Director

Chief Land & Survey Officer (Land Acquisition)
 Cidco Ltd., CIDCO Bhavan,
 CBD-Belapur, Navi Mumbai - 400 614.

Department No. CID-1812/CR-274/UD-10 dated 1st March, 2014 & State Government Resolution No. CID-33177/1295/C.R.-184/NAVI-10 Dated 28/02/2018. (Popularly known as "22.5% scheme") / under the scheme promulgated by the state government vide Resolution of Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May, 2014 for resettlement of the Original Licensee whose land was required for the development of proposed Navi Mumbai Project & Allied Activities by CIDCO on the terms and conditions more particularly specified in the said Agreement.

Transfer Conditions more	
3105	2023

AND WHEREAS the Corporation has granted Transfer NOC No. CIDCO/LAND ACQUI/2021/18000112230 dated 09.09.2021 for transfer 50% area of total Plot area 6450.1 e. 3225 sq.mtr. In this original Licensee SHUBHANGI MAHENDRA GHARAT, MAHENDRA TUKARAM GHARAT, MANOHAR GAJANAN BHOIR, KUNAL MAHENDRA GHARAT, MANAB TUKARM GHARAT had transfer their 50% share to New Licensee, M/S. SHREENANDEVI ENTERPRISES Through its Partners (1585 Sq.mtr) & BALAJI CORPORATION through Partners (1640 Sq.Mtr). The said documents has registered with Registrar No. P.W. 2-127/2021 date 18.09.2021.



b.) The original Licensee has paid to the Corporation lease premium of Rs. (Rupees one only) and Lease Rent of Rs. 60/- (Rupees Sixty Only) and the Corporation has delivered the possession of the said Plot to the Original Licensee(s) in pursuance of the said Agreement

c.) The Original Licensee has expressed his intent to transfer and /or assign his rights, interests and benefits over Plot No. 2 situated in Sector No. 26A Node Pushpak (Vahaj), admeasuring 6450.00 sq.mtrs. [Alternatively "said Plot" can be used] and accordingly requested the Corporation to grant him permission for such 50% (3225 Sq. Mtr) transfer and / or assignment in respect of the said Plot, to the "New Licensee" in accordance with the terms and conditions of the said agreement and other terms and conditions as prescribed by the Corporation.

d.) The Original Licensee has paid the necessary transfer charges as determined by the Corporation and has duly complied with all other terms and conditions imposed by the Corporation with respect to such transfer / assignment from time to time.

- 1) Shubhanga
- 2) Manohar
- 3) Kunjal
- 4) Manab
- 5) Chandra

SHREE NATHJI ENTERPRISES



PARTNER
 For GEETANJALI SPACE PVT. LTD.

 Director

Chief Land & Survey Officer (Land Acquisition)
 Cidco Ltd., CIDCO Bhavan,
 CBD-Belapur, New Mumbai - 400 614.

e.) The New Licensee has paid in full to the Corporation charges for Infrastructure development, water resource development, Power Supply Infrastructure Development and other amounts as determined by the Corporation.

f.) Pursuant to such request for transfer / assignment, the Corporation has agreed to grant permission to the Original Licensee on the terms and conditions appearing hereunder.

Now this agreement witnessed and it is Hereby Agreed by and Between the Parties hereto as Follows:

पत्रांक - ३	प्राप्त
दिनांक १०/०२/२३	

1) The Pronouns used herein shall include, where appropriate, either gender, either a natural person or artificial entity or both, in singular and plural, as the case may be.

2) No indulgence, waiver, election or Non-election by the Corporation under the Agreement shall affect the Original Licensee's or New Licensee's duties and liabilities hereunder.



3) Pursuant to the 'said Agreement' and it consideration of the permission granted as mentioned hereinabove, the Corporation shall grant lease of over Plot No. 02, situated in Sector No. 26, Pushpak (Vahal), admeasuring 6450.00 sq.mtrs. [Alternatively "said Plot" can be used] and accordingly requested the Corporation to grant him permission for such 50% (3225 Sq. Mtr). area to the New Licensee.

4) The New Licensee shall be substituted for the Original Licensee in the said Agreement and shall have 50% (3225 Sq. Mtr) rights, obligations, liabilities benefits and equities as more particularly defined in the said Agreement.

5) The Original Licensee relinquished and releases 50% (3225 Sq. Mtr) rights, title, benefits, interests, claim or demands whatsoever flowing from the said Agreement and discharges the Corporation from all obligations and liabilities required to be performed by the Corporation under the 'said Agreement'.

