

529/1582

Friday, February 02, 2024  
5:06 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 1743 दिनांक: 02/02/2024

यावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पबल5-1582-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनमोल जसप्रीत सिंग सैनी --

नोंदणी फी  
दस्त हाताळणी फी  
पुढाची संख्या: 70

₹. 30000.00

₹. 1400.00

एकूण:

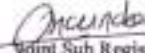
₹. 31400.00

आपणास मूक दस्त / धबनेल प्रिंट, सूची-२ अंदाजे  
5:25 PM ह्या वेळेस मिळेल.

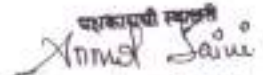

बाजार मूल्य: ₹.9081228.64/-

मोबादला ₹.9082000/-

भरलेले मुद्रांक शुल्क - ₹. 544950/-

  
Joint Sub Registrar Pwvel 5सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)1) देयकाचा प्रकार: DHC रकम ₹. 1400/-  
हीटी/घनादेश/पे ऑर्डर क्रमांक: 0224026415858 दिनांक: 02/02/2024  
बँकेचे नाव व पत्ता:2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
हीटी/घनादेश/पे ऑर्डर क्रमांक: MH014781873202324P दिनांक: 02/02/2024  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असण्यास तपधिल :-

1) Madrank 2021/UOR12/CR107/M1 (Policy) : For Women : Madrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Corporations Area  
मुख्य निबंधक, पनवेल.  
सह दुय्यम निबंधक, वर्ग-२, (पनवेल-५)

X4T

2/2/2024

Anmol Saini.

का श्री / श्रीम.

डा. मुळ दस्तऐवज

पत्र वेणुवासाठी श्री / श्रीमता

२१०९ इस्टिमेट

जाना प्राविष्ट करत आहे. तरी फादर दस्तऐवज

कावेकडे देण्यात यावा ही विनंती

Anmol Saini.

महो

07/02/2024

सूची क्र.2

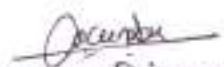
दुय्यम निबंधक : सह दु.नि.पनवेल 5  
दसा क्रमांक : 1582/2024  
नोंदणी :  
Regn:63m

याबाबे नाव : खारघर

(1)वित्तिकाचा प्रकार	करारनामा
(2)नोंदण्ड	9082000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलवट्टाकार अकारणी देतो की पट्टेदार ते समुद करणे)	9081228.64
(4) भू-मापन,चौदशिसा व धरकमांक(असल्यास)	1) पत्रिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र-20/13,दर-86800/-पती चौ.मी.सदनिका नं - एस 01,दुसरा मजला, हारवेज टिफार सी.एच.एस.सिमिटेड,प्लॉट नं-184,सेक्टर नं-13,खारघर,नवी मुंबई,क्षेत्रक्र-94.24 चौ.मी.कारपेट एरिया.(खार दसातील विहण घेवा-या महिला खरेदीदार असून दसन आदेश क्र.मुद्रांक-2021/अनी.सं.क्र.12/प्र.क्र.107/प-1(धोरण) दिनांक-31-03-2021 अन्वये 1% मु.मु.सवलत दिलेली आहे.)( Plot Number : 184 ; SECTOR NUMBER : 13 ; )
(5) क्षेत्रफल	1) 94.24 चौ.मीटर
(6)अकारणी किंवा चुकी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देवा-या/विहण ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ने हावरे इन्वियर्स अँड विल्स प्रा लि तर्फे हावरेक्टर उज्वला हरीश हावरे यांच्या तर्फे कु.मु.सुपरबाँत दाजी पट्टेदार वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं-413 -416 वर्धमानता मार्केट, सेक्टर -17, वायी, नवी मुंबई, बॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं:-AAACH2577C 2): नाव:-ने हावरे कन्स्ट्रक्शन्स प्रा लि तर्फे हावरेक्टर प्रथिम कश्मिनाथ हावरे यांच्या तर्फे कु. मु. विभाग एनवर्ध कुलकर्णी वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं-413 -416 वर्धमानता मार्केट, सेक्टर -17, वायी, नवी मुंबई, बॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं:-AABCH3858F
(8)दस्तावेज करून घेवा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अतमीन,असदीन सिल सैदी - - वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 48/304 सीआरडस इन्स्टीट्यूट-पनवेल कॉलेज, फेस-2, सेक्टर -54/56/58 नेस्क, नवी मुंबई, ठाणे, बॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पिन नं:-FTLPS1710N
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2024
(10)दसा नोंदणी केल्याचा दिनांक	07/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1582/2024
(12)बाजारभावाद्वारे मुद्रांक शुल्क	544950
(13)बाजारभावाद्वारे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनवादी विचारात घेतलेल उपचीत:-

मुद्रांक शुल्क अकारणाना निवडलेल अनुषेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

**Payment Details**

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HAWARE ENGINEERS AND BUILDERS PVT LTD	eChallan	10000502024613101480	MH014781873202324P	544950.00	SD	0007896889202324	02/02/2024
2		DHC		0224026813058	1400	RF	0224026813058D	02/02/2024
3	HAWARE ENGINEERS AND BUILDERS PVT LTD	eChallan		MH014781873202324P	30000	RF	0007896889202324	02/02/2024

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



मूल्यांकन पत्रक ( राहती क्षेत्र - बांधीव )						
Valuation ID	202402027874	02 February 2024, 04:34:22 PM पवतऽ				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	रायगड					
मूल्य विभाग	रायगड : पनवेल					
उप मूल्य विभाग	20/13-खारपर सिडको से.क्र.13 रायगड सहील					
क्षेत्राचे नांव	A Class Polika	सर्व्हे नंबर /न. धू. क्रमांक :				
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.						
खुली जमीन	निकासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	चौ. मीटर
32700	86800	100100	108500	109100		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	113.08चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	12 वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्भावना सुविधा -	आहे	मजला -	Stilt floor Or Ground floor			
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.86800/-					
घसा-पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ( ( 86800-32700 ) * ( 88 / 100 ) ) + 32700 ) = Rs.80308/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 80308 * 113.08 = Rs.9081228.64/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + उत्सवघाचे मूल्य + मेडिअरेशन मजला क्षेत्र मूल्य + लागतवा गळीचे मूल्य (खुली जमीन) + वरील गळीचे मूल्य + बंदीवा बाह्य लळाचे मूल्य + खुल्या जमिनीवरील बाह्य लळाचे मूल्य + इतरती भेदकीय मूल्य (कोचे मूल्य + बंदीवा बाळकनी + सार्वभौम वटवृक्षाक) = A + B + C + D + E + F + G + H + I + J = 9081228.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.9081228/- = ९ नव्वद लाख एकश्यादेशी हजार दोन चौ एकोणतीस /-					

Home

Print

प व ल - ५  
१५/०२/२०२४  
१ / ००



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PNR 0224026813058	Date 02/02/2024
Received from , Mobile number 9619124680, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Panel 5 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 02/02/2024
Bank CN 10004152024020212318	REF No. 403374781109
This is computer generated receipt, hence no signature is required.	

पवल - ५
१५/२/२०२४
३/१००







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0224026813058

Receipt Date 02/02/2024

Received from , Mobile number 9619124660, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 1582 dated 02/02/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 1400

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 02/02/2024

Bank CIN 10004152024020212318

REF No. 403374781109

Deface No 0224026813058D

Deface Date 02/02/2024

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

प व ल - ५  
१५०२/२०२४  
४/००





CHALLAN  
MTR Form Number-5



GRN	MH014781873202324P	BARCODE			Date	31/01/2024-11:18:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAACH2577C			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	HAWARE ENGINEERS AND BUILDERS PVT LTD			
Location	RAIGAD			Flat/Block No.	FLAT NO - S-01, HAWARES TIARRA COMPLEX			
Year	2023-2024 One Time			Premises/Building	PLOT NO 184, SECTOR-13, KHARGHAR			
Account Head Details		Amount In Rs.		Road/Street	NAVI MUMBAI			
0030040401	Stamp Duty	544950.00		Area/Locality	TOWN/CITY/DISTRICT			
0030063301	Registration Fee	30000.00		Area/Locality	PIN			
				Area/Locality	4 1 0 2 1 0			
				Town/City/District	Remarks (If Any)			
				Town/City/District	PAN2=FTLPS1710N-SecondPartyName=ANMOL JASPREET SINGH			
				Pin	SAINI-			
				Amount In	Five Lakh Seventy Four Thousand Nine Hundred Fifty			
				Words	Rupees Only			
Total	5,74,950.00			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - 4</p> <p>9462/2024</p> <p>5700</p> </div>				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	100005020240131				
Cheque/DD No.		Bank Date	RBI Date	31/01/2024-11:18:22				
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Original					

पवल - 4  
9462/2024  
5700



Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
अनु. चालन केवल पंजीकृत दस्तावेजों के लिए केवल उपर्युक्त कार्यालय में ही प्रस्तुत किया जा सकता है। अनपंजीकृत दस्तावेजों के लिए यह चालन वैध नहीं है।

Anmol Saini





CHALLAN  
MTR Form Number-6



GRN	MH014781873002324P	BARCODE			Date	31/01/2024-11:18:22	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					PNL3_PANVEL 3 JOINT SUB REGISTRAR			
Location					RAIGAD			
Year					2023-2024 One Time			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					544950.00			
0030063301 Registration Fee					30000.00			
Total					5,74,950.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No.					Bank CIN			
Name of Bank					Ref. No.			
Name of Branch					Bank Date			
					RBI Date			
					Bank-Branch			
					State No., Date			



पवल - ५  
३१/१/२०२४  
₹ 5,74,950.00  
Five Lakh Seventy Four Thousand Nine Hundred Fifty Rupees Only



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
असुर कालम केंद्रात दुरुपयोग शिबिराक कार्यालयात मोदणी कडक्याच्या दस्त्यासाठी लागू आहे. मोदणी न कडक्याच्या कार्यालयात नोंद घेतली जाई.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-1562	0007896889202324	02/02/2024-17:06:06	IGRS48	30000.00
2	(IS)-529-1562	0007896889202324	02/02/2024-17:06:06	IGRS48	544950.00
Total Defacement Amount					5,74,950.00

## AGREEMENT TO SELL

THIS AGREEMENT made at Navi Mumbai this 22<sup>nd</sup> day of Feb,  
Two Thousand and Twenty Four BETWEEN M/S. HAWARE ENGINEERS AND  
BUILDERS PVT. LTD., a company duly incorporated under the Indian  
Companies Act, 1956 and having its registered office at 413-416, Vardhaman  
Market, Sector-17, Vashi, Navi Mumbai hereinafter referred to as the  
"BUILDERS" (which expression shall unless it be repugnant to the context of  
meaning thereof be deemed to mean and include its successors and assigns)  
of the FIRST PART;

AND

MRS. ANMOL JASPREET SINGH SAINI Indian Inhabitant residing at 48/304,  
SEAWOOD ESTATES, NRI COMPLEX, PHASE II, SECTOR-54/56/58,  
NERUL, NAVI MUMBAI hereinafter referred to as the "PURCHASER" (which  
expression shall unless it be repugnant to the context of meaning thereof be  
deemed to mean and include his heirs executors administrators) of the  
SECOND PART

AND

M/S. HAWARE CONSTRUCTION PVT. LTD., a company duly incorporated  
under the Indian Companies Act, 1956 & having its registered office at  
416, Vardhaman Market, Sector-17, Vashi, Navi Mumbai hereinafter referred  
to as the 'CONFIRMING PARTY' (which expression shall unless it be  
repugnant to the context of meaning thereof be deemed to mean and include  
its successors and assigns) of the THIRD PART;

पत्र - ५	
३५८२	२०२४
००/००	



WHEREAS the Government of Maharashtra having being satisfied that  
it was expedient in the public interest that an area reserved and designated  
on the regional plan should be developed as a 'Site' for New Town designated  
by Notification in the official Gazette, a 'site' for New Town which was  
specified in the notification as Navi Mumbai;

FOR HAWARE ENGINEERS & BUILDERS PVT LTD

AUTHORISED SIGNATORY

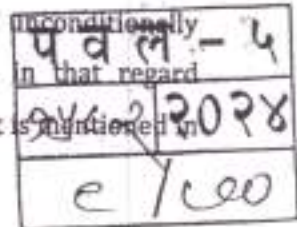
Anmol Saini.





