



भारत सरकार
Government of India
 सचिव, विदेशी मंत्रालय
 Secretariat, Ministry of External Affairs
 नया दिल्ली - 110011
 पुरुष / Male



2609 9727 1420

माझे आधार, माझी ओळख



भारत सरकार
Government of India
 डॉ. सविता गुप्ता
 Dr. Savita Gupta
 नया दिल्ली - 110011
 स्त्री / FEMALE



7262 0474 4198

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट-पहचान प्राधिकरण
Unique Identification Authority of India

पता सं. 702, सी.एस.एस. रोड, लखनऊ, उत्तर प्रदेश
 भारतीय विशिष्ट-पहचान प्राधिकरण
 नया दिल्ली - 110011



Address: C-702, Shree Laxmi Residency Co-Op Housing Society, S.G. Barua Road, Near Museum, Chak Naha, Wazirpur, Thane West, Thane, Maharashtra - 400024

2609 9727 1420



भारतीय विशिष्ट-पहचान प्राधिकरण
Unique Identification Authority of India

पता: डॉ. सविता गुप्ता, 8-111, शिवपुरी, कल्याणपुर, रिंग रोड, पोस्ट, विकास नगर, लखनऊ, उत्तर प्रदेश - 226022



Address: Dr. Savita Ram Gupta, 8-111, SHEPPURI, KALYANPUR, RING ROAD, POST, Vikas Nagar, Lucknow, Uttar Pradesh - 226022

7262 0474 4198



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पूजा गुप्ता
Pooja Gupta
जन्म तिथि/DOB:
25/07/1989
महिला / FEMALE



पति /
अल्पजा: सलिव रम गुप्ता,
बी-111, शिवपुरी, रिंग
रोड, कल्याणपुर, धामा -
गुडगा, पोस्ट - विकारस
नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:
D/O: SALIK RAM GUPTA, B-111,
CHINPURI, RING ROAD,
KALYANPUR, DHAMA - GUDGA,
POST - VIKARAS NAGAR, Lucknow,
Uttar Pradesh - 226022

4762 8064 1599

मेरा आधार, मेरी पहचान

4762 8064 1599

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
POOJA GUPTA



भारत सरकार
GOVT. OF INDIA

SALIK RAM GUPTA

25/07/1989

Permanent Account Number
BEXPG3396D

पूजा गुप्ता

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
KHUSHBOO GUPTA



भारत सरकार
GOVT. OF INDIA

SALIK RAM GUPTA

07/07/1995

Permanent Account Number
BEXPG3271H

खुशबू गुप्ता

Signature

MINOR

01/08/2012



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SACHIN SHIVAJI GHARGE
SHIVAJI SAKHARAM GHARGE

27/11/1979

Permanent Account Number
ALBPG2131L

सचिन शिवाजी गार्गे

Signature



:: RECEIPT ::


RECEIVED of and from POOJA GUPTA & KHUSHBOO GUPTA (TRANSFEREES), a sum of Rs. 5,02,101/- (Rupees Nineteen Lakhs Sixty Four Thousand Five Hundred Only) as against the sale of Flat No. 605 admeasuring 414 Sq. Ft. (Carpet) area, on 6th Floor, in the D - Wing, of the "Ashar 16 Building D Co-operative Housing Society Ltd.", situated at MIDC Road No. 16, Wagle Estate, Thane (West) - 400604, in the following manner:

Rupees	Ref. / NEFT RTGS/ /*Cheque No.	Dated	Bank
Rs. 1/-	000170909410	05/03/2024	HDFC Bank
Rs. 1,000/-	000179080156	05/03/2024	HDFC Bank
Rs. 50,000/-	000426157598	06/03/2024	HDFC Bank
Rs. 50,000/-	PUNB24066855915	06/03/2024	HDFC Bank
Rs. 2,00,000/-	000357124232	07/03/2024	Punjab National Bank
Rs. 2,00,000/-	PUNB24067928546	07/03/2024	Punjab National Bank
Rs. 1100/-	Cash		----

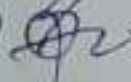

Subject to realization of Cheque.

Rs. 5,02,101/-

I SAY RECEIVED


MR. SACHIN SHIVAJI GHARGE
"TRANSFEROR"

WITNESSES:

- 1) 
- 2) 



IN WITNESS WHEREOF the parties hereto have signed this MEMORANDUM OF UNDERSTANDING on the date and year first herein above written.

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEROR"

15/12/24
MR. SACHIN SHIVAJI GHARGE
in the presence of



- 1) *[Signature]*
- 2)

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEREES"

Pooja Gupta

POOJA GUPTA



Khushboo Gupta
KHUSHBOO GUPTA

in the presence of

- 1) *[Signature]*
- 2)



BEFORE ME

[Signature of Suresh Chandra U. Pandey]

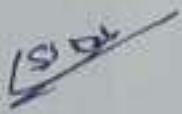
SURESH CHANDRA U. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Regd. No. 15207
Mayuresh Bldg., Opp. Municipal School No. 1,
Court Road, Thane (W) - 400 601.