6) Both the Original Licensee and the New Licensee Indemnify the Corporation against any loss or damage that may be caused to the Corporation consequent to the Present Agreement or by virtue of granting permission to transfer the said plot as mentioned hereinabove.

SHREE NATHJI ENTERPRISES

Shree Nathji Enterprises

Shree Nathji Enterprises

Shree Nathji Enterprises

PARTNER For GEETANJALI SPACE PVT. LTD.

Shree Nathji Enterprises

Shree Nathji Enterprises

Shree Nathji Enterprises

Director

Shree Nathji Enterprises

Chief Land & Survey Officer (Land Acquisition)
CIDCO Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

- 7) The Stamp Duty payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.
- 8) In case of a civil suit if any pending on the said plot and to which the Corporation is a party, this Agreement is subject to and bound any order passed in such suit, 90/84
- 9) The parties hereby agree that this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- 10) If any provision of this Agreement or the application thereof shall for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
- In witness where of the parties hereto set their respective hands and seal on the day and the year first hereinabove written.





SCHEDULE

That piece of land known as Plot Nos. 2 in Sector No.26A of Node Pushpak (Vahall) containing by admeasurements 3225.00Sq.Mtr (50% of 6450.0000 Sq mtrs) or thereabouts and bounded as follows that is to say

- On or towards the North by : Plot No. 1
On or towards the South by : 20 Mtr Wide Road
On or towards the East by : 11 Mtr Wide Road
On or towards the West by : Plot No. 3

Signed sealed and delivered by)
And on behalf of the Corporation)
City and Industrial Development)
Corporation of Maharashtra Limited in
the presence of

Chief Land & Survey Officer (Land Acquisition)
CIDCO Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

- 1) Shri. Subhash Rastode 
2) Shri. Anand Deshmukh 

पत्र - २
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Signed, Sealed and delivered

By the Original Licensee

- 1 SHUBHANGI MAHENDRA GHARAT.
- 2 MAHENDRA TUKARAM GHARAT.
- 3 MANOHAR GAJANAN BHOIR.
- 4 KUNAL MAHENDRA GHARAT.
- 5 GULAB TUKARM GHARAT.



In the presence of

- 1) Shiviram Koli
- 2) Anu Deshmukh

Signed, Sealed and delivered By the NEW Licensee

M/s. SHREENATHJI ENTERPRISES Through its Partners

- 1) NITIN BABUBHAI GAJIPARA
- 2) PRASHANT BABUBHAI GAJIPARA



SHREE NATHJI ENTERPRISES
Partner

NITIN BABUBHAI GAJIPARA
Vide Board Resolution dated 13.04.2023

For GEETANJALI SPACE PVT. LTD.

Director



- 1) Nikas D. Jadhav



- 2) Ashish Ajvani

PROVISIONAL CONFIRMATION OF PLOT NO. 2, SECTOR-26A, PUSHPAK NODE,

Dist: 04/04/2021

REF: CIDCO/LAND ACO/2019/EO-23068 dated 23.03.2021.

NOTES:

- This provisional confirmation is based on lottery of 22.6% scheme plots dated 21.07.2020.
- The provisional confirmation is based on reference above in absence of demarcation.
- This provisional confirmation is for the purpose of Agreement only.
- EE/AP-II is requested to verify the infrastructure status.
- Access to the plot will be available only after development of proposed roads as per this case will be entertain in future.
- ACL&SO(Land Acq.) is requested to verify (i) Availability of plot, (ii) Possession status of land before processing, (iii) Court case if any.
- No measurements should be checked on the drawing. Only written area shall be followed.
- Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (A+R).
- The final Confirmation of the plot shall be subject to verification on confirmed of point no. 2 & 3.

पं. नं. - १
१२ / ४५
१८१३ २०२३



FILE NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DEV. IN SQ.MT.
N-44	26A	2	5450	NIL



PROVISIONAL CONFIRMATION

Date:

Diman/Sr. Diman (A+R) *10 June*
 Deputy Planner (A+R) *[Signature]*
 Associate Planner (A+R) *[Signature]*
 Senior Planner (A+R) *[Signature]*

TO
 1. ACL&SO(Land acq.)
 NORTH
 SCALE : NTS
 REMARKS:
 PLOT UNDER REFERENCE 91/DOWN IN RED MARK
 PART PLAN OF
 SECTOR 26A,
 PUSHPAK NODE
 CIDCO LTD.
 PLANNING SECTION
 (A+R)

SHREE NATHJI ENTERPRISES

PARTNER

For GEETANJALI SPACE PVT. LTD.