**AND WHEREAS** before the Assignment could take place with the consent of CIDCO, the Original Lessee by an Development Agreement dated the 22<sup>nd</sup> April, 2003 agreed to grant and M/s. Haware Engineers and Builders Private Limited, agreed to acquire the development rights of the said plot and construction of the building thereon as per the plan approved by the CIDCO. The said Development Agreement was registered with the Sub-Registrar of Assurances, Uran;

**AND WHEREAS** Clause (7) of the said Development Agreement dated the 22<sup>nd</sup> April, 2003 set out as follows "the Developers shall be entitled to transfer/assign their rights, title and interest in this agreement and by virtue of it, in the said plot No. 184, Sector-13, Kharghar, Navi Mumbai to any third person or party on the terms, they deem fit and on the consideration which they may decide. The Original Lessee hereby undertake to unconditionally execute any requisite documents, agreements deeds etc. in that regard without demanding any additional consideration except what is mentioned in this agreement".



**AND WHEREAS** by an Agreement of Assignment of the Development Rights dated the 22<sup>nd</sup> September, 2003, M/s. Haware Engineers and Builders Private Limited, assigned to the Confirming Party, all their rights to construct the construction of residential flats only under the Development Agreement dated the 22<sup>nd</sup> April, 2003 as also the rights to construct the residential buildings on the said plot with the rights to sell the residential premises in the buildings to recover the cost of the said construction on the terms and conditions set out in the said Agreement of Assignment of Development Rights dated the 22<sup>nd</sup> September, 2003;



**AND WHEREAS** by the said agreement dated the 22<sup>nd</sup> September, 2003, the Builders herein agreed to allow and permit the Confirming Party to get the said plot transferred in their name but retained the right to the construction of commercial area on the said plot with right to sell mortgage, let, lease and dispose off the same and appropriate the sale proceed either under the provisions of Maharashtra Ownership of Flats Act or otherwise.

FOR HAWARE ENGINEERS & BUILDERS PVT LTD

*[Signature]*  
AUTHORISED SIGNATORY

*[Signature]*

*Vinod Saiu.*



**AND WHEREAS** the CIDCO by its letter dated the 20<sup>th</sup> August, 2003 granted development permission, issued Commencement Certificate and approved plans for the construction of Residential cum Commercial buildings in the name of the Original Lessee;

**AND WHEREAS** on the application of the Original Lessee, the CIDCO by Tripartite Agreement dated 14<sup>th</sup> December, 2004 transferred the said plot in the name of the Confirming Party.

**AND WHEREAS** the Builders continued to be in possession of the portion of the plot on which commercial premises are to be constructed and has continued the construction of commercial area as per the provisions of GDCR 1975;

**AND WHEREAS** by virtue of the said Development Agreement dated the 22<sup>nd</sup> April, 2003 and the Agreement of Assignment of the Development Rights dated the 22<sup>nd</sup> September, 2003, the Builders are seized and possessed of and well sufficiently entitled to the commercial area on the said plot;



**AND WHEREAS** the Builders proposed to construct on the aforesaid building complex to be known as "Haware's Tiara Complex" as per the plans and permission referred hereinabove including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/Planning Authorities;

**AND WHEREAS** on the completion of the construction as per the approved plans, the CIDCO was pleased to grant the Occupancy Certificate dated 25<sup>th</sup> March, 2010 bearing Ref. No. CIDCO/ATPO(BP)1644. A Copy of the Occupancy Certificate is annexed hereto and Marked Annexure "A".

**AND WHEREAS** in the premises, the terms and conditions of the Agreement of Assignment of Development rights dated the 22<sup>nd</sup> September, 2003 have been renegotiated by and between the Builders and Confirming

FOR HAWARE ENGINEERS & BUILDERS

*M. S. Sawant*  
AUTHORISED SIGNATORY

*[Signature]*

*Amol Saini*



Party whereby the Confirming Party has allowed the Builders to sell the residential premises on the first floor of the Haware's Tiara Complex;

AND WHEREAS the Builders have sole and exclusive right to dispose off the flats in the new complex on ownership basis;

AND WHEREAS the first floor of the said Haware's Tiara Complex has been constructed for residential Land Use. However certain units have been converted to commercial land use as per the letter dated 21<sup>st</sup> May, 2019 issued by CIDCO. A copy of the said letter is annexed hereto and marked Annexure "B".

AND WHEREAS the Second floor of the said building consist of a terrace flat bearing No S-01 admeasuring 94.24 Sq.Mtrs.

AND WHEREAS the Purchaser/s has/have requested the Builders to sell to the said terrace flat bearing No. S-01 on the 2<sup>nd</sup> floor having carpet area of 94.24 Sq. Mtrs.. also an undivided interest in the common areas and facilities in the said building as mentioned in Clause (4) hereunder written on ownership basis as agreed to by and between them which is referred to as "the premises" as per the floor plan annexed hereto marked as Annexure "c";

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AND WHEREAS the Purchaser/s has agreed to pay Rs. 90,82,000/- (Rupees NINETY LACS EIGHTY TWO THOUSAND only) being the price/consideration in respect of the said flat before the said execution of these presents.;

AND WHEREAS by executing this agreement the purchaser/s has/have accorded his/her/their consent as required under section 9 of MAHARASHTRA OWNERSHIP FLATS (Regulation of promotion, Sale, Management and Transfer) ACT, 1963 whereby the Builders will be entitled to mortgage or create charge on any flat which is not hereby agreed to be sold by the Builders and continue to be property of the Builders;

FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.

*[Signature]*  
AUTHORISED SIGNATURE

*[Signature]*

*Amol Saini*

**AND WHEREAS** prior to making offer as aforesaid as required by the provisions of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 (Maharashtra Act No. XXIV of 1960) and URBAN LAND CEILING AND REGULATION) ACT, 1976, the Purchaser/s has/have made a declaration to the effect firstly that neither the Purchaser/s nor the member of the family of the purchaser/s own a tenement, house or building within the limits of the registration district and sub-registration district as mentioned in the Schedule hereunder written;

**AND WHEREAS** a co-operative society of the purchasers of flats in the buildings constructed on the said complex has been formed namely M/s. Haware's Tiara Residential Complex Co-op Housing Society Ltd. The Purchaser agrees to become the members of the said society.

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**AND WHEREAS** relying upon the said offer and declaration, the Builders have agreed to sell to the Purchaser/s the flat at the price and on the terms and conditions hereinafter appearing;

**AND WHEREAS** the Builders have given inspection to the purchaser/s of the Agreement to Lease dated the 22<sup>nd</sup> April, 2003, Development Agreement dated the 22<sup>nd</sup> April, 2003, Agreement of Assignment of the Development Rights dated the 22<sup>nd</sup> September, 2003, Development Permission and the Commencement Certificate dated the 20<sup>th</sup> August, 2003, plans sanctioned by C.D.O. Occupancy Certificate dated the 25<sup>th</sup> March, 2010, letters, documents and all other papers as required under the provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the Rules framed thereunder and have also supplied to the Purchaser/s, the true copies of such documents as demanded by the Purchaser/s.

**AND WHEREAS** the Builders are entering into a separate Agreement in a form similar to this Agreement with such changes and/or alterations as they deem fit with several other persons and parties who may agree to take up and

FOR HAWARE ENGINEERS & BUILDERS  
*Haware*  
AUTHORISED SIGNATORY

Anmol Saini



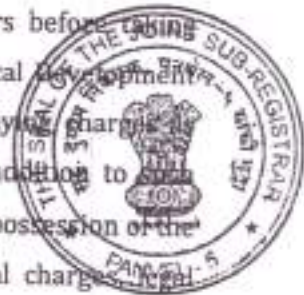
10. On the Builders handing over the possession of the said flat to the Purchaser/s, the purchaser/s shall be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said flat.

10(a) The Purchaser/s shall have no claim, save and except in respect of the particular flat hereby agreed to be acquired i.e., all open spaces, lobbies, stair-case, terraces, etc., will remain the property of the Builders until the whole property is transferred to the Co-operative Society of the Purchasers, subject however to such conditions and covenants as the Builders may impose.

10(b) If there is any increase in F.S.I. or any other benefits, then such increased F.S.I. or such benefits shall go to the Builders. The Purchaser/s /member/s of the Co-operative society shall not raise any objections to the Builders utilising such increased F.S.I. and/or using/appropriating such benefits.

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11. The Purchaser/s has agreed to pay to the Developers before taking possession of the flat a sum or sums towards, Electrical Development charges and Transformer(s), Electrical equipment and cable laying charges etc. may be intimated by the Developers separately. In addition to such amount, the Purchaser shall pay before taking over the possession of the flat sum or sums towards Development charges, legal charges, legal expenses, meter charges, Sewerage charges, water resources development and connection charge etc., as may be intimated separately by the Developers. The Developers shall utilize the sums paid by the Purchaser to the Developers shall utilize the sums paid by the Purchaser to the Developers for meeting, all legal costs, professional costs of advocates of the Developers in connection with the aforesaid works.



FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.

*Haware*  
AUTHORISED SIGNATORY

*[Signature]*

*Vimal Saini*

12. It is agreed that if one or more such flats remain unsold in the building the Builders will be deemed to be owners of such flats until such flats are agreed to be sold by the Builders.
13. The Purchaser/s shall from the date of possession maintain the said flat at his/her/their own cost in a good and tenantable conditions and shall not do or suffer to be done anything in or to the said building or the said flat, staircase and common passages which may be against the rules or bye-laws of CIDCO or any public authority duly constituted by law or any authority nor shall the Purchaser/s change, alter or make additions in or to the said flat, the purchaser/s shall be responsible for any breach of these provisions.
14. So long as each flat in the said building shall not be separately assessed the Purchaser/s shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Builders or the Haware's Tiara Residential Complex Co-operative society may be whose decision shall be final upon the Purchaser/s.

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15. The Purchaser/s will not at any time demolish or cause to be demolished the flat or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature to the said flat or any part thereof. The Purchaser/s shall not permit the closing of verandha or lounges or balconies or make any alterations in the elevation and outside colour scheme of the flat to be acquired by him/her/them.
16. The Purchaser/s shall not store in the flat, goods of hazardous or combustible nature or which tend to affect the construction or structure of the said building.
17. The said building shall always be known as "Haware's Tiara Complex" and the building's name shall not be changed.

FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.

*[Signature]*  
AUTHORISED SIGNATORY

*[Signature]*

Anmol Saini



Interest in the restricted common areas and facilities for the use of the said premises.

5. The Purchaser/s shall pay to the Builders, the sum of Rs. **11,00,000/-** (Rupees **ELEVEN LACS** Only) on or before the execution of this Agreement as deposit and/or the earnest (which admit and acknowledge) and the balance amount of Rs. **79,82,000/-** (Rupees **SEVENTY NINE LACS EIGHTY TWO THOUSAND** Only) with in 15 days from the date of Registered Agreement.
6. The Builders shall in respect of any amount unpaid by the flat purchaser/s under this Agreement, have a first lien and/or charge on the said flat agreed to be acquired by the Purchaser/s.

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any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance on their part or giving extensions of time by the Builders to the Purchaser/s (or payment of purchase price in installments or otherwise) shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the purchaser/s nor shall the same in any manner prejudice the right of the Builders.



Purchaser shall be entitled to take possession of the said premises, if purchaser/s has/have duly observed and performed all the obligations and stipulations contained in this agreement and on the part of the Purchaser/s to be observed and performed and also duly pay to the Builders all and whatsoever amounts payable by the Purchaser/s under this agreement.