Noted & R. No. *6439124*
Page No. *180* Date:

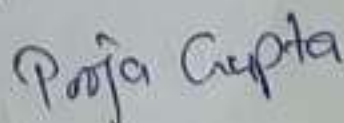
11 MAR 2024



5. After realization of receipt of full and final amount of the consideration in respect of said flat, the TRANSFEROR shall hand over and put the TRANSFEREES in vacant, peaceful, exclusive, physical and legal possession of the said flat without reservation on any rights or claim of whatsoever nature and thereafter the said flat be the absolute property of the TRANSFEREES.
6. The TRANSFEROR after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises
7. The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities i. e. Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. up to date of handing over the possession of the said flat.
8. The TRANSFEROR shall obtain the necessary No Objection Certificate (NOC) from Society / Builders to effectuate the legal perfect transfer of the said premises and the TRANSFEROR has confirmed the above transfer of the premises and the said shares in respect of the said premises in favor of the TRANSFEREES herein.
9. The Transfer Fees shall be borne by the TRANSFEROR and the TRANSFEREES in Equal proportions.
10. The TRANSFEROR herein also agreed to handover all Xerox copies of relevant documents regarding said flat to TRANSFEREES before Registration of agreement and originals of the same after registration of agreement.
11. The charges of stamp duty, registration fees and the charges of agreements, application, deeds, legal charges, etc., shall be borne and paid by TRANSFEREES ALONE.
12. It has been communicated to the Transferor by Transferees that the existing tenant in the above said property shall be notified about this sales deal and asked to vacate the premise within 1 month from the date of intimation.
13. All terms and conditions are binding on all parties hereto.


Khushboo Gupta

- 3 -


Pooja Gupta

4. The TRANSFEREES have agreed to pay to the TRANSFEROR Lump-sum Price / Consideration of Rs. 85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) in the following manner:

- a) Rs. 5,00,000/- (Rupees Five Lakh Only) by *Cheque No. Online Transfer dated 6th March and 7th March transferred online (Pls refer receipt annexure for details) as Token Money.
- b) Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only) by Cheque or Online transfer as first Part Payment.
- c) Rs. 65,00,000_/- (Rupees Sixty Five Lakh Only) by Cheque or Online transfer as the further Part Payment and final payment.
- d) The TRANSFEREES have agree to pay a TDS of Rs. 85,500/- (Rupees Eighty Five Thousand Five Hundred Only) i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFEROR
- e) Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) is being paid by obtaining loan from any Bank / Financial Institution as Full and Final Payment after registration of this Agreement and within 30 days from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFEROR to TRANSFEREES. (with an arrangement that an Outstanding amount of any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly be paid to Bank of India (Transferor Loan account Bank) against the outstanding loan of the TRANSFEROR in respect of the said premises and the balance amount of consideration shall be paid to the TRANSFEROR).



However, if the TRANSFEREES are unable to pay Full and Final Payment of Consideration within stipulated period mentioned in the Agreement, TRANSFEROR shall return the whole amount immediately as received by him till that date under this MOU & the agreement shall stand null & void and Transferor shall retain the ownership of the said premises as before.

[Signature]

-2-

Khushboo Gupta

[Signature]
Pooja Gupta

MEMORANDUM OF UNDERSTANDING

(MOU)

THIS MEMORANDUM OF UNDERSTANDING is made and entered into at Thane on this 11th day of March, 2024.

BETWEEN

MR. SACHIN SHIVAJI GHARGE, age 44 years, PAN: ALBPG2131L, Indian Inhabitant, having address at Flat No. 605, 6th Floor, D - Wing, Ashar 16 Building D CHS Ltd., Plot No. D-2, MIDC Road No. 16, Wagle Estate, Thane (West) - 400604, hereinafter called as "TRANSFEROR" of the FIRST PART.

AND

POOJA GUPTA, age 34 years, PAN: BEXPG3396D, & KHUSHBOO GUPTA, age 27 years, PAN: BEXPG3271H, both Indian Inhabitant, having address at B-111, Shivpuri, Ring Road, Kalyanpur, Post Vikas Nagar, Lucknow, Uttar Pradesh - 226022, hereinafter called as "TRANSFEREES" of the SECOND PART.

WHEREAS the TRANSFEROR herein is owner of Flat No. 605 admeasuring 414 Sq. Ft. (Carpet) area, on 6th Floor, in the D - Wing, of the "Ashar 16 Building D Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 254Pt., 256Pt., 277Pt., & 278Pt., 279Pt., Plot No. D-2, Village - Panchpakhadi, lying, being and situated at MIDC Road No. 16, Wagle Estate, Thane (West) - 400604, hereinafter referred to as the "SAID FLAT".

AND WHEREAS the TRANSFEROR herein agree to sell and TRANSFEREES herein agree to purchase the said flat for the Lump-Sum Price or Consideration of Rs. 85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) on following terms and conditions.

KNOW THIS MEMORANDUM OF UNDERSTANDING WITNESSES AS UNDER :-

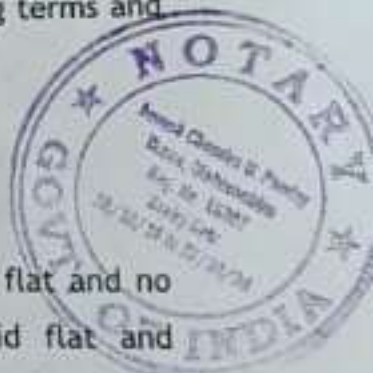
1. The TRANSFEROR is the absolute and lawful owner of the said flat and no other person/s has/have right, title or interest in the said flat and TRANSFEROR are well and sufficiently entitled to deal with and or dispose of the said flat.
2. There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said flat.
3. The TRANSFEROR have not entered into any Agreement orally and / or written to any third party before execution of this MOU regarding the said flat.