Chief Land & Survey Officer (Land Acquisition)
 Cidco Ltd., CIDCO Bhawan,
 CBD-Balepur, New Mumbai - 400 613.

Director



|| Shree Ganesha Namah ||

GEETANJALI SPACE PVT. LTD.

Builders & Developers



Branch Office : 1, Tirupati Complex, Plot No. 3, Sector - 44, Next to Petrol Pump, Seawoods (W), Nerul, Navi Mumbai - 400 706.
Tel : 2771 2889 Mob : 93236 14366 e-mail : balajivines@yahoo.in

११-१	३८६१
१०२३	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF GEETANJALI SPACE PVT. LTD HELD AT V T MES SQUARE, LEVEL 13TH, PLOT NO. 3, SECTOR-15, PALM BEACH ROAD, C.B.D., BELAPUR, NAVI MUMBAI-400614 ON 13TH April, 2023 AT 11:00 A.M.



"RESOLVED THAT the Authorised Director of the Company GAJIPARA, be and is hereby authorized to sign, execute, admit Tripartite Agreement in respect of Plot No. 2 in Sector 26A of Node containing by admeasurement 3225.00 square meters (50% of (Hereinafter referred to as the said plot) unto and in favour of M/s. Shroenahal Enterprises and all further and other ancillary deeds, documents and writings in relation deemed fit.

"RESOLVED THAT" the Authorised Director of the Company, MR. NITIN BABUBHAI GAJIPARA, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot.

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter".

DATED THIS 13TH DAY OF APRIL, 2023.

FOR, M/S. GEETANJALI SPACE PVT. LTD.
For GEETANJALI SPACE PVT. LTD.

Director

MR. BABUBHAI GAJIPARA

DIRECTOR.

FOR GEETANJALI SPACE PVT. LTD.

Director

MR. NITIN BABUBHAI GAJIPARA

DIRECTOR.

Final Agreement Bio-Metric Data

AMENDED PWD NO. 10023

DEWAHA

Date: 13/04/2023

File No: 44/NM

Village:

Node : PUSHPAKULWE

Sector No: 25A

Plot No: 2

Area (SqM): 6450

Seller Details

Sr.No	Holder Details	Left Finger	Photo	Signature
1	SHUBHANGI MAHENDRA GHARAT AT- GAVHAN DIST. RAIGAD			
2	MAHENDRA TUKARAM GHARAT AT- GAVHAN DIST. RAIGAD			
3	MANOHAR GAJANAN BHOIR AT- GAVHAN DIST. RAIGAD			
4	KUNAL MAHENDRA GHARAT AT- GAVHAN DIST. RAIGAD			
5	GULAB TUKARAM GHARAT AT- GAVHAN DIST. RAIGAD			
Buyer Details				
Sr. No.	Name	Left Finger	Photo	Signature
1	M/S. SHREENATHJI ENTERPRISES THROUGH ITS PARTNERS SHRI NITIN BABUBHAI GAJIPARA AT-C-303, DELTA TOWER, PLOT NO.01, SEC-8, ULWE. COMP PAN-ADQFS2196C Pan card - AHEPG8385K			












Add. Land & Surveyor Officer

Chief Land & Surveyor Officer

अतिरिक्त जमीन व सर्वेक्षण अधिकारी (सर्वेक्षक)

Chief Land & Survey Officer (Land Acquisition)
CIDCO Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614,

Tripartite Agreement Bio-Metric Data

2	M/S. SHREENATHJI ENTERPRISES THROUGH ITS PARTNERS SHRI PRASHANT BABUBHAI GALIIPARA AT-C-303, DELTA TOWER, PLOT NO.01, SEC-8, ULWE. COMP PAN-ADDFSS2196C Pan card - APNP66896G			
3	M/S. GEETANJALI SPACE PVT LTD THROUGH ITS DIRECTOR SHRI NITIN BABUBHAI GALIIPARA AT-C-303, DELTA TOWER, PLOT NO.01, SEC-8, ULWE. COMP PAN-ADDCG2733L Pan card - AHERG8385K			
CIDCO Authority				
Sr. No.	Name	Left Finger	Photo	Signature
1	SURAJ BALKRISHNA PATIL Designation : CT Department : LANDS ACQUISITION			