9. Upon possession of the said flat being delivered to the purchaser/s he/she/they shall be entitled to the use and occupation of the said flat and shall have no claim against the Builders in respect of any items of works in the flat.

FO : HAWARE ENGINEERS & BUILDERS PVT. LTD.

*M. Anand*  
AUTHORISED SIGNATORY

*Anmol Saini*



acquire flats in the said building on ownership basis on the same terms and conditions as are contained herein except and subject to such modifications as may be necessary or considered desirable or proper by the Builders;

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Builders have constructed a building on the said plot in accordance with the said plans and specifications approved and sanctioned by the CIDCO.
2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/themselves/herself about the title of the Builders to the said flat and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of Title issued by Messrs M. Tripathi & Co., Advocates, is hereto annexed and **Annexure 'D'**, the Purchaser have independently of the said certificate made inquiries concerning the title of the Builders to the said property and the purchaser/s has/have accepted the same and he/she/they shall not be entitled to raise or administer any requisition or objection in respect of the property or the Builders' title thereto.

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3. The Purchaser/s hereby agree/s to acquire the flat bearing **S-01** on the **2<sup>ND</sup>** floor having a carpet area of **94.24 sq. Mtr.** and also an undivided interest in the common areas and facilities hereunder written as shown on the plan hereto attached and marked the flat surrounded by red coloured boundary line at or for the lump sum price of **Rs. 90,82,000/- (Rupees NINETY LACS EIGHTY TWO THOUSAND ONLY)** which includes the proportionate price for undivided interest in the common areas and facilities of the said building as hereinbelow.
4. The premises under purchase include the right to use common areas and facilities available in the building and also the purchaser/s undivided



FOR HAWARE ENGINEERS & BUILDERS PVT LTD

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AUTHORISED SIGNATORY

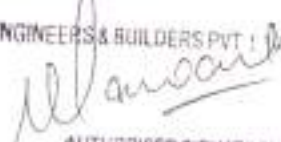
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*Handwritten signature: Anmol Saini*

18. A Co-operative Society of the purchaser/s of the flats in the buildings constructed on the said plot has already been formed and registered. The Purchaser agrees to become the member of the said society. The right of the Purchaser/s will be recognised by the Byelaws of the said co-operative society. Moreover, the right of the members of the Co-operative society shall be subject to the right of the Builders under this Agreement and also subject to the assignment to be executed by the Confirming Party in pursuance thereof.
19. After all the Purchasers of the premises in the building Haware's Tiara Complex are admitted as members of the Haware's Tiara Residential Complex Co-op Society Ltd., the Confirming Party shall apply to the CIDCO and with the permission of CIDCO, execute the necessary Assignments/Transfers of the plot and building standing thereon in favour of Co-operative society, The Purchaser undertakes to bear the share of cost involved in the execution of the said transfer/assignment.
20. Nothing contained in these presents is intended to be nor shall be construed to be grant, demise or assignment in law in or to the said building thereon or any part thereof.
21. The Purchaser/s shall not let, sub-let transfer/assign or part with possession of the said flat without the consent in writing of the Builders and until all the dues payable by him/her/them to the Builders under this Agreement are fully paid.
22. The Purchaser/s and the persons to whom the said flat space is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications papers and documents and do all acts deeds and things as the Builders and/or the Co-operative society, as the case may

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FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.  
  
 AUTHORIZED SIGNATURE



Anand Jain



be, require for safeguarding the interest of the Builders and/or the other purchaser/s in the said building.

23. The Purchaser/s and the persons to whom the said flat is let, sub-let, transferred, assigned or given possession of, shall observe and perform all the rules and regulations byelaws which the Haware's Tiara Residential Complex Co-operative Society Ltd. has adopted for protection and maintenance of the said building and flats therein and observe and comply with the building rules and regulations and the byelaws for the time being the CIDCO or other local authorities and of the government and other public bodies. Such person/s shall observe and perform all the stipulations and conditions laid down in the byelaws regarding the occupation and use of the building and/or flat and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.
24. The stamp duty and registration charges and other charges incidental to this Agreement to Sell shall be borne and paid by the Purchaser/s only.

25. If at any time, any development and/or betterment charges, infrastructure charges and/or any other levy is levied or sought to be recovered by CIDCO, Government and/or any other public authority in respect of the said land and/or building, the same shall be the responsibility of the Purchaser/s of the said building and the same shall be borne and paid by all the Purchaser/s in proportionate shares.

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The Builders shall have a right until execution of the transfer/Assignment in favour of the Haware's Tiara Residential Complex Co-op. Society Ltd. to make additions, alterations/raise storeys or put additional structures as may be permitted by CIDCO and other competent authorities. Such additions, alterations, structures and storeys will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the Purchaser/s hereby consent to the same.

FOR HAWARE ENGINEERS & BUILDERS PVT LTD

*Haware*  
AUTHORISED SIGNATORY

*Anand Saini*

27. The Purchaser shall not sell, mortgage, transfer, assign the flat sold to him/her with out obtaining No-Objection Certificate from the Builders untill the execution of the transfer/assignment in favour of the Haware's Tiara Residential Complex Co-operative Society Ltd.
28. The purchaser/s shall maintain at his/her/their own cost the said premises agreed to be purchased by him/her/them in the same conditions state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government, Maharashtra State Electricity Board, CIDCO and any other authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

29. All notice to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s by registered post or under certificate of post paid to his/her/their address specified below:-

To,

MRS. ANMOL JASPREET SINGH SAINI

48/304, SEAWOOD ESTATES, NRI COMPLEX, PHASE 2, SECTOR 4, MIDC  
54/56/58, NERUL, NAVI MUMBAI.

The Purchaser/s shall lodge this Agreement with the Sub-Registrar of Assurances of Panvel and intimate to the Builders within 7 days, the number under which the Agreement is lodged for registration and such other particulars of Lodgment.

30. This Agreement shall always be subject to the terms of the Agreement to Lease and also and the rules and regulations, if any, made by CIDCO

FOR HAWARE ENGINEERS & BUILDERS PVT LTD

*[Handwritten Signature]*

AUTHORISED SIGNATORY

*[Handwritten Signature]*

*Vinod Saini*

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and/or the Government of Maharashtra and/or other authority governing the said transaction.

31. The Purchaser/s hereby agree/s and bind/s to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/Deed of Assignment to be executed by CIDCO in favour of the Haware's Tiara Residential Complex Co-operative Society Ltd. In case CIDCO execute the Lease Deed in favour of the Confirming Party then the Confirming Party, shall execute the Deed of Assignment in favour of the Society as aforesaid. In that event the purchaser/s shall also be liable to pay the proportionate stamp duty and registration charges as fixed by the Builders in respect of both the Lease Deed and the Deed of Assignment/Transfer.
32. The Purchaser/s hereby covenants to keep the premises, walls, sewerage, drainage, pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her/their own premises.

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33. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises in or of the said complex or any part thereof or cause any increased premium to be payable in respect thereof.



34. The purchaser/s shall at no time demand partition of his/her/their interest of the purchaser/s in the said complex. It is being hereby agreed and declared by the parties that the interest in the said complex is undivided and it is agreed by the purchaser/s that the Builders shall not be liable to execute any document for that purpose in respect of the said premises in favour of the purchaser/s.

35. The Builders shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The builders shall, however, bear and pay the Municipal Taxes and dues of CIDCO for the same.

FOR HAWARE ENGINEERS BUILDERS PVT. LTD.

AUTHORISED SIGNATORY

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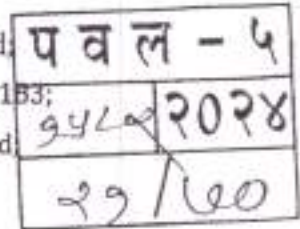


36. The purchaser/s undertake/s to pay the in Service taxes / LBT and / or any other taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.
37. The Confirming Party hereby confirm this agreement.

**THE SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land bearing plot No. 184, lying being and situate at Sector-13, Kharghar, Navi Mumbai containing by admeasurement an area of 7449.94 sq. mts. or thereabout and bounded as follows:-

- On or towards the North : 35.00 mts. wide road;
- On or towards the South : Plot No. 181, 182 & 183;
- On or towards the East : 24.00 mts. wide road;
- On or towards the West : Const No. 16A, 16,  
17, 18A, 19 & 19A;



FOR HAVARE ENGINEERS & BUILDERS PVT LTD

*Havare*

AUTHORISED SIGNATOR





*Yashwantrao Sane*

THE COMMON SEAL OF THE  
WITHIN NAMED BUILDERS  
M/S. HAWARE ENGINEERS & BUILDERS  
PRIVATE LIMITED

Through Director

MRS. UJJWALA SATISH HAWARE

in the presence of

- 1. 
- 2. 

SIGNED SEALED AND DELIVERED BY

the within named "PURCHASER"

MRS. ANMOL JASPREET SINGH SAINI

in the presence of

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THE COMMON SEAL OF THE  
WITHIN NAMED CONFIRMING PARTY

M/S. HAWARE CONSTRUCTIONS



PRIVATE LIMITED

Through Director



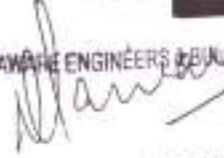
MR. PRAVIN KASHINATH HAWARE

in the presence of

- 1. 
- 2. 

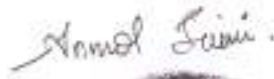


FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.



AUTHORIZED SIGNATORY







For Haware Constructions Pvt. Ltd.

Director

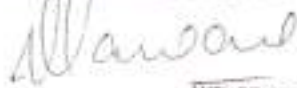
**RECEIPT**

RECEIVED of and from the within named purchaser/s **MRS. ANMOL JASPREET SINGH SAINI** the sum of **Rs. 11,00,000/-** (Rupees **ELEVEN LACS** Only) being part payment of the total consideration of **Rs. 90,82,000/-** (Rupees **NINETY LACS EIGHTY TWO THOUSAND** only) agreed to be paid to us for sale of the said flat.

I SAY RECEIVED **RS 11,00,000/-**

For the **M/S. HAWARE ENGINEERS & BUILDERS PVT. LTD**

FOR HAWARE ENGINEERS & BUILDERS PVT. LTD.