[Signature]

Khushboo Gupta

- 1 -

Pooja Gupta



जोडपत्र-१ Annexure-I / जोडपत्र-२ Annexure-II
 11 MAR 2024

मुद्रांक विक्री नोंदवही अ.क्र. 22495 दिनांक 11/03/24
 दस्तावेजाचा प्रकार: _____ होय/नाही
 दस्त नोंदणी करणार आहे का? _____ होय/नाही
 मिळकतीचे धोरणवत्ता वर्णन: Khushboo Gupta
 मुद्रांक विक्रीचे ठिकाण: Majiwada Thane
 हस्त अस्तव्यास त्यांचे नांव: Self
 पत्ता व सही: Sachin Chavhan
 मुद्रांक पदाकटापे नांव (जोडपत्र-१ वगळता): _____
 मुद्रांक शुल्क रु. रुपये: १००/५००
 मुद्रांक विक्रीचा परवाना क्र. १/८८
 मुद्रांक विक्रीच्याची सही (काशिन्याथ सि. कांबळे): V
 मुद्रांक विक्रीचे ठिकाण: तहसिलदार कंपाऊंड बाहेर, ठाणे-४०० ६०९.



11 MAR 2024

पावती
 दिनांक: 11 MAR 2024
 क्र. 22495
 श्री. Khushboo Gupta
 रा. Majiwada Thane
 यांजकडून खाली वर्णन केलेल्या मुद्रांक विक्रीसाठी रु. 500 मात्र रोख
 अक्षरी रु. _____
 प्राप्त झाले मुद्रांकाचे विवरण खालील प्रमाणे:
 मुद्रांक अ.क्र. 22495 ते _____
 मुद्रांक अ.क्र. 58855 ते _____
 मुद्रांक विक्रीचा परवाना क्र. १/८८
 सही: K. S.
 मुद्रांक विक्रीच्याची सही (काशिन्याथ सि. कांबळे)
 मुद्रांक विक्रीचे ठिकाण: तहसिलदार कंपाऊंड बाहेर, ठाणे (५.)





महाराष्ट्र MAHARASHTRA

© 2023 ©

17 MAR 2024

CG 587855



जिल्हा कोषागार कार्यालय, ठाणे
17 MAR 2024
मुद्रांक प्रमुख लिपीक / लिपीक



MEMORANDUM OF UNDERSTANDING

15/3/24
Khushboo Gupta

Pooja Gupta



15/3/24
Khushboo Gupta

-1-
Pooja Gupta





18/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 11402/2020

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4700000
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4496100
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 605, माळा नं: 6 वा मजला, डी विंग, इमारतीचे नाव: आशर 16, ब्लॉक नं: वागळे इस्टेट, ठाणे पश्चिम, रोड नं: 16, इतर माहिती: सदनिकेचे क्षेत्र - 414 चौ. फूट कार्पेट, सोबत 1 कार पार्किंग स्पेस, (झोन नं - 5 / 16 - 5 क), नोंदविलेला करारनामा दस्त क्र - टनन - 2 / 3629 / 2015 दिनांक - 06 / 04 / 2015 च्या अनुषंगाने सदरचे अभिहस्तांतरण पत्र दस्तात नमूद केल्या प्रमाणे, मुद्रांक शुल्क रु. - 2,97,000 / - व नोंदणी शुल्क - रु. - 30,000 / - वसूल ((Survey Number : 254 PT, 256 PT, 277 PT AND 278 PT ; Plot Number : D 2 ;))
(5) क्षेत्रफळ	1) 414 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे आशर रिअल्टर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयुशी अजय आशर तर्फे कवुली जबाबाकारिता कु.सु म्हणुन प्रदीप कुमार साहू वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, ठाणे पश्चिम, रोड नं: 16 ब्रेड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAHFA1708J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन शिवाजी घागे - वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र - डी - 605, माळा नं: -, इमारतीचे नाव: आशर 16, ब्लॉक नं: वागळे इस्टेट, ठाणे पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ALBPG2131L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2020
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2020
(11) अनुक्रमांक, खंड व पृष्ठ	11402/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.





CHALLAN
MTR Form Number-6



GRN	MH003009038202021E	BARCODE			Date	05/08/2020-20:25:52					
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)	दस्तावेजांक 39802/20					
					PAN No.(If Applicable)	9 / 100					
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR				Full Name	SACHIN SHIVAJI GHARGE					
Location	THANE				Flat/Block No.	FLAT NO 605 6TH FLOOR D WING ASHAR 11					
Year	2020-2021 One Time				Premises/Building	PLOT D 2 WAGLE ESTATE ROAD NO 16					
Account Head Details		Amount In Rs.		Road/Street	THANE WEST						
0030046401	Stamp Duty	500.00		Area/Locality	THANE WEST						
0030063301	Registration Fee	100.00		Town/City/District							
				PIN	4 0 0 6 0						
				Remarks (If Any)	SecondPartyName=MS ASHAR REALTORS-						
				Amount In	Six Hundred Rupees Only						
Total			600.00	Words							
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332020080610054		2621895214			
Cheque/DD No.				Bank Date	RBI Date	05/08/2020-20:25:52		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

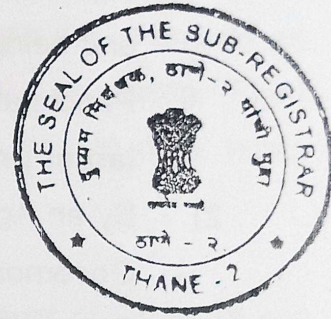
Mobile No : 97022252

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

सदर चलन केवल दुर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता येईल. नोंदणी करताना या चलनाचा प्रत नोंदणी कार्यालयात सादर करावा.