(Signature)
सर्वोच्च मूल्य व्ही व्हातार सहायारी
(सहायक)

Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

श व न - २
३१८९ २०२३
१७ / ८५



Add. Land & Surveyor Officer

Chief Land & Surveyor Officer

Tripartite Agreement Bio-Metric Data

Witness Details				
Sr. No.	Name	Left Finger	Photo	Signature
1	SHRI SHIVKIRAN TUKARAM KOLI AT-ROOM NO.502, PLOT NO.160, SEC-23, ULWE. Pan card - CWIPK2852G			
2	SHRI OM SHEKHAR DESHMUKH AT-HOUSE NO.2367, AT-GAVHAN, TAL. PANVEL. Pan card - GSEPD6745P			
3	SHRI VIKAS DASHARATH JADHAV AT-ROOM NO.01, GHAGARUM HOUSE, MANKHURD VILLAGE Pan card - AGCPJ3506E			
4	ASHISH CHANDUBHAI AJANI AT-FLAT NO.901, ENKAY CLASSIC, PLOT NO.120/121, SEC-5, ULWE. Pan card - BGSPA3719H			

(Handwritten Signature)
अभिषेक तुळार यांचे व याचारा अतिकारी
(याचारात)

Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, New Mumbai - 400 614.

प व म - २
३/०९/२०२३
१८/१८५

Add. Land & Surveyor Officer

Chief Land & Surveyor Officer





पवल - २
६६६ २०२३
१२/१४



भारतीय विशिष्ट धरमोन गणिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नमोन नंन / Enrollment No. : 120739963/D0444

To
शुभरं गुरु वरु
Shubhang Mahendra Sharma
W/O: Mahendra Tukaram Sharma
gunohanna cono. 3, no.30112
warcali, naka pavnvel
Pavnvel
Pavnvel
Pavnvel Rajlgaol
Maharashtra 410205
50421633
MANSUD316330H-1



आपका आधार नंनक / Your Aadhaar No. :
4218 9443 7863
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
शुभरं गुरु वरु
Shubhang Mahendra Sharma
dwat. D/W / DCH : 26/05/1975
नमोन / Fingerprint



4218 9443 7863



आधार - आम आदमी का अधिकार

Srushangi



पत्र - २
३१६३ / २०२३
२० / ४५



पवेल - २
४८६५२०२३
२९ / ४५



भारत सरकार
Government of India



महेंद्रा तुकराम गरात
Mahendra Tukaram Gharat
जन्म वर्ष / Year of Birth - 1997
पुरुष / Male



4043 2329 8335

आधार - सामान्य मापसाचा अधिकार



भारतीय विशिष्ट अंकन प्राधिकरण
Unique Identification Authority of India

पत्ता सुकवली, ... शेतनूर, गवतण, ... शेळगुवा
गावतण, गवतण, रांगण, महाराष्ट्र, 410206
Address: sukshanti, ... shetnur,
Gavtan, Gavan, Rangun, Maharashtra,
410206

4043 2329 8335

1947
1800 300 1947

Help@udai.gov.in

www.udai.gov.in

पत्रिका-२
एलेग २०२३
२२/४५



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**
GHARAT KUNAL MAHENDRA
MAHENDRA GHARAT
 04/11/1993
 Registration Account Number
BHCPG49288
MAHENDRA
 Signature




पवस - १
९८९२०२३
२३ / ८५



भारत सरकार **भारत सरकार**
Government of India **Government of India**
राष्ट्रीय आय / आयकर विभाग
National Identification Authority of India
Registration No. / Enrollment No. 1057/1113032472
 To
 Kunal Mahendra Gharat
 Bharat Mahendra Gharat
 Gharat
 Mahendra Gharat
 04/11/1993
 9805501555
 PAN: **MAHND9912D**
 54113435600

आयकर विभाग / Your Address No.:
4821 7897 3276
आयकर - सामान्य सहायता अधिकारी

आयकर विभाग
GOVERNMENT OF INDIA
 Kunal Mahendra Gharat
 04/11/1993
 9805501555



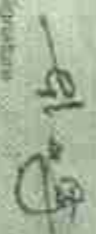

4821 7897 3276
आयकर - सामान्य सहायता अधिकारी



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पत्र - २
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 २५ / ४५