AUTHORISED SIGNATORY

**AUTHORISED SIGNATORY**

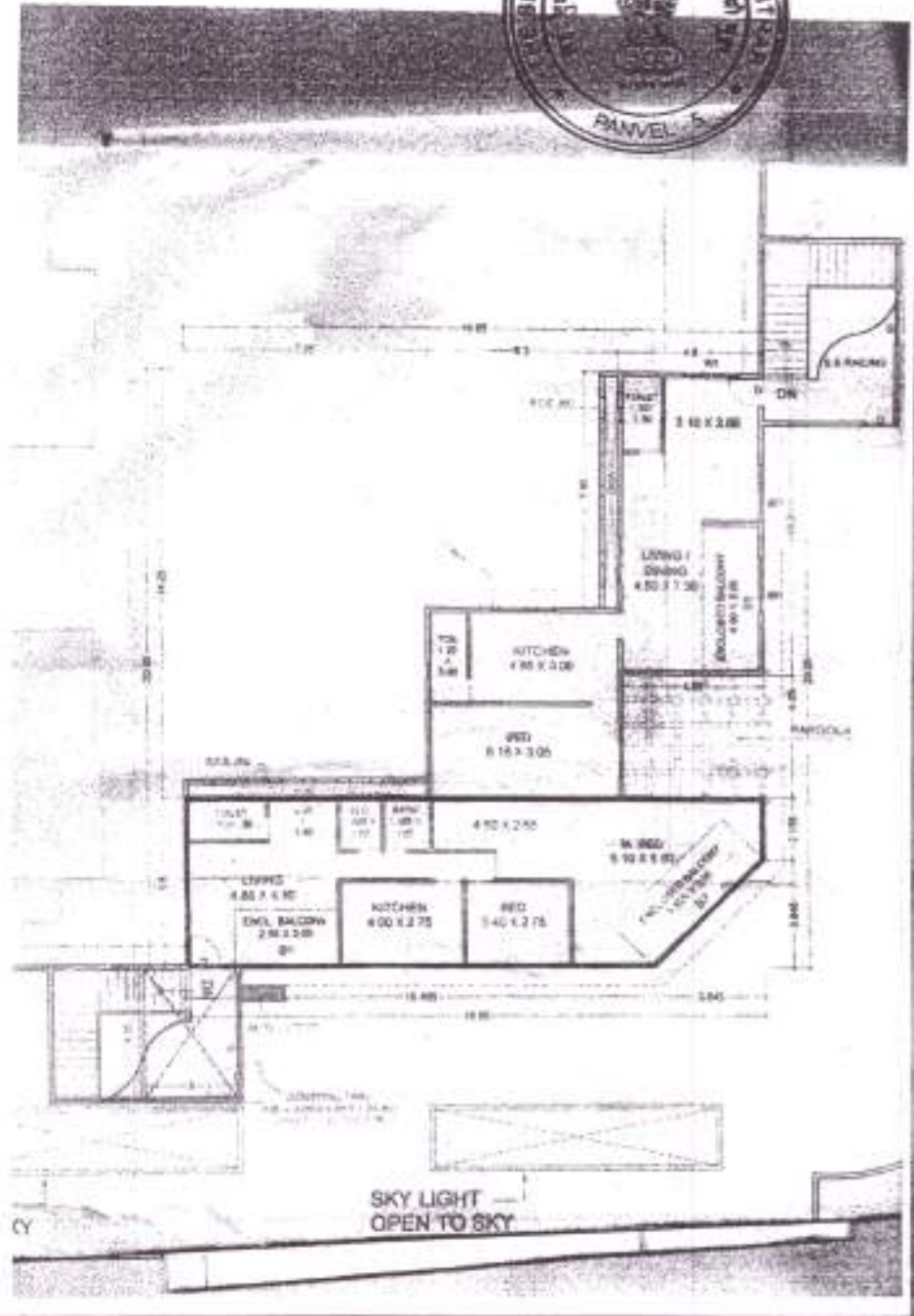
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HAWARE ENGINEERS & BUILDERS PVT. LTD.





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# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय कार्यालय:  
'निर्मल', दुसरा मजला, नवीन पीठ, पुणे - ४११ ०२२.  
दुरध्वनी : (स्वागत कक्ष) +९१-२२-२६५० ०१००  
फॅक्स : +९१-२२-२२०२ २५९

मुख्य कार्यालय:  
'सिडको' भवन, सीबीडी येथील, नवी मुंबई-४०० ६१४.  
दुरध्वनी : +९१-२२-२५९१ ८१००  
फॅक्स : +९१-२२-२५९१ ८१६६

संदर्भ क्र.: CIDCO/ATPO(BP)/ 1644 - -

दिनांक: 25 MAR 2010

## OCCUPANCY CERTIFICATE

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I hereby certify that, the development of Residential (Residential Units = 156), Fitness Centre = 165.98 Sq.mtrs. (Residential Units = 156), Fitness Centre = 165.98 Sq.m. (Free of FSI) on Plot No. 184, Sector-13 at Khaighar (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Space Consultants has been inspected on 25/03/2010 and I declare that, the development has been completed in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 13/03/2010 and that the development is fit for the use for which it has been carried out.

25/03/2010  
Total BUA = 8266.231



Earlier Part Occupancy Certificate was granted for Res. BUA = 1675.701 Sq.m. & Comm. BUA = 1675.701 Sq.m., Total BUA = 2915.162 Sq.m. (No. of Comm. Units - 66 nos. & Res. Units - 22 nos.)

Thus total BUA = 11171.393 Sq.m. ( Residential BUA = 9495.692 Sq.m., Commercial BUA = 1675.701 Sq.m. & Total Res. Units - 178 nos. & Com. Units - 66 nos.)

Yours faithfully,

*(Signature)*

(R. B. Patil)

Add. Town Planning Officer (BP)  
(Navi Mumbai & Khopta)



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**CIDCO**  
WE MAKE CITIES

OFFICE :  
NIRMA, 2nd Floor, Nairman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :  
CIDCO Bhoran, CBD-Belopur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. **CIDCO/BPIATPOI/337**  
To,  
M/s Haware Constructions Pvt. Ltd.,  
416, Vardhaman Market, Sector-17, Vashi,  
**NAVI MUMBAI.**

Date : 13/2/2007

Sub:-Amended approval to revised plan for Residential Building on  
Plot no. 184, Sector -13 at Kharghar (12.5% Scheme)  
Ref:- 1) Your architects application dated 31/01/2007 & 09/02/2007  
2) Tripartite Agreement executed on 04/12/2004  
3) Fire NOC issued by Fire Officer, dtd. 15/09/2006  
4) MSEDCL NOC for location of substation dtd. 22/04/2006  
5) PSIDCL NOC issued by EE(Elect.), dtd. 22/05/2006  
6) IDC 50% paid of Rs. 37,25,000/- vide challan no. 142362,  
dtd. 13/02/2007

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9423 2028  
28/00

Sir,  
Please refer to your application for amended approval for Residential Building on Plot no. 184, Sector -13 at Kharghar (12.5% Scheme), Navi Mumbai.

The amended approval is hereby granted to construct Residential Building as mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

*(Signature)*  
(H.S. Swami) 13/02/07  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khepta





REF. NO. CHD/CPA/100/337

13/2/2027

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-13 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Haware Construction  
BA. Ltd.

Plot/Pin. No. 184 Road No. — Sector 13 Node Khambar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building

Residential B.O.A. = 9586.258 m<sup>2</sup> Total Net B.O.A.

Commercial B.O.A. = 1483.044 m<sup>2</sup> 11069.80 m<sup>2</sup>

(Nos. of Residential Units 186 Nos. of Commercial units 55)

प व ल - ५  
24/2/2028  
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1. This Certificate is liable to be revoked by the Corporation if:-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Devising Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have obtained the development work in contravention of section-13 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall:
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code of India / or GDCR - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue. Thereafter revocation of the same shall be done in accordance with provision of Section-48 of MCTP Act - 1966 and as per regulation no. 10, 1(2) of the GDCR - 1975.





5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 12,62,51/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the SE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504C-287/94, 180-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

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180-11/RDP	COO

- i] As soon as the development permission for new construction or re-development which is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Mode under reference alongwith description of its boundaries.
  - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be available for inspection.
- ii] A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt. Govt. of Maharashtra, vide No. FAR/10200/1602P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply:

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. IPB 432001/2133CR-23Q01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition and that the water for non potable purposes or recharge of groundwater is not lost.

c) The Authority may impose a levy, of not exceeding Rs. 100/- per sq.ft. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structure as required under these byelaws.

पवल - ५  
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*M. Srinivas* 13/02/07  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: ARCHITECT  
SPACE CONSULTANTS  
416, Vardkawan Market Sec 13-  
C.C. TO: Separately to: Vashi Navi Mumbai

1. M(TS)
2. CUC
3. RE(SCH/PNL/KLMDRON)
4. EE(WS)



*M. Tripathi & Co.*  
*Advocates High Court*

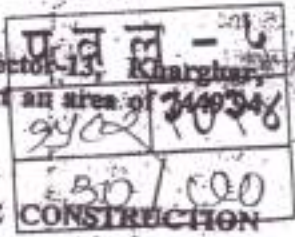
347-348, Big Bldg, Sector 17, Vashi, Navi Mumbai 400 705.  
Phone : 2719 1053 • Fax : 2591 2037  
E-mail : tripathi@navi.mumbai.net.in

*Mr. Manoj S. Tripathi*  
*B. Com., LL.M.*  
*Advocate*  
*Devendra Tripathi B. Com., LL.B.*

*Advocate at Delhi:*  
*Mitter & Mitter Co.*  
*Advocate, Supreme Court*  
*21, Lower Chamber, Supreme Court of India*  
*New Delhi 110 001. Phone 2388 4565*

**TO WHOMSOEVER IT MAY CONCERN**

Re: Plot No. 184 lying being and situate at Sector-13, Kharghar, Navi Mumbai containing by admeasurement an area of 2449.348 sq. mts. or thereabout.



We have investigated the title of M/S. HAWARE PVT. LTD a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at 413-416, Vardhaman Market, Sector-17, Vashi, Navi Mumbai (hereinafter called "THE BUILDERS").



1. The Government of Maharashtra has, by Notification Nos. RPB-1171/18124. WII, dated the 20<sup>th</sup> March 1971, and RPB. 1172-II-RPC, dated the 16<sup>th</sup> August 1973, promulgated under sub-sections (1) and (3A) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (referred to hereinafter as "the Act"), designated a site for a New Town of New Bombay and appointed the City and Industrial Development Corporation of Maharashtra Limited (referred to hereinafter as the "Corporation"), to be the New Town Development Authority for the said New Town of New Bombay.

Mumbai Office : 265, Bazaar Street, 17-A, Bigya House, Fort, Mumbai - 400 001.

2. After the publication of the Notification under Section 113(1), the State Government by another Notification designated City & Industrial Development Corporation of Maharashtra Limited (CIDCO) as a New Town Development Authority for the purpose of acquiring, developing & disposing of land in the area of Navi Mumbai under the provisions of Section 113(2) & 113(3-A) of the MRTP Act.

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The Government of Maharashtra in the exercise of the power vested into it under Section 113-A acquired the lands falling in the said designated area of Navi Mumbai.



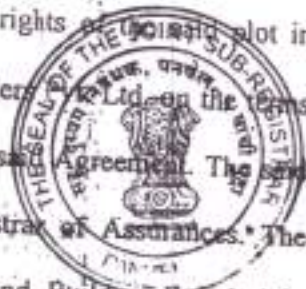
The CIDCO by an Allotment Letter dated the 20<sup>th</sup> May, 2002 allotted to SMT. BILKIS BEGUM MOHAMAD YUSUF MUKRI (hereinafter referred to as "the Original Lessee"), a piece and parcel of land bearing Plot No. 184 lying being and situate at Sector-13, Kharghar, Navi Mumbai containing by admeasurement an area of 7449.94 sq. mts. more particularly described in the schedule hereunder written (hereinafter referred to as "the said plot").



5. After the payment of the lease premium and other charges in respect of the said plot, the CIDCO was pleased to execute an Agreement to Lease in favour of the Original Lessee, whereby the CIDCO agreed to grant the lease of the said plot being plot No. 184, lying being and situate at Sector-13, Kharghar, Navi Mumbai, 12½ scheme containing by admeasurement an area of 7449.94 sq. mts. more or thereabout for the purpose of constructing building/buildings for residential user. However, commercial use upto 15% of the permissible F.S.I. is to be allowed but the Original Lessee in possession of the said plot.

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6. The Original Lessee by an Agreement for Development dated the 22<sup>nd</sup> April, 2003 agreed to grant the development rights of the said plot in favour of the M/s. Haware Engineers and Builders Pvt. Ltd. on the terms and conditions more particularly set out in the said Agreement. The said Agreement was registered with the Sub-Registrar of Assurances. The Original Lessee put M/s. Haware Engineers and Builders Pvt. Ltd in possession of the said Plot.



7. The CIDCO by its letter dated the 20<sup>th</sup> August, 2003 has granted development permission, issued Commencement Certificate and approved



plans for the construction of Residential building with shopping on the ground floor;

8. By an Agreement of Assignment of the Development Rights dated the 22<sup>nd</sup> September, 2003, M/s. Haware Engineers and Builders Pvt. Ltd. assigned to the Builders, all their rights pertaining to the construction of residential flats only under the Development Agreement dated the 22<sup>nd</sup> April, 2003 as also the rights to construct the residential buildings on the said plot with the rights to sell the residential premises in the buildings to recover the cost of the said construction on the terms and conditions set out in the said Agreement of Assignment of Development Rights dated the 22<sup>nd</sup> September, 2003.