ट न न - २
दस्त क्रमांक १०४०२/२०२०
२/६०



DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made at Thane on, 18th day of Sept., 2020 between (1) **MESSRS. ASHAR REALTORS**, a partnership firm registered with the Registrar of Firms at Mumbai under Registration No.BA 84622 under the provisions of the Indian Partnership Act, 1932 and having its office at Ashar IT Park, Ground Floor, Road No 16z, Wagle Estate, Thane (West) - 400604. hereinafter referred to as "the **Developers**"/"the **Assignors**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the heirs, executors and administrators of the last surviving partner and his / her / their assigns) of the One Part;

AND

AA

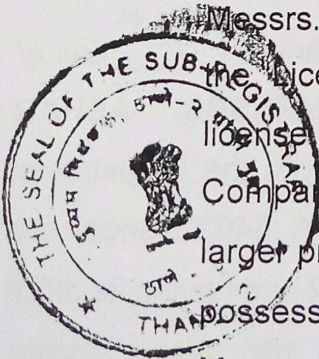
Mr. Sachin Shivaji Gharge Age – 41 of Indian Inhabitant, having their residence at D – 605, Ashar 16, Wagle Estate, Thane (w) 400604. Hereinafter called "THE PURCHASER" / "the

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"Assignee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / theirs executors, administrators and assigns) of the Other Part.

WHEREAS:-

- 1) The Government of Maharashtra is the Owner of the property bearing Plot No. D-2 admeasuring 12,162 sq. yards equivalent 10,168.98 sq. mtrs or thereabouts situate, lying and being at Road No. 16, Wagle Industrial Estate, Village Panchpakhadi, Taluka Thane, District Thane ("the said larger property");
- 2) By an Agreement dated 31st July 1962 made between The Governor of Maharashtra represented by the Secretary, Board of Industrial Department, Maharashtra therein and herein referred to as the "Grantor" of the One Part and Messrs. India Store Supply Company therein referred to as "licensee" of the Other Part, the said Grantor granted a license in favour of the said Messrs. India Store Supply Company for constructing a factory building on the said larger property within a period of two years from the date of possession being handed over by the Grantor to the said Messrs. India Store Supply Company on terms and conditions set out in the said Agreement;
- 3) The said portion of the larger property which portion admeasures 10,862 sq. yards equivalent to 9,082 sq. mtrs or there about also known as Plot No. D - 2 is hereinafter referred to as "the said property" and is more particularly described in the First Schedule hereunder written;

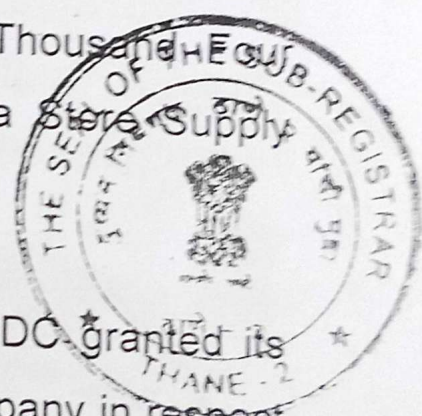


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 दरदा क्रमांक ११६०२/२०२०
 १/६०

- 4) Pursuant to the aforesaid, a factory building was constructed on the said property;
- 5) By a Certificate dated 29th December 1966 issued by the Town Development Officer, Thane Municipal Council, permission to occupy the ground floor of the building constructed on Plot No. D2 was granted;
- 6) On an application made by Messrs. India Store Supply Company, Maharashtra Industrial Development Corporation ("MIDC"), by its letter dated 18th October 2006, agreed to transfer the said property in favour of Messrs. Ashar Infotech subject to the payment of the differential premium of Rs.54,38,400 /- (Rupees Fifty Four Lac Thirty Eight Thousand Four Hundred Only) and on certain other terms and conditions therein contained;
- 7) The aforesaid differential premium amount of Rs.54,38,400 /- (Rupees Fifty Four Lac Thirty Eight Thousand Four Hundred Only) was paid by Messrs. India Store Supply Company to MIDC on 16th November, 2006;
- 8) By an Order dated 20th October, 2006, MIDC granted its consent to Messrs. India Store Supply Company in respect of the transfer and assignment of their interest in the said property in favour of Messrs. Ashar Infotech subject to terms and conditions contained in the aforesaid Agreement dated 31st July 1962;
- 9) Thereafter M/s. Ashar Infotech approached MIDC for the assignment and transfer of the rights of M/s. India Store Supply Co. in the said property and the building standing thereon directly in favour of **M/s. Ashar Realtors.**

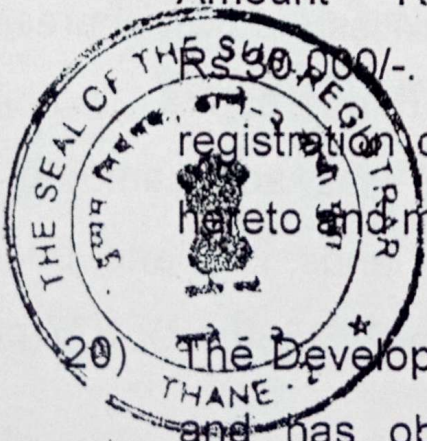


स्ता क्रमांक ११२०२/२०२०

७/६०

The Developers submitted the building plans to the M.I.D.C. and M.I.D.C. issued Commencement Certificate (CC) bearing No. MIDC/DE & PA-III/SPA/D-2/IFMS-C68180/OF 2014 dated 12/09/2014 in respect of the said buildings;