आंतरिक विभाग
 INCOMETAX DEPARTMENT
 गुलाब तुकाराम चव्हाट
 TUKARAM NARAYAN CHAVAT
 ०१०९/१९६६
 Postmaster's Account Number
 AGLPG2872L

Signature




गोदा तुकाराम चव्हाट
 Goda Tukaram Chavhat
 जन्म मिति / Year of Birth : १९२६
 पत्नी / Wife
 ४६०७ ०८१६ ९४०३

आचार - सामान्य मणसाचा अधिकार

सर्वोच्च न्यायालय
 SUPREME COURT MANAGEMENT OF INDIA
 पत्र - ११२७७, पत्र - ११२७७
 ११२७७, पत्र - ११२७७, पत्र - ११२७७
 ११२७७, पत्र - ११२७७, पत्र - ११२७७
 ११२७७, पत्र - ११२७७, पत्र - ११२७७
 ११२७७, पत्र - ११२७७, पत्र - ११२७७

Address: Court No 1277, Near R
 11Sports Complex, At
 Sanghar, Post - Govind,
 Govind, Govind, Sanghar,
 Panvel, Maharashtra, 410205

147 500 200 2000
 AutoCircle Govt In
 www.sci.gov.in
 PG Data No. 0911
 0911-0911-0911



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प.व.नं - १
 ६१६९/२०२३
 २६०/४५

स्थायी खाता क्रमांक / PERMANENT ACCOUNT NUMBER
ABKPB3136F

नाम / NAME
MANOHAR GAJANAN BHOIR

पिता या माता / FATHER'S NAME
GAJANAN LAXMAN BHOIR

जन्म तिथि / DATE OF BIRTH
01-06-1961

हस्ताक्षर / SIGNATURE


आयोगाचे अधिकारी / आ.आ.प.
 Commissioner of Income-tax (A. A. P.)
 Pune






भारत सरकार
Government of India

आयकर विभाग / Income Tax Department
 आयकर अधिनियम, १९६१ / Income Tax Act, 1961

आयकर खाते क्रमांक / PAN
3015 3107 6539

आयकर खाते क्रमांक / Your Address No.
3015 3107 6539

आयकर - राज्यातील आयकराचा अधिकार
 आयकर - राज्यातील आयकराचा अधिकार



पत्र-२
६६६/२०२३
२६/८५

पत्र - ४
११/११/२०२३
२२/१५





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पक्ष - १
 १९५ २०२३
 ३१ / ४५

आयकर विभाग
 INCOME TAX DEPARTMENT
 GAJIPARA PRASHANT B
 BABUBHAI VIRJIBHAI PATEL

भारत सरकार
 GOVT. OF INDIA

27/08/1990
 Identification Account Number
 APNPG68986G

Babubhai B




Issue Date: 27/08/2019

भारत सरकार
 Government of India

उपरोक्त व्यक्ति का
 Prashant Brouhae Gajipara
 संत तिथि/DOB: 27/08/1990
 पं. / M/F: M

3191 1093 4020
 VID : 9189 1903 7101 2802

भारत
 भारत सरकार

भारत सरकार
 Unique Identification Authority of India

आयकर विभाग
 Unique Identification Authority of India

आयकर विभाग, एन. सी. रोड, मुंबई
 Income Tax Department, N. C. Road, Mumbai

Address:
 Babubhai Virjibhai Patel, El Castillo CHSL,
 Gajipara, Flat No. 2401 24th and 25th Floor, Plot
 No. 23B and 23C, Palmbeach Road, Sector 06
 Mira West, New Mumbai, Thane,
 Maharashtra - 400706

3191 1093 4020
 VID : 9189 1903 7101 2802



पत्र नं - २
६६६ / २०२३
३२ / ४५



पत्र - २
 १८११/२०२३
 ३३/१५



आयकर विभाग
INCOME TAX DEPARTMENT
 निति नं. काजिपारा
BAJUBHAI VIRAJIBHAI PATEL
 07/01/1966
 Permanent Account Number
AHEPQR366X


 ६६००००००

आयकर विभाग
Income Tax Department
GOVERNMENT OF INDIA

 पत्र नं. काजिपारा
 निति नं. काजिपारा
 निति नं. काजिपारा
 निति नं. काजिपारा
4990 8529 6475
VID : 9173 2860 0400 2534
आयकर विभाग, पत्र नं. काजिपारा