प व ल - ५
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the said Agreement of Assignment of Development Rights dated the September, 2003, M/s. Haware Engineers and Builders Pvt Ltd agreed to allow and permitted the Builders, to get the said plot transferred in their name but retained the right to the construction of commercial area on the said plot with right to sell mortgage, let, lease and dispose off the same and appropriate the sale proceeds either under the provisions of Maharashtra Ownership of Flats Act or otherwise.

10. As agreed by M/s. Haware Engineers and Builders Pvt. Ltd, M/s. Haware Engineers and Builders Pvt. Ltd through the Original Lessee made the application for the transfer of the plot in the name of the Builders. The said permission was granted.
11. The CIDCO by Tripartite Agreement dated the 14<sup>th</sup> December, 2004 transferred the said plot in the name of the said Builders.
12. Though the plot has been transferred in the name of the Builders, the Builders have exclusive rights to construct and sell the residential premises on the said plot as per the Agreement of Assignment of Development rights dated the 22<sup>nd</sup> September, 2003.

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We are therefore of the opinion that the title of **M/S. HAWARE CONSTRUCTION PVT. LTD.**, the Builders herein in respect of the development, construction and sale of the residential premises on the said plot is clear and marketable, subject to their complying with all the terms and conditions of the Agreement to Lease dated the 22<sup>nd</sup> April, 2003 and the Agreement of Assignment of Development Rights dated the 22<sup>nd</sup> September, 2003 and the Tripartite Agreement dated the 14<sup>th</sup> December, 2004 and subject to Lease Deed.



## घोषणापत्र

मी विश्वानंद रामचंद्र कुलकर्णी याद्वारे

घोषित करतो कि दुय्यम निबंधक परीवेळ यांचे कार्यालयात कराकनाम या

शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री/श्रीमती/मेसर्स रावें कुलकर्णी

प्रा. लि. व इ. यांनी दिनांक १/०१/२०२४.

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादित

केलेल्या दस्ताचा कबुली जवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द

केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द ठरलेला नाही. सादराचा कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

श्री विश्वानंद रामचंद्र कुलकर्णी

परीवेळ  
कुलमुखत्यारपत्र धारकाचे नाव व सही

प व ल - ५	
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३६/८००	

मी/आम्ही मूळ अखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता पडताकून पाहिलेली आहे

Amal Saini







75/1822

Wednesday, January 31, 2024

1:55 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2035 दिनांक: 31/01/2024

पावतीचे नाव: बासी

दस्तावेजाचा अनुक्रमांक: टनल3-1822-2024

दस्तावेजाचा प्रकार: कुलमुक्तपारपत्र

सादा करण्याचे नाव: ये हाबरे कन्दूराम प्रा नि ठके बाबरेक्टर प्रविण भासिनाथ हाबरे - -

नोंदणी फी	₹. 100.00
दस्त हस्ताक्षरी फी	₹. 300.00
पुढाची संख्या: 15	

एकूण:	₹. 400.00
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आपणाम मुळ दस्त ,बंकेत रिट,सुधी-२ अंदाजे  
2:14 PM ह्या वेळेस विकेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २  
ठाणे क.३

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 1/-

बरेपेने मुद्रांक मूल्य: ₹. 500/-

- 1) देयकाचा प्रकार: DMC रकम: ₹. 300/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124316008016 दिनांक: 31/01/2024  
बंकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014796002202324E दिनांक: 31/01/2024  
बंकेचे नाव व पत्ता:

अक्षकाराची सही \_\_\_\_\_  
मुळ दस्तावेज परत मिळाला  
दु. नि. ठाणे-३

प व ल - ५	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124316008016	Date 31/01/2024
Received from H, Mobile number 9000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name IDKL	Date 31/01/2024
Bank CIN 10004152024013107617	REF No. 2883703656
This is computer generated receipt, hence no signature is required.	

पवल - ५  
 १५१२/२०२४  
 ३८/८००



लनन - ३  
 नं. १८८/२०२४  
 १/१५





CHALLAN  
MTR Form Number-6



GRN	MH014796002202324E	BARCODE			Date	31/01/2024-12:49:28	Form ID
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Type of Payment				Ordinary Collections IGR			
Office Name				THNS_THANE NO 3 JOINT SUB REGISTRA			
Location				THANE			
Year				2023-2024 One Time			
Account Head Details				Amount in Rs.			
0030063301 Amount of Tax				100.00			
Full Name				MS HAWARE CONSTRUCTIONS PVT LTD			
Flat/Block No.				AS			
Premises/Building				PER			
Road/Street				POWER			
Area/Locality				TOWN/CITY/DISTRICT			
PIN				4 0 0 7 0 5			
Remarks (If Any)				SecondPartyName=VISHWAS RAMCHANDRA KULKARNI-			
Total				100.00			
Amount In				One Hundred Rupees Only			
Words							
Payment Mode				FOR USE IN RECEIVING BANK			
Cheque/DD No				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				Bank Date			
				RBI Date			
				Bank-Branch			
				Scroll No. , Date			

पवल - ५  
२५/१२/२०२४  
३९/००



Department ID: Mobile No: 8000000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
अनुद पत्राल कडल दुरलन निलेक कललललल नलेनी कललललल दलललली ललु आरु . नलेनी न कललललल दलललली खलर कलल ललु नलेनी .



दलन - ३  
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महाराष्ट्र MAHARASHTRA

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जिल्हा कोर्ट, ठाणे, महाराष्ट्र  
71 JAN 2024  
मुद्रांक प्रमुख लिपीक / लिपीक




## POWER OF ATTORNEY



प न - 3
952 / 2024
3/94

१. मुद्रांक विहीन नोंदवही अनु. क्रमांक	182315 दिनांक
२. दस्तावेज प्रकार	POA
३. दस्ता नोंदणी करमाय खाहेत का?	होय / नाही
४. मिळवणीचे पौढपत्रात वर्णन -	
५. मुद्रांक विहीन वेळापत्रक, नाव	M/S. Haware Construction Pvt. Ltd
६. दुसऱ्या पक्षकाराचे नाव	
७. इन्वे क्लेअरन्स स्थान -	Swadi
८. मुद्रांक शुल्क रकम	5000
९. पत्रव्यवहार मुद्रांक विक्रेत्याची नांव व पत्ता क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण व नाव	रामदास वि. मुद्रांक विक्रेता पत्ता क्र. १२३४ २५०१२, सेक्टर-१२, मुद्रांक विक्री पत्रांक

31 JAN 2024  
  
 Pvt. Ltd

नोंद: कार्यावाही करणेची मुदतक घटनेची वेळा त्याची व्याप कार्यावाही मुद्रांक शुल्क भरत कल्याणकर महानगर पालिका बंधनकारक आहे.

प व ल - ५  
 १५/१२/२०२४  
 २१/५००



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 ४/१५



प व ल - ५	
१५१२	२०२४
४२/१००	



**POWER OF ATTORNEY**

I, SHRI. PRAVIN KASHINATH HAWARE, Director of M/s.  
**Haware Constructions Pvt. Ltd.**, Indian Inhabitant, having  
 address at 315-316, Vardhaman Market Plot No. 75, Sector 17, Vashi,  
 Navi Mumbai-400703, sending GREETINGS:

**WHEREAS :**

The above said Company is engaged in construction activities on various plots in Mumbai, Navi Mumbai, Thane, Kalyan, Sindhudurg, Nagpur, Amravati and other parts of Maharashtra, India by erecting building or buildings consisting flats, shops, offices, parking spaces, garages, etc. in accordance law.

**WHEREAS :**

प व ल - ६
१५२/२०२४
४३/६०

The said Company, therefore has to execute several documents, agreements and do various other acts, deeds, matters and things in this behalf with prospective buyers of flats, shops, offices, parking spaces, garages, lands etc.



**WHEREAS :**

The said Company has to present several agreements and other documents and admits it execution before authorities like the sub-Registrar of Assurances at Thane, Vashi, Sindhudurg, Ulhasnagar, Bhiwandi, Mumbai, Panvel, Navi Mumbai, Nagpur, Amravati and other part in State of Maharashtra and other states of India for purpose of



ट न न - ३
दात क्र. १६५ / २०१५
६/१५

execution of such documents. By being Director of the above mentioned Company, I have to personally attend to these office for execution, presentation and admission of such documents; whereas myself being busy and occupied

with other activities of the company, it's not always possible for me to attend to these office personally, therefore by virtue of being constituted Director of this Company, I am desirous of Appointing a fit and proper person, to do all or any several acts, deeds, matters & things on behalf of myself and the said Company.

**NOW KNOW YOU AND THESE PRESENTS WITNESSETH THAT :**

I, SHRI. PRAVIN KASHINATH HAWARE Director of M/s. **पवल - ५**  
**95/2/2028**  
**१४/००**  
 Haware Constructions Pvt. Ltd., hereby nominate, constitute and

appoint SHRI.VISHWAS RAMCHANDRA KULKARNI, age 51  
 years, (PAN NO. BVMPK6716R), (AADHAR CARD NO. 5028 1007  
 3806), an employee of Company, residing at Flat No. 201, **बिल्डिंग नं. ११४**  
 Haware Nirmiti CHS., Plot No. 15, Behind MGM Hospital, **सेक्टर**  
 22, Kamothe, Panvel-410209, to be the company Attorney on behalf of

myself and the said company to do all or any of the following acts, deeds,  
 matters and things for and on behalf of said in name of company namely  
**दत्तन - ३**  
**१८२ / २०२४**  
**७ / १५**  
 M/S. HAWARE CONSTRUCTIONS PVT. LTD.

- i) To execute agreement or any other documentary as the case may be to appear before the sub-registrar of assurance offices at Nagpur, Amravati, Sindhudurg, Thane, Kalyan, Ulhasnagar, Bhiwandi, Vashi, Mumbai, Panvel, Navi Mumbai, and other parts of State of Maharashtra and other States of India to present several document-agreement and / or the indenture before the Sub-registrar

*[Signature]*

*[Signature]*



of assurance office at Nagpur / Amravati, Sindhudurg, Thane, Kalyan, Ulhasnagar, Bhiwandi, Vashi, Mumbai, Panvel, Navi Mumbai, and other parts of State of Maharashtra and other States of India and to admit and execute thereof and to do any act that may be necessary for registration of the said documents and to receive back when it has been duly registered and to sign & deliver proper receipt for the same, to obtain certify copies thereof from the office of Sub-registrar of assurance offices at Nagpur / Amravati, Thane, Kalyan, Ulhasnagar, Bhiwandi, Vashi, Mumbai,

पवल - ५	
१५२	२०२४
२५ / ००	

Panvel, Navi Mumbai etc. also to do all act deed or matter that may be required to be done.



Further I confirm & ratify for myself and on behalf of the said company, whatever deed, acts, matter done by my constituted attorney by virtue of this present.

THIS POWER ENTITLES MY ATTORNEY TO EXECUTE AND ADMIT THE DOCUMENTS ON BEHALF OF MYSELF AS DIRECTOR OF THE SAID COMPANY.



१५२	
१५२	२०२४
२५ / ००	

THESE PRESENTS SHALL REMAIN VALID FOR A PERIOD OF (ONE) YEAR FROM THE DATE OF EXECUTION, UNLESS REVOKED EARLER.

*[Handwritten signature]*

*[Handwritten signature]*

IN WITNESS WHEREOF SHRI. PRAVIN KASHINATH

HAWARE Director of M/s. Haware Constructions Pvt.

have hereto set and subscribed their hand on this 31<sup>st</sup>  
jan. 2024.