- 18) The residential building and IT/ITES building to be constructed on the said property shall be named as "Ashar-16".
- 19) Being satisfied with the right of the Developers to develop the said property and being satisfied with all the plans, specifications and other documents furnished by the Developer, the Purchaser have agreed to purchase and acquire the said premises at or for the consideration of **Rs.47,00,000 /- (Rupees Forty Seven Lac Only)** and Developer and Purchaser entered into Agreement for Sale dated **31st December 2014** duly registered with sub registrar of assurances at serial no. **TNN2 – 3629 – 2015**, Registered on **6th April 2015** Receipt No. **5502**, Stamp Duty paid Amount **Rs.2,97,000/-** and Registration Charges **Rs.30,000/-**. A registration receipt and copy of Index II for registration of the said Agreement is collectively annexed hereto and marked **Annexure 'A'**.
- 20) The Developer has completed the construction of Building and has obtained Completion Certificate / Occupation Certificate from MIDC and on receipt of consideration money and other charges have handed over possession of the said premises to the Purchaser/ the Assignee.
- 21) The Purchaser being the Purchaser of flat and accordingly Assignee of the rights of the Developer into or upon the said flat together with proportionate right in land leased by MIDC



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दस्तावेज क्रमांक

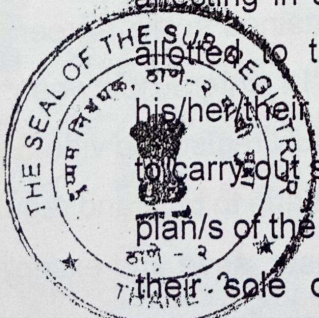
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ASHAR/16

project known as "Ashar-16" thereon comprising of the said Residential Building and the said IT Building in accordance with the sanctioned layout plan.

2. The Developers have informed to the Purchaser that they intend to develop the said property as a one project by the name of "Ashar-16" by constructing a residential building thereon comprising of 4 (four) Wings namely **Wing B** having **Stilt/Ground + 21 floors**, **Wing C** having **Stilt/Ground + 21 floors**, **Wing D** having **Stilt/Ground + 21 floors** and **Wing E** having **Stilt/Ground + 10 floor** and **Wing A** as an **IT building having stilt/ground + 5 floors** which development shall be carried out in a manner or as may be deemed necessary in accordance with the layout.

3. The Developers have informed to purchaser that the Developer have the right to amend and/or modify the said plans as they may think fit and necessary or as may be required by the M.I.D.C. / authorities for smooth and better development of the said property and/or amalgamated property without any reference to the Purchaser but without affecting in any manner whatsoever the location and area allotted to the Purchaser. The Purchaser hereby give/s his/het their express irrevocable consent to the Developers to carry out such alterations, modifications in the sanctioned plan/s of the said Residential Building, as the Developers, in their sole discretion, think fit and proper and/or such modifications and alterations as are necessary in pursuance of any law, rules, regulations, order and request made by the local authority, planning authority, competent authority of Government or any officer of any local authority for the better planning and execution of the project and making use of the full potential of the plot area and potential FSI including use of the additional benefits that may be approved or granted by the concerned authority/authorities and without prejudic



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to generality to additional building

4. The Purchaser h this Agreement complete discl have agreed an

(a) The nature o in respect constructed amalgama documents hereinabo

(b) The plan and san Resident said prop

(c) If there policy o capable event th express proper plans t Author provid agree any m

(d) The prem all perta

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said property-D2)

All those piece and parcel of land or ground known as Plot No. D2 measuring 9,082 sq.mtrs or thereabouts situate, lying and being at Thane Industrial Area, within the Village limits of Panchpakhadi and within the limits of Thane Municipal Corporation, in the registration Sub-District and District of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the adjoining lands)

ALL THAT piece and parcel of the land admeasuring 27356 Sq.mt. or thereabouts bearing Survey No.279 part, 254 part, 256part, 277part and 278 part, being lying and situated at Village Panchpakhadi, Taluka Thane, District Thane, within the limits of Thane Municipal Corporation and within the registration District Thane and Sub-District Taluka Thane and bounded as follows :-

On or towards the : D.P.Road

NORTH-EAST

On or towards the : Nalla and D.P.road

SOUTH-WEST

On or towards the : D.P.Road and Property sold to

WEST - NORTH

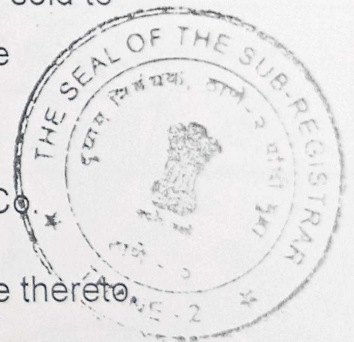
Indian Research Centre

On or towards the : Plot belonging to

EAST - SOUTH

M/s.M.K.Soorenjee & Co.

Together with all easement rights and appurtenance thereto



THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the said premises)

The premises bearing Flat No. D - 605 on 6th floor in D Wing of Residential building to be known as "Ashar-16" and admeasuring about 414 sq.ft. carpet area all inclusive.

Index-2(सूची - २)



06/04/2015

सूची क्र.2

ट न व - २
दस्त क्रमांक 397002/2020
2/60

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्त क्रमांक : 3629/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) पांचपाखाडी

- (1) दिलेखाचा प्रकार, करारनामा
(2) सोबदला 4700000
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क 4496100
बाजारभावाप्रमाणे नोंदणी शुल्क



(4) मू-मापन, पोटोहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 605, माळा नं: 6वा मजला,डी-विंग, इमारतीचे नाव: आशर 16, ब्लॉक नं: वागळे इस्टेट,ठाणे पश्चिम, रोड नं: रोड नं.16, इतर माहिती: सदनिकेचे क्षेत्र-414 चौ.फुट कापेट. सोबत एक कार पार्किंग स्पेस((Survey Number : 279 PT, 254 PT, Plot Number : D 2 ;))