आयकर विभाग
Income Tax Department
GOVERNMENT OF INDIA
 पत्र नं. काजिपारा
 निति नं. काजिपारा
 निति नं. काजिपारा
 निति नं. काजिपारा
4990 8529 6475
VID : 9173 2860 0400 2534
आयकर विभाग, पत्र नं. काजिपारा



पत्र - २
६६६ २०२३
३४ / ४५

भारतीय रिजिस्ट्रार
INCOME TAX DEPARTMENT
GETTANJALI SPACE
PRIVATE LIMITED
D3X89/2008
Panvel, Sector 1, Navi Mumbai
AADCGZ733L

भारत सरकार
GOVT. OF INDIA

पत्र नं - १
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३५ / ८५





पत्र - २	
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५४ / ५३	



२८/४५	३८३/३०२३	५५५-२
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दस्त क्रमांक: पदनाम2 /6896/2023

वाढवार मुल्य: रु. 3,82,96,875/-

गोपवारा: रु. 00/-

पारवाने मुद्रांक शुल्क: रु. 19,16,000/-

रु. नि. मार. रु. नि. पदनाम2 यांचे कार्यालयवार

क्र. क्र. 6896 वर नि.20-04-2023

रोखी 7:14 म.ने. मा. इमारत क्रमा.

पारवती 7948

पारवती दिनांक: 20/04/2023

मादरकारणातूनचे नावा: मे. श्रीनाथजी इंटररायशेख गवई भागीदार नितीन
बापुभाई गवईपरा - -

गोपणी फी

रु. 30000.00

दस्त ह्यानाळणी फी

रु. 900.00

पुढाची संख्या: 45

एकूण: 30900.00

दस्त इमारत कारणा-याची मारी:

Joint Sr Panvel 2

दस्तावाच पत्तार: कारवारवा

मुद्रांक शुल्क: (दोन) कोणत्याही मध्याह्निका किंवा मध्याह्निका पश्चात किंवा मध्याह्निका आधीच्या कोणत्याही बँकेक देवावाच हाही किना मुबई महानगर प्रदेश मंत्रिकाला वर
मिळवण्यासाठी हाहीन असल्याची कोणत्याही शाखीय संस्थान, किंवा मुबई मुद्रांक (माहितीसाठी) प्रमाण वाढवार मुल्यवाचे निवारण) दिनांक, 1995 अन्वये प्रकाशित असल्या
वाचिके विवरणपत्राचीन दस्तावाच प्रमाण देवाच.

दिनांक: 1 20 / 04 / 2023 07 : 14 : 09 PM ची वेळ: (मादरीकरण)

पुणेवार क्र. 2 20 / 04 / 2023 07 : 15 : 21 PM ची वेळ: (फी)



दस्तावेजासोबत जोडलेली कागदपत्रे
कुठळमुद्रावाचपत्र, ज्याची ह्यादी वनाचे
आठळीन आल्यास याची संपूर्ण जबाबदारी
दस्त निवारकरणी गरीक

मिळवण
शिवन देवार

शिवन देवार

Shivn

Shivn

Shivn

Shivn

Shivn

Joiri Sr Parvel 2

Payment Details.

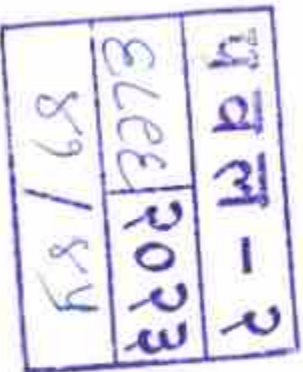
Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREENATHJI ENTERPRISES	eChallan	69103332023041316608	MH0000580835202324E	1916000.00	SD	0000491491202324	20/04/2023
2		DHC		2004202315295	900	RF	2004202315295D	20/04/2023
3	SHREENATHJI ENTERPRISES	eChallan		MH0000580835202324E	30000	RF	0000491491202324	20/04/2023

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

08990 /2023

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2. Get print immediately after registration.

For feedback, please write to us at feedback.jairi@rajiv.com

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREENATHJI ENTERPRISES	eChallan	691033332023041316608	MH1000580835202324E	1916900.00	SD	0000491491202324	20/04/2023
2		DHC		2004202315295	900	RF	2004202315295D	20/04/2023
3	SHREENATHJI ENTERPRISES	eChallan		MH1000580835202324E	30000	RF	0000491491202324	20/04/2023

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

0896 /2023

State of Maharashtra

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2. Get paid immediately after registration.