क्र.व ल - ५
५०१२ २०२४
४८/८००

SIGNED SEALED AND DELIVERED

By withinnamed "EXECUTANT"

SHRI. PRAVIN KASHINATH HAWARE

Director of M/s. Haware Constructions Pvt. Ltd. |

In presence of

1. [Signature]



2. [Signature]

SPECIEMEN SIGNATURE OF

By withinnamed "ATTORNEY"

SHRI.VISHWAS RAMCHANDRA KULKARNI |

In presence of .....

1. [Signature]



2. [Signature]



क्र.व ल - ३
५०१२ २०२४
९५

भारत सरकार  
Unique Identification Authority of India

नॉटविण्याचा क्रमांक / Enrollment No 1207/39963/19774

24/10/2013

To,  
विश्वास रामचंद्र कुलकर्णी  
Vishwas Ramchandra Kulkarni  
flat 201 bldg 07 plot no 15  
hawtee nimbi-ohs society  
behind mgm hospital sector 22 kamathe  
Parvel  
Jai Kamathe Parvel Raigadh  
Maharashtra 410206  
9967238342

प व ल - ५	
१५२	२०२४
२०/१००	

खात्याकर विभाग  
TAX DEPARTMENT  
VISHWAS R KULKARNI  
RAMCHANDRA VIDYALAY KULKARNI  
09/05/1972  
Permanent Address/Address  
BUMBLE 708

भारत सरकार  
GOVT OF INDIA

THE JOINT SUB-REGISTRAR  
पंचम मंडळ, पंचम - ५ काशी तालुका  
पारवेल - ५

*[Handwritten Signature]*

भारत सरकार  
Government of India

विश्वास रामचंद्र कुलकर्णी  
Vishwas Ramchandra Kulkarni  
जन्म तारीख / DOB 09/05/1972  
पुरुष / Male

502B 1007 3906



ट न न - ३
१५२ / २०२४
१० / १५



— सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



प्रविण कशिनथ हावरे  
Pravin Kashinath Haware  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male



6695 5552 5411

प व ल - ५	
१५/१२	२०२४
२८/८००	

राष्ट्रीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता नं. - 1204, सिलिकॉन टॉवर, प्लॉट  
नं.- 46, सामना सेमाना प्रेस, सेक्टर -  
30 ए, वाशी, नवी मुंबई, ठाणे, वाशी,  
महाराष्ट्र, 400703

Address: D - 1204, Silicon Tower,  
Plot No.- 46, Near Semana Press,  
Sector - 30 A, Vashi, Navi  
Mumbai, Thane, Vashi,  
Maharashtra, 400703



1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

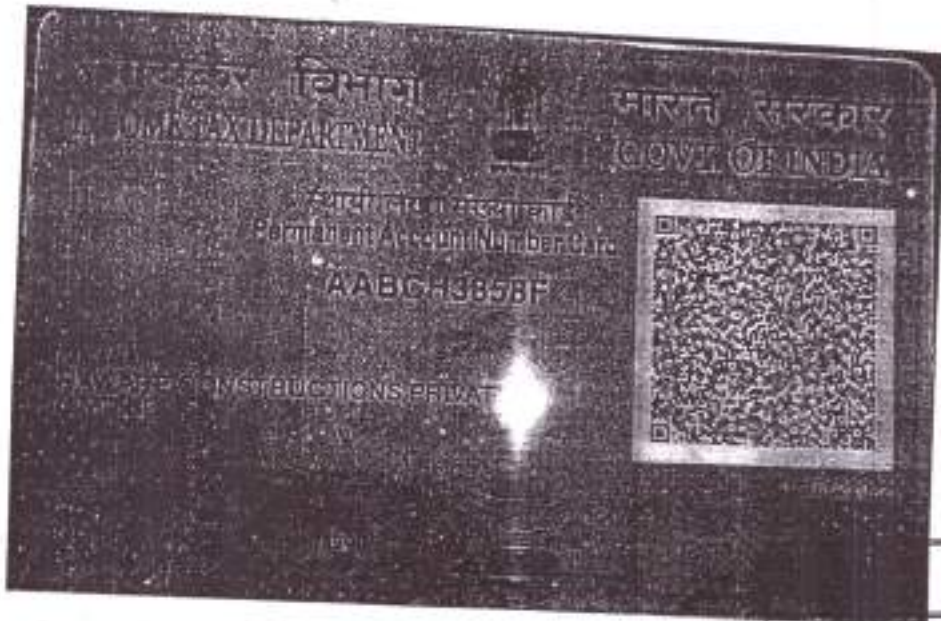
P.O. Box No. 1947  
Bangalore-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRAVIN KASHINATH HAWARE  
KASHINATH B HAWARE  
15/08/1971  
Permanent Account Number  
AARPH3639K

भारत सरकार  
GOVT OF INDIA

Signature's

ट व ल - ३	
१८/१२	२०२४
११/१५	



*[Handwritten signature]*

	- 4
१५८	२०२४
१६/१२	



१६/१२ - ३
१६/१२/२०२४
१६/१२


 Mahendra Manu Akade  
 VID: 9128 6490 2284  
 माझे आधार, माझी ओळख

1931

प व ल - ५	
१५१२	२०२४
५०/१००	


 Mahendra Manu Akade  
 VID: 6886 5826 7457  
 माझे आधार, माझी ओळख



प व ल - ३	
१६२२	/२०२४
१३/१५	



75/1822

पुण्या, 31 जानेवारी 2024 1:55 म.नं.

दस्त सोबतचा भाग-1

दस्त क्रमांक 9894

दस्त क्रमांक: 1822/2024

दस्त क्रमांक: दस्त3 /1822/2024

साक्षात गुण्य: रु. 01/-

सोबतचा: रु. 01/-

भारतेल मुद्रांक शुल्क: रु.500/-

डु. नि. मद्र. डु. नि. दस्त3 यांचे कार्यालय

म. नं. 1822 वर दि.31-01-2024

सोयी 1:54 म.नं. का. राज. केला.

पावती:2035

पावती दिनांक: 31/01/2024

मादरकार्यागचे नाव: मे हावरे कन्स्ट्रक्शन प्रा लि वर्फे बावरेस्टर प्रविण काशिनाथ हावरे - -

सोबती फी ₹. 100.00

दस्त हाताळणी फी ₹. 300.00

पुढाची संख्या: 15

एकुण: 400.00

*[Signature]*  
दस्त देणार कार्यालयाची सही.

*[Signature]*  
श्री. जी. पी. खोसले 3

सह दुय्यम निबंधक दर्जा - 2

दस्ताचा क्रमांक: कुठेही नसणे

मुद्रांक शुल्क: (मीन) कोबात्याही घासपंजावतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (टोन) मध्ये नमूद न करण्यात आलेली कोबात्याही क्षेत्रात.

निष्ठा क्र. 1 31 / 01 / 2024 01 : 54 : 06 PM ची वेळ: (मादरीकरण)

निष्ठा क्र. 2 31 / 01 / 2024 01 : 54 : 58 PM ची वेळ: (फी)

*[Signature]*  
श्री. जी. पी. खोसले 3

सह दुय्यम निबंधक दर्जा - 2

दस्ता क्र. 3

प व ल - 6  
31/01/2024  
49/100

- प्रतिज्ञा पत्र -

महाराष्ट्र अधिनियम क्रमांक 1960 नियम 1969 अंतर्गत  
संशुद्धित कर बंधिनीत बाळग केला आहे. दस्तामधील सं.4  
नमूदर विभागात व्यक्ती, साक्षी व सोबत नोंदलेले काळढव  
दस्ताची सत्यता कायदेशीर बाबी सही जातील निष्ठात व्यक्ती  
संपूर्णपणे जबाबदार आहे. तसेच उरर हस्तांतरण हस्तांतुणे  
राज्यपाल / केंद्रशासन यांच्या कोबात्या कायदा / नियम परिपत्रक  
यांचे उल्लंघन होत नाही.

*[Signature]*  
सह दुय्यम सही

*[Signature]*  
सह दुय्यम सही





18/01/2024 1 58:01 PM

इसा गौधारा पान-2

एनन3 94194  
इसा कनांक: 1822/2024

इसा कनांक : एनन3/1822/2024  
इसा का प्रकार :- कुलमुद्राव्यापक

- अनु क्र. पंशकाराचे नाव व पत्ता
- नाम: मे. हावरे कान्ठुबाबा प्रा वि. कॉलेज हावरे. -  
पत्ता: प्लॉट नं. 31C-31G वर्धमान मार्केट प्लॉट न 75 नेक्टर 17  
बागो नवी मुंबई, महाराष्ट्र, ७५५५५५  
पिन नंबर: AABCH3858F
  - नाम: विधाने रामचंद्र कुलकर्णी -  
पत्ता: प्लॉट नं. 201 विविध न 07 हावरे विविधी मी एच एच प्लॉट  
न 15 नेक्टर 22 कार्मोडे पर्यंत, महाराष्ट्र, हाईव्हाय (0).  
पिन नंबर: BVMPK6718R

पंशकाराचा प्रकार  
कुलमुद्राव्यापक देणार  
बच :- 52  
स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी  
होल्डर  
बच :- 51  
स्वाक्षरी:-



परीक्षेद्वारे कनांक देणार लयाकधीस कुलमुद्राव्यापक या देणार ऐवज कनांक दिव्याचे कबुल करतात.  
मिळवा क्र.3 ची वेळ: 31 / 01 / 2024 01 : 56 : 15 PM

शेकडा:-

पानीन देणार असे निवेदीत करतात की ते देणारोवज कनांक देणार-मनांक स्वकीश: शेकडागत, व त्यांची शेकडा परवितार

- अनु क्र. पंशकाराचे नाव व पत्ता
- नाम: भाऊसाहेब शेकडागत -  
बच: 36  
पत्ता: तुर्गे नवी मुंबई  
पिन कोड: 400705
  - नाम: महेंद्र रोखडे -  
बच: 42  
पत्ता: बागो नवी मुंबई  
पिन कोड: 400703

स्वाक्षरी

स्वाक्षरी



शिकका क्र.4 ची वेळ: 31 / 01 / 2024 01 : 57 : 51 PM प्रमाणित करण्यात येते की सदर दस्तास  
एकूण.....२५.....पाने आहेत.

श्री. जी. पी. खोत

सह दस्तास विनिबंधक घर्ज - २

श्री. जी. पी. खोत

sr.	Purchaser	Type	Verification no/Vendor	GRN/License	सह दस्त्यास विनिबंधक पुस्तक क्र. १ कनांक.....	मिनिबंधक Amount	पधारे AI	पधारे-३ (घर्ज-२) कनांक.....	Deface Date
1		Mudrank	CF019134	1201028	500	१८५	RF	०१२४३१६००८०१६	31/01/2024
2				0124316008016	300		RF	01243160080160	31/01/2024
3				MH014796002202324E	१००		RF	0007794274202324	31/01/2024

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



सह दस्त्यास विनिबंधक, घर्ज-३ (घर्ज-२)  
माहे: ३९ माहे: ९ सप्टेंबर २०२४ 1822 /2024

1. Verify Registered Documents through thumbnail (4 pages on a side) printed after scanning.  
2. Get print immediately after registration.  
For feedback, please write to us at [feedback.snrte@gmail.com](mailto:feedback.snrte@gmail.com)

## घोषणापत्र

मी सुप्रकांत दाजी पंडीयार याद्वारे

घोषित करतो कि दुय्यम निबंधक पणवेल यांचे कार्यालयात ठराकलास या

शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री/श्रीमती/मेसर्स हायर इंजिनीयरी

आरि विल्यम प्रॉपर्टी व इ. यांनी दिनांक १५/५/१५

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादित

केलेल्या दस्ताचा कबुली जवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द

केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द ठरलेला नाही. सादराचा कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

श्री सुप्रकांत दाजी पंडीयार

पणवेल

कुलमुखत्यारपत्र धारक

प व ल - ५	
१५१२	२०२४
५३/१००	

मी/आम्ही मूळ अखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे





75/3454  
Wednesday, May 19, 2021  
4:02 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 8375 दिनांक: 19/05/2021