(5) क्षेत्रफळ

1) 414 चौ.फुट

(6) आकारणी किंवा जुडी देण्यात असेल किंवा

(7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी ल्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे आशर रिअल्टर्स तर्फे भागीदार अजय प्रताप आशर तर्फे कु.सु म्हणुन नंदकिशोर एम धरी वय:-42; पत्ता:-प्लॉट नं. 10, 2रा मजला, निरज व्हिला को ऑप ही सो, शिवाजी नगर, वागळे इस्टेट,ठाणे पश्चिम, - Wagle I.E., MAHARASHTRA, THANE, Non-Government. पिन कोड:-400604 पॅन नं:-AAHFA1708J

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी ल्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सचिन शिवाजी घांगी वय:-36; पत्ता:-रूम नं.10, 2रा मजला, निरज व्हिला को ऑप ही सो, शिवाजी नगर, वागळे इस्टेट,ठाणे पश्चिम, - Wagle I.E., MAHARASHTRA, THANE, Non-Government. पिन कोड:-400604 पॅन नं:-ALBPG2131L

(9) दस्तावेज करून दिल्याचा दिनांक 31/12/2014

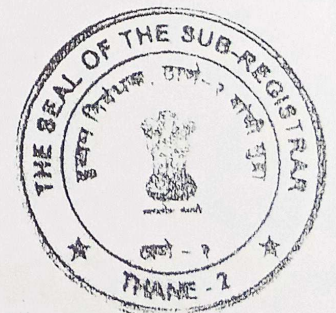
(10) दस्त नोंदणी केल्याचा दिनांक 06/04/2015

(11) अनुक्रमांक, खंड व पृष्ठ 3629/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 297000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

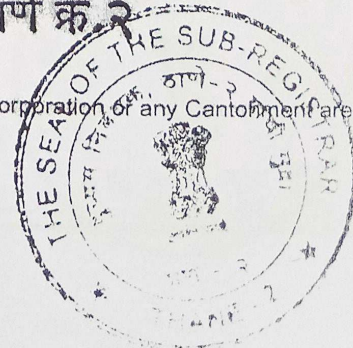


मिळालेला साठी विचारात घेतलेला नसतील:-

सह दुय्यम निबंधक, ठाणे क्र. २

मुद्रांक शुल्क आकारताना निवडलेला नसल्याचे :-

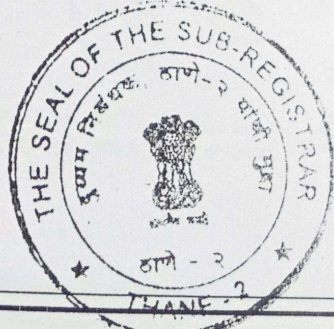
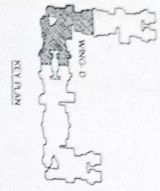
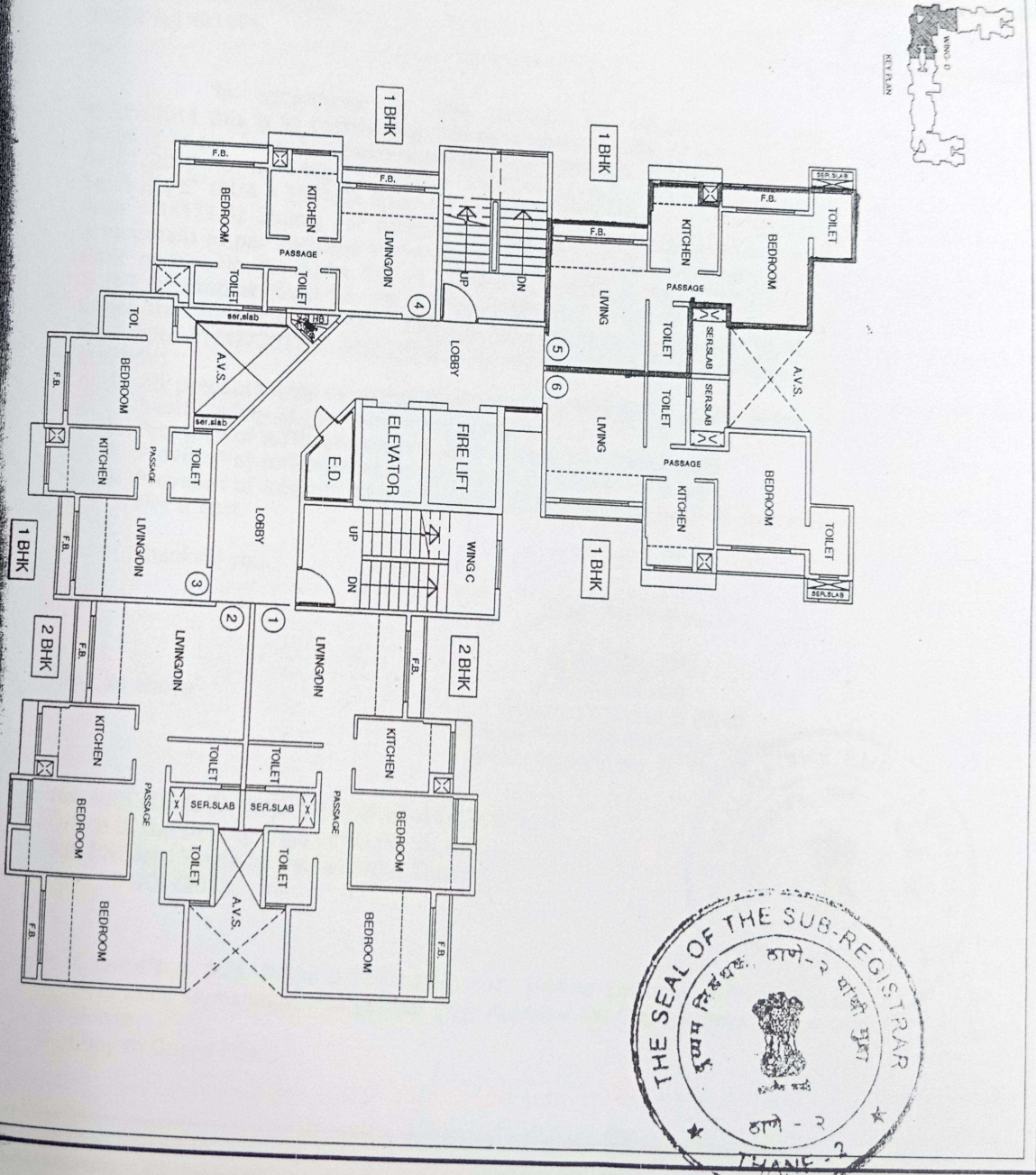
(i) within the limits of any Municipal Corporation or any Cantonment Area annexed to it.



