

| मूल्यांकन पत्रक (साहरी क्षेत्र - बांधाव) | | 15 March 2024 10:35:29 AM | |
|---|--|---------------------------|--------------------------|
| File ID | 20240315119 | बरल-२ | |
| मूल्यांकन वर्ष | 2023 | | |
| निष्ठा | मुंबई उपनगर | | |
| मूला विभाग | 62-मालाड (पूर्व) (बोरीवली) | | |
| उप मूल्य विभाग | मुम्बई मूळ मूल्यांकन विभाग क्रमांक 622093 मधील झोपडपट्टी संधार मिळकती | | |
| गट/नंबर/अ. नू. क्रमांक | सि.टी.एस. नंबर 6677 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | औद्योगिक | मोजमापाने एकूण चौरस मीटर |
| खेती जमीन | निवासी वास्तविका | 136940 | |
| 64200 | 136940 | कार्यालय | |
| | | 157480 | |
| | | दुकाने | |
| | | 223470 | |
| बांधीय क्षेत्राची माहिती | | | |
| बांधणीचा क्षेत्र (Built Up) | 10.73 चौरस मीटर | मिळकतीचा वापर. | मिळकतीचा प्रकार. |
| बांधणीचे वर्गीकरण | 1 आर सी सी | मिळकतीचे वर्ग. | बांधणीचा दर - |
| उद्देशाने बांधला आहे | आहे | मजला | Rs 30251- |
| | | 11th floor To 20th floor | |
| वस्तु संयुक्त | | | |
| Sale Type - Post Sale | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | |
| मजला विहाय घटवोट | = 110% apply to value Rs 1506344- | | |
| मूला मनुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | = (वार्षिक मूल्यदर - खेती जमीनीचा दर) + घसा-बांधुसार टक्केवारी) * खेती जमीनीचा दर) | | |
| | = (((1506344-64200) * (100 / 100)) + 64200) | | |
| | = Rs 1506344- | | |
| आ. उ. स. मूल्यांकन मूल्य | = वरील प्रमाण मूल्य दर - मिळकतीचे क्षेत्र | | |
| | = 1506344 * 10.73 | | |
| | = Rs 1628982.824- | | |
| Applicable Rules | = 110% | | |
| एकत्रित अंतिम मूल्य | मूला मिळकतीचे मूल्य + वस्तुसंयुक्त मूल्य + मूळ मूल्य - मजला मूल्य - लगेच्या मजलीय मूल्य - वरील मजलीय मूल्य - बंदिसा वाढ - खेती जमीनीचे मूल्य + खेती जमीनीचे मूल्य + उभारणी खर्चाचा मूल्य + उभारणी खर्चाचा मूल्य - बंदिसा वाढ - मिळकतीचा वाढ - वस्तुसंयुक्त मूल्य | | |
| | A + B + C + D + E + F + G + H + I + J | | |
| | = 1628982.82 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | |
| | Rs 1628982.824- | | |

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.



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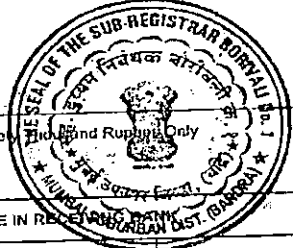


CHALLAN
MTR Form Number-6



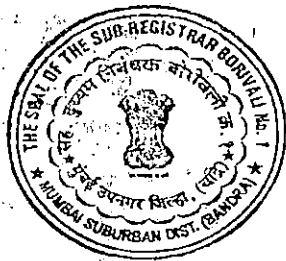
| | | | | | | | |
|-----------------------------|--------------------|---------|------|-----------------------------------|---------------------|---------|------|
| GRN | MH017360288202324E | BARCODE | Date | | 14/03/2024-18:51:03 | Form ID | 25.2 |
| Department | | | | Inspector General Of Registration | | | |
| Type of Payment | | | | Stamp Duty Registration Fee | | | |
| Office Name | | | | BRI 1_JT SUB REGISTRAR BORIVALI 1 | | | |
| Location | | | | MUMBAI | | | |
| Year | | | | 2023-2024 <u>One Time</u> | | | |
| Account Head Details | | | | Amount In Rs. | | | |
| 0030045501 Stamp Duty | | | | 360000.00 | | | |
| 0030063301 Registration Fee | | | | 30000.00 | | | |
| Total | | | | 3,90,000.00 | | | |
| Payment Details | | | | IDBI BANK | | | |
| Cheque/DD Details | | | | FOR USE IN RECEIPT | | | |
| Bank CIN | | | | 69103332024031415773 | | | |
| Ref. No. | | | | 739420527 | | | |
| Bank Date | | | | 14/03/2024-18:51:42 | | | |
| RBI Date | | | | Not Verified with RBI | | | |
| Name of Bank | | | | IDBI BANK | | | |
| Name of Branch | | | | Scroll No. , Date | | | |
| | | | | Not Verified with Scroll | | | |

Remarks (if Any)
PAN2=ALBPL8954C--SecondPartyName=MRS. TINA SUNNY BHADRIGE
AND OTHER-



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल मुख्य निबंधक कार्यालयता नोंदणी कार्यालयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न कार्यालयाच्या दस्तऐवजासाठी सदर चलान लागू नाही.