पावतीचे नाव: बाबती  
दस्तावेजाचा क्रमांक: एम3-8454-2021  
दस्तावेजाचा प्रकार: कुलमुळतारपत्र  
आपर करपाच्याने मात: हाकरे इजिनिपरि ओर बिबुवर्त वा ति तणे वावरेकर उज्जला बातीत हात

नोंदणी फी  
बलव हाताळणी फी  
पुढांणी संख्या: 12

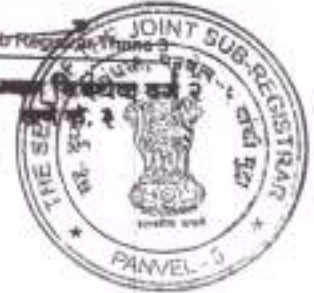
एकूण:

प व ल - ५	
₹ 100/-	2028
₹ 240/-	
₹ 340.00	

बाकार मुल्य: ₹. 1/-  
नोंदवला ₹. 1/-  
बदलेचे मुद्रांक मुल्य: ₹. 500/-

Joint Registrar, Thane

जुळ दुज्या विधीयक जळ



- 1) देवताचा प्रकार: By Cash एडम: ₹ 240/-
  - 2) देवताचा प्रकार: eSBTR/SimpleReceipt एडम: ₹ 100/-
- सीडी/बनारदेश/पे सीडीर क्रमांक: MH001332557202122R दिनांक: 19/05/2021  
बॅंकेचे नाव व पत्ता: IDBI

पत्रकाराची सही  
मुळ दस्तावेज परत मिळाला  
डु. नि. बाणे-१

CHALLAN				
MTL Form Number - 2				
GRN NUMBER:	AP0132557001208	BARCODE	Form ID: KSRM	Date: 19-05-2021 15:45:00
Department:	IGR		Payee Details	
Receipt Type:	RI	Dept ID (if Any):	IGR	
Office Name:	IGR 15-THANE, THANE MD 3, JOINT SUB REGISTRAR	PAN No (if Applicable):	DLX-1	
Year:	Period From: 19-05-2021 Period To: 31-05-2021	Full Name:	HAWANG ENGINEERS (INDIA) BUILDERS PVT LTD	
Sl. No.	Amount	File Book No.	POA GIVEN BY DIR ECTOR MS ULWANIA HAWANG TO BUYKAR ANI PADYAR VADSE NAVI MUMBAI THANE	
00000401-75	500	Form/Serial No.:		
00000331-70	100	Remarks (if Any):		
	0			
	0			
	0			
	0			
	0			
	0			
	0			
Total Amount:	600			
Payment Details	DD No: 280128088		FOR USE BY RECEIVING BANK	
Payment ID:				
Cheque/DD Details	Bank CN No:		9810032021001580364	
Cheque/DD No.:	Date:		19-05-2021 15:45:00	
Name of Bank:	KSE Bank		Branch Name:	
Name of Branch:	KSE Bank		Branch No.:	

पत्र - ५  
१५२ / २०२४  
५५ / १००



*Hawang*



टनन - ३  
दस्तावेज - ५४२६ / २०२५  
१ / १२

## GENERAL POWER OF ATTORNEY

I, **UJJWALA SATISH HAWARE**, the director of **M/S HAWARE ENGINEERS AND BUILDERS PVT LTD**, having its registered office at 416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai 400 703.

,SEND GREETINGS

The above said company is engaged in construction activities on various plots in Mumbai, Navi Mumbai, Thane, Nagpur, Amravati and the other parts of India by erecting building or buildings consisting flats, shops, offices etc.

### WHEREAS :

The said company, therefore has to execute several documents, agreements and do various other acts deeds matters and things in this behalf with prospective buyers of flats, shops, offices etc.

### WHEREAS :

The said company has to present several agreements and other documents in front of authorities like the registrar of assurances of various districts in STATE OF MAHARASHTRA and other states of India for purpose of registration of such documents

### WHEREAS :

By virtue of being director of **M/S HAWARE ENGINEERS AND BUILDERS PVT LTD**, I have to execute such documents and personally attend to these offices for admission of such documents; whereas, myself being busy and occupied with other activities of the company, it is not always possible for myself to attend to these offices personally, therefore by virtue of being director of the said company, I am desirous of appointing a fit & proper person, to do all or any several acts, deeds, matters & things on behalf of myself as director of **M/S HAWARE ENGINEERS AND BUILDERS PVT LTD**

**NOW KNOWN YOU AND THESE PRESENTS WITNESSETH THAT, I UJJWALA SATISH HAWARE**, director of **M/S HAWARE ENGINEERS AND BUILDERS PVT LTD** hereby nominate, constitute and appoint **SHRI. SURYAKANT DAJI PADYAR**, residing at Greenland apartment, C5/3/4/1, sector - 3, CBD Belapur, Navi Mumbai 400614, to be the company's true and lawful attorney to do all or any of the following acts, deeds matters and things for and on behalf of and in the name of the

*Ujjwala Satish Haware*

*Suryakant Daji Padyar*

प व ल - ५	
१५/१२	२०२४
१९०	

ट न न - ३	
दस्त क. ल. य. क. १९०२९	
२	





company Namely M/S HAWARE ENGINEERS AND BUILDERS PVT LTD; SEVERALLY

To execute and appear before the concerned sub-registrar of assurance offices in any district of the State of Maharashtra and other state of India and to present several documents-agreements and /or the indentures, before the sub-registrar of assurance offices in any part of State of Maharashtra or any other states in India and to admit and execute thereof and to do any act that may be necessary for registration of the said documents and to receive back when it has been duly registered and to sign & deliver proper receipt for the same, to obtain certify copies thereof from the concerned sub-registrar of assurance in any part of state of Maharashtra or any states in India and also to do all act deed or matter that may be required for purpose of registration of any documents on behalf of the said COMPANY.

All payments received from the sale of any units in the above project shall be received in the name of M/s. HAWARE ENGINEERS AND BUILDERS PVT LTD only. It is clarified that this Power of Attorney does not authorize the Attorney to accept any payment in their personal name and/or in any other name.

Further the company's attorney can appoint one or more attorneys of his choice with same or limited power except the power of execution which is only limited to the attorney himself.

प व ल - ५  
१५/२०२१  
५०/२०२१

Further, I ratify for myself as director of above mentioned company namely M/S HAWARE ENGINEERS AND BUILDERS PVT LTD; whatever deed, act, matter done by my attorney by virtue of this present.

THIS POWER ENTITLES MY ATTORNEY, TO EXECUTE AND ADMIT SUCH DOCUMENTS ON BEHALF OF MYSELF AS DIRECTOR OF THE ABOVE MENTIONED COMPANY AND IS VALID FOR ONLY THREE YEARS FROM DATE OF EXECUTION OF THIS PRESENT.

IN WITNESS WHEREOF I UJJWALA SATISH HAWARE DIRECTOR OF M/S HAWARE ENGINEERS AND BUILDERS PVT LTD, have hereunto set and subscribed my hands on this 19<sup>th</sup> day of May 2021.



*Ujjwala Satish Haware*



ट ब न - ३  
दस्तावेज क्र. ५४६/२०२१  
३/१२

SIGNED, SEALED AND DELIVERED BY  
Within named SHRI. UJJWALA SATISH HAWARE  
DIRECTOR



M/S HAWARE ENGINEERS AND BUILDERS PVT LTD,

In presence of

1.

2.

SPECIMAN SIGNATURES OF CONSTITUTED ATTORNEY

SHRI. SURYAKANT DAJI PADYAR



पत्र - ५	
१५/१२	२०२४
५८/१००	



ट न न
दस्ता-क. ८५६/२०२४
४१७*



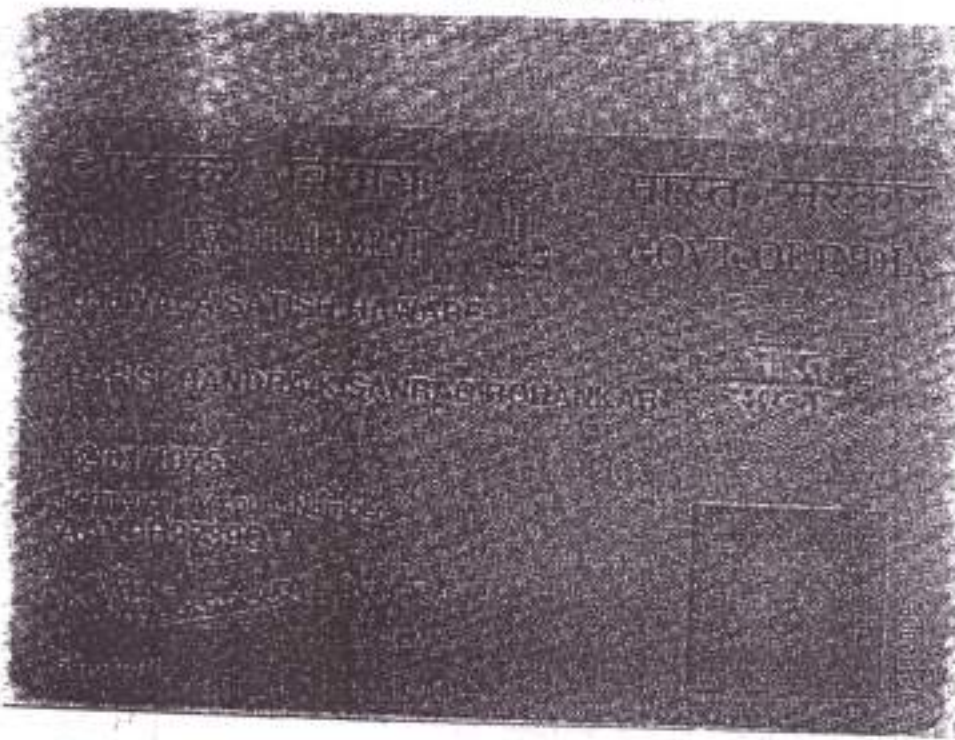




प व ल - ५	
५१२	२०२४
६०/७०	



ट न न - ३
दस्तक. ५५६/२०२९
६१२



जायवर विभाग  
GOVERNMENT OF INDIA  
सर्वकार  
GOVERNMENT OF INDIA

*Maneal*

पं. ५  
१५२  
६९७००



टनन-३  
दस्त क. L ४७६/२०२९  
७ १९२



*Padjar*

PERMANENT ACCOUNT NUMBER  
AAACH2577C

NAME  
RAWARE ENGINEERS AND BUILDERS PVT LTD

INCORPORATION INFORMATION  
10-01-2006

*Atul Singh*  
सहायक निदेशक (सूचना)  
DIRECTOR OF INCOME TAX (SYSTEMS)



*Atul Singh*  
ट न न - ३  
दल न. ५०४/२०२४  
८१७२



प व ल - ५  
१५/१२ २०२४  
६२/१००

*[Handwritten signature]*



*Vik Sahni*





75/8464

बुधवार, 19 मे 2021 3:59 म.ने.

दस्तावेज संख्या भाग-1

दस्तावेज

2-90

दस्तावेज क्रमांक: 8464/2021

दस्तावेज क्रमांक: दस्तावेज /8464/2021

वास्तव शुल्क: ₹. 01/-

सौकर्यता: ₹. 01/-

मर्यादित मुद्रांक शुल्क: ₹.500/-

पु. नि. पत्र, पु. नि. दस्तावेज सांके अर्थात् वास्तव

साक्षी-9375

साक्षी दिनांक: 19/05/2021

स. सं. 8464 वर दि. 19-05-2021

साक्षर/साक्षर/साक्षी नाम: साक्षर/ इमिनिवर्स अॅड विन्डर्स प्रा नि सर्वे  
इंधन/कटर उजवता सनीस साक्षर - -

संजी 3:57 म.ने. वा. इंधन केला.