25/04/15

Annexure B

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दस्त क्रमांक ३३००२/२०२०
७/१०



Ashar

ASAR

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



PART OCCUPANCY CERTIFICATE

To,
M/s. Ashar Realtors
Plot bearing Survey No. 254 (Pt.), 256 (Pt.),
277 (Pt.), 278 (Pt.) & 279 (Pt.) and
Plot No. D-2, Road No. 16,
MIDC, Wagle Industrial Area,
THANE (w) 400 604.

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दस्तावेज क्रमांक १११०२/२०२०
४४ / ६०

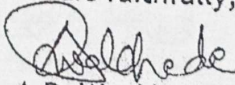
Sir,

In accordance to the circular no. IFMS/C-05203 dtd. 15/05/2014 this is to certify that the development work of part I.T. park building as per amended plans approval vide letter No. IFMS-A-07335 dtd. 04/01/2018 having wing ('C' BUA = 3032.90 Sq.m.), ('D' BUA = 4382.97 Sq.m.), ('E' (BUA = 1554.01 Sq.m.) = C+D+E= 8969.88 Sqm. & Free of F.S.I. Area = 14173.52 Sq.m.) For support services building (residential building) area details as per enclosed statement (proportionate B.U.A. of existing I.T. Park on Plot No. Survey No. 254 (Pt.), 256 (Pt.), 277 (Pt.), 278 (Pt.) & 279 (Pt.), & D-2 situated at Road No. 16 in Wagle Industrial Area, Thane completed under the supervision of M/s. Daisaria Associates, Architect, CA/82/7254 valid upto 31/12/2019 is permitted to be partly occupied on the following grounds :

1. All precautionary measures shall be taken to ensure public safety & health safety at your own risk & cost.
2. Provision of sufficient water supply at your own risk & cost.
3. Provision of sufficient power supply at your own risk & cost.
4. Provision of Internet connectivity of sufficient band with at your own risk & cost.

Thanking you.

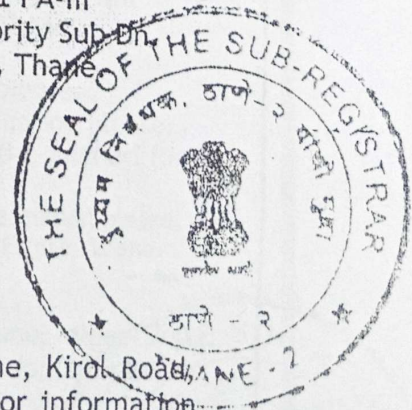
Yours faithfully,


A.P. Wankhede

Deputy Engineer & PA-III
Special Planning Authority Sub-Div.
MIDC, Division No. II, Thane

DA : As above

No. MIDC/DE & PA-III/SPA/D-2/IFMS-A-07369/2018
Office of the Deputy Engineer & PA-III, MIDC,
Sub Division, Wagle Industrial Area, Thane-4.
Date : 04/01/2018



- > C.f.w.c's to M/s. Daisaria Associates, 801, Skyline Epitome, Kirod Road, Near Jolly Gymkhana, Vidhyavihar (w), Mumbai-400 086 for information please.
- > Copy to Guard File

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दस्तावेज क्रमांक

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Area Statement for part O.C. of support services (Residential bldg.) at Plot bearing Survey No. 254 (Pt.), 256 (Pt.), 277 (Pt.), 278 (Pt.) & 279 (Pt.) and Plot No. D-2,

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Floors	Wing C	Wing D	Wing E
Upper Ground (Stilt)	3.12	3.56	3.35
1st floor (PT. Podium)	88.38	158.47	88.71
2nd floor (PT. Podium)	88.38	158.47	88.71
3rd floor	177.19	246.54	175.24
4th floor	177.19	246.54	175.24
5th floor	177.19	246.54	176.18
6th floor	177.19	246.54	176.18
7th floor (PT Refuge)	139.80	213.13	141.86
8th floor	177.19	246.54	176.18
9th floor	177.19	246.54	176.18
10th floor	177.19	246.54	176.18
11th floor	177.19	247.13	
12th floor (PT Refuge)	143.20	213.58	
13th floor	177.19	247.13	
14th floor	177.19	247.13	
15th floor	177.19	247.13	
16th floor	177.19	247.13	
17th floor (PT Refuge)	143.20	213.50	
18th floor	177.19	247.13	
19th Floor	123.35	213.62	
Total	3032.90	4382.97	1554.01
support service area Wing (C+D+E)	8969.88 Sqm.		
Existing IT Bldg. Area	53750.65 Sqm.		
Total B.U.A.	62720.53 Sqm.		