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| Department of Stamp & Registration, Maharashtra | | | |
|---|----------------------|---------|--------------|
| Receipt of Document Handling Charges | | | |
| PRN | 0324143819298 | Date | 14/03/2024 |
| Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered((ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District. | | | |
| Payment Details | | | |
| Bank Name | SBIN | Date | 14/03/2024 |
| Bank CIN | 10004152024031418138 | REF No. | 407445995145 |
| This is computer generated receipt, hence no signature is required. | | | |



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0324143819298

Receipt Date 15/03/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 4178 dated 15/03/2024 at the Sub Registrar office Joint S.R. Borivali of the District Mumbai Sub-urban District.

DEFACED

₹ 1900

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Payment Details

Bank Name SBIN

Payment Date 14/03/2024

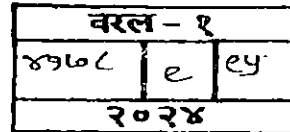
Bank CIN 10004152024031418138

REF No. 407448995185

Deface No 0324143819298D

Deface Date 15/03/2024

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





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AGREEMENT FOR SALE

Tina. Lohar
THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 15th day of March, 2024.

[Signature]

BETWEEN

M/S HARASIDDH CORPORATION, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its principal place of business at Tulsi Villa, Poddar Road, Santacruz (W), Mumbai 400054 hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns) of the **ONE PART**;

[Signature]

AND

[Signature]

Tina. Lohar,
[Signature]

(1) MRS. TINA SUNNY BHADRIGE AND (2) MR. SUNNY RAVINDRA BHADRIGE Indian Inhabitant(s) residing at A/401, Apna Ghar Bldg., Punjab Dairy, Pimpripada Road, Malad -East, Mumbai -400097 hereinafter jointly and severally referred to as the "Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.

WHEREAS:

A. One Shri Janglya Shanwar Khanjode was tenant of P.E Dinshaw Trust under provisions of Bombay Tenancy and Agricultural Lands Act, 1948 in respect of land at Village Malad (E), Taluka Borivali, Mumbai Suburban District, bearing Survey No. 255 Hissa No. 2/2 [C.T.S No. 677A], Survey No. 255 Hissa No. 3 [C.T.S No. 676] and Survey No. 267 Hissa No. 1/1 [C.T.S No. 610A/1C] (hereinafter referred to as the said land) along with some other lands.



B. Said Shri Janglya Shanwar Khanjode is deemed to have purchased said land under Section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 and a certificate under section 32 (M) of said Bombay Tenancy and Agricultural lands Act, 1948 dated 8th May, 1981 bearing No TNC/32G/MALAD-28 was issued declaring him to be purchaser of the said land. The said fact was recorded in the Mutation Entry No. 1509 of Village Malad.

After the death of Shri Janglya Shanwar Khanjode, his legal heirs came on record, by Mutation Entry Nos. 1517 & 1555. Accordingly, names of: 1) Laddkibai Janglya Khanjode - wife 2) Raghunath Janglya Khanjode - son 3) Kanu Janglya Khanjode - son 4) Bapu Janglya Khanjode - son 5) Shanvar Janglya Khanjode - son 6) Ratan Janglya Khanjode - son 7) Yamuna Janglya Khanjode - daughter 8) Devka Janglya Khanjode - daughter and 9) Dharmi Laxman Barafe - married daughter were brought on record of rights.

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| रगुल | शानुवर | रतन |
| र० | रज्या | |

D. After the deaths of the said Laddkibai Janglya Khanjode, Raghunath Janglya Khanjode, Kamala Raghunath Khanjode, Kanu Janglya Khanjode, Sonu Kanu Khanjode, Bapu Janglya Khanjode, Shanvar Janglya Khanjode, Ratan Janglya Khanjode via Mutation

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Entry Nos

1990A & 2067 their legal heirs viz;

- (1a) Ravi Raghunath Khanjode,
(1b) Raju Raghunath Khanjode,
(1c) Rama Manoj Warthe,
(1d) Renuka Ratan Bhavar, are entitled to 1/8th share in the said land.

- (2a) Rajesh Kanu Khanjode,
(2b) Naresh Kanu Khanjode,
(2c) Ganesh Kanu Khanjode are entitled to total 1/8th share in the said land.

- (3) Santosh Bapu Khanjode is entitled to 1/8th share in the land.

- (4a) Jethu Shanvar Khanjode,
(4b) Deepak Shanvar Khanjode,
(4c) Sumitra Shanvar Khanjode,
(4d) Manjula Shanvar Khanjode are entitled to 1/8th share in the said land.

- (5a) Surekha Ratan Khanjode,
(5b) Deepali Ratan Khanjode are entitled to 1/8th share in the said land.

- (6) Yamuna Janglya Khanjode is entitled to 1/8th share in the said land.