For feedback, please write to us at feedback_sarat@gmail.com

पं नं - ?	
६६६	२०२३
४३	४५





रतन गौडवती सगा-2

पत्रक 88189
रतन सगा: 6896/2023

रतन सगा: पत्रक2/6896/2023

रतनवा संभार :-नरिनारा

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा पत्ता	संवादीचे नाव	संवादीचे पत्ता
1	नाथ.सईर गुणाराम धरत :- पत्ता:पॉस्ट नं. ५, साळा नं. ५, सारकीचे गाव: गव्हाण, गा.पंचवेल, जि.रायगड, जिल्हा नं. ५, पोस्ट नं. ५, महााराष्ट्र, राजेशाह,(०१), पिन नं.५.५६११६१	पत्रकारांचा पत्ता पिन :-56 संवादी:- Rajesh	संवादीचे नाव पत्र :-61 संवादी:- Rajesh	संवादीचे पत्ता पिन :-56 संवादी:- Rajesh
2	नाथ.समीर गुणाराम धरत :- पत्ता:पॉस्ट नं. ५, साळा नं. ५, सारकीचे गाव: गव्हाण, गा.पंचवेल, जि.रायगड, जिल्हा नं. ५, पोस्ट नं. ५, महााराष्ट्र, राजेशाह,(०१), पिन नं.५.५६११६१	पत्रकारांचा पत्ता पिन :-61 संवादी:- Rajesh	संवादीचे नाव पत्र :-61 संवादी:- Rajesh	संवादीचे पत्ता पिन :-61 संवादी:- Rajesh
3	नाथ.समीर गुणाराम धरत :- पत्ता:पॉस्ट नं. ५, साळा नं. ५, सारकीचे गाव: सौ.३०३, देसा टावर, पॉस्ट नं. १, पोस्ट नं. ५, जयपूर, जि.रायगड, जिल्हा नं. ५, पोस्ट नं. ५, महााराष्ट्र, राजेशाह,(०१), पिन नं.५.५६११६१	पत्रकारांचा पत्ता पिन :-33 संवादी:- Rajesh	संवादीचे नाव पत्र :-33 संवादी:- Rajesh	संवादीचे पत्ता पिन :-33 संवादी:- Rajesh

वरील संदर्भित वरून देणार नसकर्मिण करारनावा वा दस्त देवबळ करण विस्तारचे सुचून करणार.
दिनांक नं.3 ची वेळ:02 / 05 / 2023 02 : 56 : 37 PM

संवादी:-
जयपूर पत्रकारांचे संघटनेचे सचिव

जयपूर पत्रकारांचे संघटनेचे सचिव

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा पत्ता	संवादीचे नाव	संवादीचे पत्ता
1	नाथ.समीर गुणाराम धरत :- पत्रक:31 पत्ता:सौ.108, जयपूर पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-31 संवादी:- Rajesh	संवादीचे नाव पत्र :-31 संवादी:- Rajesh	संवादीचे पत्ता पिन :-31 संवादी:- Rajesh
2	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh



क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा पत्ता	संवादीचे नाव	संवादीचे पत्ता
1	नाथ.समीर गुणाराम धरत :- पत्रक:31 पत्ता:सौ.108, जयपूर पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-31 संवादी:- Rajesh	संवादीचे नाव पत्र :-31 संवादी:- Rajesh	संवादीचे पत्ता पिन :-31 संवादी:- Rajesh
2	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh
3	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh
4	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh
5	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh
6	नाथ.समीर गुणाराम धरत :- पत्रक:38 पत्ता:सुवर्णपूर, नवीन पंचवेल पिन नं.५.410206	पत्रकारांचा पत्ता पिन :-38 संवादी:- Rajesh	संवादीचे नाव पत्र :-38 संवादी:- Rajesh	संवादीचे पत्ता पिन :-38 संवादी:- Rajesh

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John Sr Panvel 2

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2		DHC 1		2004202315295	900	RF	2004202315295D	20/04/2023
3	SHREENATHJI ENTERPRISES	echallan		MH000580835202324E	30000	RF	0000491491202324	20/04/2023

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४५

पारने जाणित. पुस्तक क्र. १

क्रमांक ६६६ शर मॅरॅलना.

महाराष्ट्र राज्य न्याय विभाग, पारने-२,
दिवार ०२ मार्च ०५ तार २०२३.