साक्षी फी

₹. 100.00

दस्तावेज साक्षी फी

₹. 240.00

मुद्रांकी संख्या: 12

एकूण: 340.00

*Mansar*

दस्तावेज साक्षी/साक्षी सही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्तावेज प्रकार: मुद्रांक/साक्षर/साक्षी

मुद्रांक शुल्क: 8 वेळा गो प्रतिफलार्थ देण्यात आलेला अक्षर/साक्षी त्यामुळे कोणीही साक्षर/साक्षी यांच्या विकासाचा प्राधिकार मिळत असेल  
मेळा

दिनांक: 19/05/2021 03:57:38 PM ची वेळ: (साक्षर/साक्षी)

दिनांक: 21/05/2021 03:59:00 PM ची वेळ: (साक्षी)



पं व ल - ५  
१५/५/२०२४  
६३/१००

- प्रतिज्ञा पत्र -

साक्षर/साक्षी यांच्या ११०८ विधम १९६१ अंतर्गत  
नियुक्तीनुसार साक्षर/साक्षी यांच्या अंतर्गत दस्तावेजात साक्षर/साक्षी  
यांच्या विषयात साक्षर/साक्षी, साक्षर/साक्षी व साक्षर/साक्षी यांच्या  
दस्तावेजात साक्षर/साक्षी यांच्या साक्षर/साक्षी यांच्या  
साक्षर/साक्षी यांच्या साक्षर/साक्षी यांच्या साक्षर/साक्षी यांच्या  
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साक्षर/साक्षी यांच्या साक्षर/साक्षी यांच्या साक्षर/साक्षी यांच्या



*Sedra*  
साक्षर/साक्षी

*Mansar*  
साक्षर/साक्षी



15/05/2024 4:02:05 PM

पिन संख्या: 400-2

पत्र सं. 90-972  
पिन सं. 400-2001

पत्र संख्या: 400304040321

पत्र संख्या: 400-2001

सूचक सं. 1

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सूचक सं. 1

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सूचक सं. 2

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पत्र संख्या: 400-2001

सूचक सं. 1

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पत्र संख्या: 400-2001

S.	Purchaser	Type	Verification no/Vendor	GR/LS/Licence	Amount	Used As	Deface No
1	HAWARE ENGINEERS AND BUILDERS PVT LTD	adBTRSimple Receipt	69103322021051050364	MH4001332557202122R	500.00	50	
2		By Cash			240	RF	
3	HAWARE ENGINEERS AND BUILDERS PVT LTD	adBTRSimpleReceipt		MH4001332557202122R			

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

पत्र संख्या: 400-2001

पत्र संख्या: 400-2001

पत्र संख्या: 400-2001



पं. सं. 1  
 नाम: साधुलाल शर्मा व पत्नी  
 पत्नी का नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

पं. सं. 44  
 नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

पं. सं. 25  
 नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

पं. सं. 25  
 नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

पवल  
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 100



पं. सं. 4  
 नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

पं. सं. 5  
 नाम: साधुलाल शर्मा व पत्नी  
 पता: 17, काली, नवी मुंबई, महाराष्ट्र, भारत  
 मोबा. नं.: 9820077202  
 ईमेल: APSP7572F

Sr.	Purchaser	Type	Verification (RF/Stamp)	GRN/License	Amount	Used At	Deface Number	Deface Date
1	HAWARE ENGINEERS AND BUILDERS PVT LTD	eSBTR/Simple Receipt	89103320210530264	MH001332557202122R	500.00	SD	00008460202102	10/05/2021
2		By Cash			200	RF		
1	HAWARE ENGINEERS AND BUILDERS PVT LTD	eSBTR/Simple Receipt	89103320210530264	MH001332557202122R	100	RF	00008460202102	10/05/2021

(SD: Stamp Duty) (RF: Registration Fee) (Charges: ...)

1. Verify Scanned Document for correctness before registration.  
 2. Get your identity after registration.







भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

संलग्न क्रम / Enrollment No. : 2821/42143/04613

To  
Anmol Jaspreet Singh Sahni  
48/304, Seawoods Estates, NRI Complex, Phase-2,  
Sector-54/56/58,  
Neri, I  
VTC: Navi Mumbai, PO: Neri/Node - 3,  
Sub District: Thane, District: Thane,  
State: Maharashtra, PIN Code: 400708,  
Mobile: 9518044515

03010079



KC838193797FL



आपका आधार क्रमांक / Your Aadhaar No. :

**7629 2190 6448**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Issue Date: 02/01/2012



Anmol Jaspreet Singh Sahni  
DOB: 28/08/1986  
Female

7629 2190 6448

मेरा आधार, मेरी पहचान

*अनमोल साहनी*  
Anmol Sahni

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



व्यक्तिगत स्थायी खाता नंबर  
Permanent Account Number Card  
FTLPS-1710X

व्यक्ति का नाम  
ANMOL JASPREET SINGH SAHNI

पति का नाम / Father's Name  
DALBIR SINGH MOHINDER SINGH SAHNI

व्यक्ति की तारीख  
Date of Birth  
28/08/1986



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

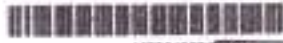
Unique Identification Authority of India  
Government of India

संलग्निका क्रमांक / Enrollment No 119067897/03420

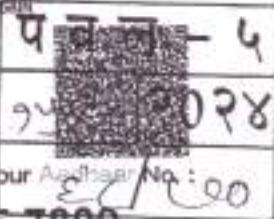
To  
व्यक्ति की कोठी  
Jaspreet Singh Sahni  
S/O Harinder Singh Sahni  
48/304, SEAWOODS ESTATES, NRI COMPLEX, PHASE-2  
NEAR D.P.S SCHOOL SECTOR 54/56/58 NERUL 400708  
NAVI MUMBAI  
Thane  
Maharashtra 400615  
992850222

28/02/2012

Ref: 27 / 200 / 52326 / 53985 / P



UE36496040301



आपला आधार क्रमांक / Your Aadhaar No. :

**6906 9595 7809**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



व्यक्ति की कोठी  
Jaspreet Singh Sahni  
जन्म वर्ष / Year of Birth: 1986  
पुरुष / Male



6906 9595 7809

आधार - सामान्य माणसाचा अधिकार

*अनमोल साहनी*  
Anmol Sahni

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

S B AHADIKAR  
BEGAM GADGEWAR AHADIKAR  
48/304  
Permanent Account Number Card  
AZ/ORM6203P

*अनमोल साहनी*  
Anmol Sahni

डॉ. ३
दस्तावेज क्र. ८४६६/२०२९
१२ / १२

प्रमाणित करण्यात येते की सदर दस्तावेज  
रकूण १२ पाने आहेत.

सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)  
पुस्तक क्र. १  
क्रमांक ८४६६ वर नोंदला

सह मुख्य निबंधक, ठाणे-३ (वर्ग-२)  
दिनांक २० मार्च ५ सन २०२९

पक्ष - ५
१५१२/२०२४
६६/१००



529/1582  
शुक्रवार, 02 फेब्रुवारी 2024 5:06 म.नं.

दस्त गोषवारा भाग-1

पवेल 5  
दस्त क्रमांक: 1582/2024

दस्त क्रमांक: पवेल 5 /1582/2024

बाजार मुल्य: रु. 90,81,229/- मोबदला: रु. 90,82,000/-

भरलेले मुद्रांक शुल्क: रु. 5,44,950/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. पवेल 5 यांचे कार्यालयात

अ. क्र. 1582 वर दि. 02-02-2024

रोजी 5:04 म.नं. वा. हजर केला.

पावली: 1743

पावली दिनांक: 02/02/2024

सादरकरणाचे नाव: अनमोल जसप्रीत सिंग सैनी -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

एकूण: 31400.00

Anmol Saini

दस्त

दस्त हजर करणाऱ्याची सही:

*Anmol Saini*  
Joint Sub Registrar Panvel 5

*Anmol Saini*  
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्यालागत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही लागरी क्षेत्रात

शिक्षण क्रं. 1 02 / 02 / 2024 05 : 04 : 48 PM ची वेळ: (सादरीकरण)

शिक्षण क्रं. 2 02 / 02 / 2024 05 : 05 : 56 PM ची वेळ: (फी)



दस्तऐवजाची किंवा कोणत्याही कागदाची, मुल्यपत्र-यास एव  
काको इत्यादी बलापट अस्तित्वात असल्याची  
संपूर्ण नबाबदारी निष्पत्तीकांची राईल

*Anmol Saini*  
निवृत्त वेणार

Anmol Saini  
निवृत्त वेणार



02/02/2024 5 15:25 PM

दस्तावेज प्रकार भाग-2

दिनांक 02/02/2024  
दस्तावेज क्रमांक: 1582/2024

दस्तावेज प्रकार : - कारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणीत
1	नाव: मे हारवे कन्स्ट्रक्शन प्रा लि लॉक अपरेटर प्रविण कव्हालाप हारवे पॉम्ब लॉक कु. सु. विभाग रामचंद्र कुलकर्णी पत्ता: पॉस्ट नं: -, नाळा नं: -, इमारतीचे नाव: ऑफिस नं-413 -416 वर्धमानल मार्केट, सेक्टर -17, वारी, नवी मुंबई, जिल्हा नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AA8CH3858F	मान्यता देणार वय :- 51 स्वाक्षरी:- <i>[Signature]</i>		<input checked="" type="checkbox"/>
2	नाव: मे हारवे इन्जिनियर्स अँड बिल्डर्स प्रा लि लॉक अपरेटर जयलक्ष्मी सावित्री हारवे पॉम्ब लॉक कु. सु. सुपरवायझर राजी पठिवार पत्ता: पॉस्ट नं: -, नाळा नं: -, इमारतीचे नाव: ऑफिस नं-413 -416 वर्धमानल मार्केट, सेक्टर -17, वारी, नवी मुंबई, जिल्हा नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AAACH2577C	तिहुन देणार वय :- 47 स्वाक्षरी:- <i>[Signature]</i>		<input checked="" type="checkbox"/>
3	नाव: अश्वनील प्रसन्नसिंह सिंग सेनी - - पत्ता: पॉस्ट नं: -, नाळा नं: -, इमारतीचे नाव: 48/304 रीअल्टेट इस्टेट्स, एमआरआई कॉलोनी, फेज -2, सेक्टर -54/56/58 नेरुळ, नवी मुंबई, ठाणे, जिल्हा नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: FTLP51710H	तिहुन देणार वय :- 27 स्वाक्षरी:- <i>[Signature]</i>		<input checked="" type="checkbox"/>

दरीत दस्तऐवज करून देणार तपकरीत कारनामा सा दस्तऐवज करून दिव्याचे कबूल करतात.  
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नोंद: -  
छात्रीत इतर असे नियेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीतः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणीत
1	नाव: शरद म्हाडयेकर - - वय: 36 पत्ता: सेक्टर-11, कापडे, ता -पनवेल, जि-रायगड. पिन कोड: 410206		<input checked="" type="checkbox"/>
2	नाव: प्रसन्नसिंह सिंग सेनी - - वय: 28 पत्ता: सी-5 नेरुळ नवी मुंबई पिन कोड: 400706		<input checked="" type="checkbox"/>

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*[Signature]*  
Joint-Sub Registrar Panel 5

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HAWARE ENGINEERS AND BUILDERS PVT LTD	eChallan	10000502024013101480	MH014781873202324P	544950.00	SD	0007896889202324	02/02/2024
2		DHC		0224026813058	1400	RF	0224026813058D	02/02/2024
3	HAWARE ENGINEERS AND BUILDERS PVT LTD	eChallan		MH014781873202324P	30000	RF	0007896889202324	02/02/2024

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

1582 / 2024

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घने जाहेन, पुस्तक क्र. 9  
क्रमांक 2402/2024 या नोंदला.  
सर्व नुसत्या निबंधक सर्ग-२, पनवेल-५,  
दिनांक 02/02/2024  
06