Part O.C. granted	8969.88/62720.53
20% of O.C. area	0.14 %
area comes for Part O.C.	8969.88

- 1) Upto date B.U.A. of I.T. as per part O.C. Issued = 53750.65 m²
- 2) Proportionate 20% support services (residential) permissible area = 14212.24 m²
- 3) Plot holder applied for Part O.C. for the area of support services (residential) = 8969.88 m²

Hence Part O.C. can be issued to Residential area (support services) = 8969.88 m²



A.P. Wankhede
A.P. Wankhede
Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

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दस्त क्रमांक ३३००२/२०१८
४६/६०

MHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(a Government of Maharashtra Undertaking)

Deputy Engineer & PA-III, Sub Division, MIDC, Div. No. II, Wagle Estate, Thane-400 604.

Phone: 72-25822592

email: de3thane2@midcindia.org



MIDC

No. MIDC/DE & PA-III/SPA/THN/
IFMS-C-93925/of 2018

Office of the Deputy Engineer & PA-III,
MIDC, Division No. II, Thane-400 604.

Date : 31/08/2018

M/s. Ashar Realtors.,
Amalgamated plot bearing
Survey No. 254 (Pt), 256 (Pt),
277 (Pt), 278 (Pt.) & 279 (Pt.), and D-2
MIDC, Wagle Estate, Road No. 16/Z,
Thane-400 604.

OCCUPANCY CERTIFICATE.

Dear Sir,

This is to certify that the development work of IT PARK Building on Plot No. Amalgamated plot bearing Survey No. 254 (Pt), 256 (Pt), 277 (Pt), 278 (Pt.) & 279 (Pt.), and Plot no D-2, in Wagle Industrial Area, (Industrial Zone) situated on Road No. 16(Z), in Thane Industrial Area completed as per approval No. IFMS-C-93923, dtd. 31/08/2018 under the supervision of M/s. Daisaria Associates, Mumbai, Architect License No. CA/82/7254 is permitted to be occupied on the following grounds.

- 1) Building Completion Certificate submitted by Architect.
- 2) Necessary undertaking for terrace & structural safety is submitted.
- 3) Structural stability certificate by Structural Engineer is submitted.
- 4) Drainage Completion issued by license plumber.

Thanking you.

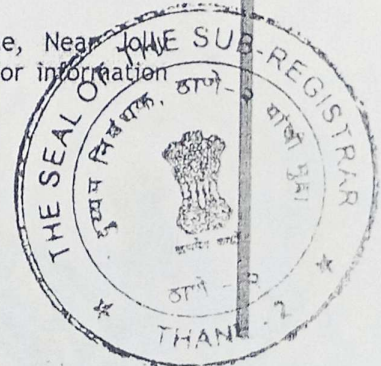
Your's faithfully,

A. P. Wankhede

Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC Division No. II, Thane.



- Copy submitted to
The Collector Thane, Dist, Thane for favour of information please.
The Municipal Commissioner, TMC Thane for favour of information please.
The Chief Fire officer & Fire Adviser, MIDC, HQ, Udyog Sarathi, Andheri for favour of information please.
The Executive Engineer, MIDC Dn.No. II, Mahape for favour of information please.
The Regional officer, MIDC, 1st floor, Office Complex Bldg. Wagle Estate, Thane.
- Copy f.w.c.'s to
Architect, M/s. Daisaria Associates, 801, Skyline Epitome, Near Gymkhana, Kirod Road, Vidhyavihar Road, Mumbai-400077 for information please.
- Copy to Billing Clerk.
- Copy to Guard file.



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दस्तावेज क्रमांक ११४०२/२०२०

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ANNEXURE-A

Accompaniment to letter No. MIDC/DE & PA-III/SPA/THW/IFMS-C-93925/2018 dtd. 31/08/2018.

- | | | |
|----|--|---|
| 1 | Name of the Plot holder | M/s. Ashar Realtors. |
| 2 | Address | Survey No. 254 (Pt), 256 (Pt), 277 (Pt), 278 (Pt), & 279 (Pt), and D-2, Road No. 16/Z in Wagle Indl. Area, Thane. |
| 3 | Plot Area | 36438.81 sqm |
| 4 | Approval of Plans | IFMS-C-93923/of 2018, dtd. 31/08/2018 |
| 5 | Built-up Area Approved | 70747.46 sqm. |
| 6 | Previous BCC issued | --- |
| 7 | Position of Construction on site as per site inspection report | (Site inspection submitted by Architect completed as per approved plans.) |
| | a) Built-up area completed in all respect. | 70747.46 sqm |
| | b) FSI Details | $36438.81/70747.46 = 1.996 \dots < \dots 2.00$ Ok |
| 8 | Remarks as per site inspection report (submitted by Architect) | Building is completed as per approved plans & as per MIDC DCR-2009. |
| 9 | Area that could be considered as built-up area (Sq.m.) | 70747.46 sqm. |
| 10 | Details of building constructed and built up area approved | |

Allottees Names : M/s. Ashar Realtors, Survey No. 254 (Pt), 256 (Pt), 277 (Pt), 278 (Pt), & 279 (Pt), and D-2 in Wagle Indl. Area, THANE

Sr. No.	Name of Architects	IT Bldg.	Support Service	Total BUA
1	2	3		
A)	Existing I.T. Bldg. (1)	53750.65	960.77	
B)	Existing Support services Bldg. (1)			
C)	A Wing IT Building	2806.93		
D)	Support Services (Residential)			
	B Wing Building		4259.23	
	C Wing Building		3032.90	
	D Wing Building		4382.97	
	E Wing Building		1554.01	
	Total BUA =	56557.58	14189.88	70747.46
		Total B.U.A. = 70747.46		



D. Dhede
Deputy Engineer & PA-III
Special Planning Authority, Sub-Dn.
MIDC, Division No. II, THANE