- (7) Devka Janglya Khanjode alias Devka Ganesh Habale is entitled to 1/8th share in the said land and

- (8) Dharmi Laxma Barfe is entitled to 1/8th share in the said land.



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The said legal heirs (1a) to (8) above are hereinafter referred to as the "said Owners"

- E. Vide the development agreement dated 11th August 2010 executed between the said owners mentioned in (D) above (therein referred to as the owners) and M/S Harasiddh Corporation (therein referred to as Developers and herein referred to as the Promoter) the said Owners have granted development rights in respect of the said land in the favour of the Developer/Promoter as per the terms and conditions mentioned therein including granting specific

Tera. Lohan

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consent/rights to develop the said land under Slum Rehabilitation Scheme. Pursuant to the said development agreement the said owners have executed a Power of Attorney in favour of partners of M/S Harasiddh Corporation dated 11th August 2010 to do various acts and deeds mentioned therein. The said development agreement and power of attorney dated 11th August 2010 are annexed to a Deed Of Confirmation Cum Rectification dated 19th April 2023 registered under No.BRL-7/6131/2023 on 20th April 2023.

- F. The said land has been encroached upon by slum dwellers comprising of various Slum Societies and is declared as "Slum" as per orders under section 3(C) of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as the Slum Act) passed by the Slum Rehabilitation Authority. Part of the said land admeasuring 2,425.40 Sq.Mts. was occupied by the slum dwellers who were members of Jai Ganesh S.R.A.C.H.S.Ltd. (hereinafter referred to as the said "Society"). The said part admeasuring 2,425.40 Sq.Mts. and bearing CTS Nos. 677A (pt) and 610A/1C (pt) (after subdivision and amalgamation, now bearing CTS No. 677A/2) of village Malad East is more particularly described in the First Schedule hereunder written and hereinafter referred to as the said "Property". Copy of the property card pertaining to the said Property is annexed hereto and marked as Annexure "A". Plan of the said property is annexed hereto and marked as Annexure "B".



Jai Ganesh S.R.A.C.H.S.Ltd. have passed a resolution in their General Body Meeting dated 2nd October 2010 appointing M/S Harasiddh Corporation as the developer to redevelop the said property as Slum Rehabilitation Scheme under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. The said society has executed a Development Agreement and Power of Attorney dated 26th October 2010 in favour of M/S Harasiddh Corporation for redevelopment of the said property as per the terms and conditions mentioned therein. The said society has further executed Supplemental Development agreement dated 20th January 2019 and Deed of Confirmation dated 15th March 2021 in favour of M/S Harasiddh Corporation. As per terms of the above mentioned development agreement/ supplemental development agreement and deed of confirmation, the Promoters herein are entitled to develop the said property and also to construct "sale component" flats/tenements in separate sale building or in/above the rehab composite building.

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- H. Pursuant to the execution of Development Agreements, Power Of

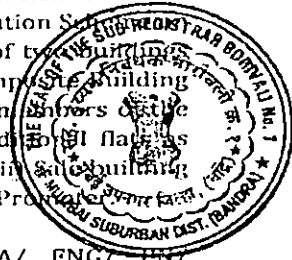
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Attorneys, Supplemental Development Agreement, etc with the said Owners and the said Society, M/S Harasiddh Corporation being the Promoter herein has taken various steps and obtained various orders/permissions/certificates as listed below in respect of the said Property.

- (i) Got the Annexure II obtained in respect of members of the said Jai Ganesh S.R.A.C.H.S.Ltd.
- (ii) Obtained Letter of Intent under No. SRA/ ENG/ 2740/ PI/ LOI dated 21st May 2018 and revised Letter of Intent dated 30th September 2019 and 6th July 2022 from the Slum Rehabilitation Authority (SRA) in respect of the Slum Rehabilitation Scheme of the said property. The said scheme comprises of two components proposed on the said Property viz (i) Rehab Composite Building called JAI GANESH for the rehabilitation of the members of the said Jai Ganesh S.R.A.C.H.S.Ltd. with certain additional flats as "sale component" for sale by the Promoter and (ii) Sale Building called VIRAAJ which has the flats for sale by the Promoter.
- (iii) Obtained Intimation of Approval under No. SRA/ ENG/ PVT/ PVT/ 0160/ 20130108/ AP/ R dated 29th May 2018 with amendments dated 11th October 2019 and 22nd July 2022 from the SRA in respect of the rehab composite building of the said Jai Ganesh S.R.A.C.H.S.Ltd. This rehab composite building called "JAI GANESH" is hereinafter referred to as the said "Building."
- (iv) Obtained Commencement Certificate dated 6th September 2018 and further reindorsement dated 11th October 2019 and 26th July 2022 from the SRA in respect of the said rehab composite building of the said Jai Ganesh S.R.A.C.H.S.Ltd.
- (v) Carried out and completed the work of the said rehab composite building upto 14th floor as per approved plans and obtained Occupation Certificates dated 15th March 2021, 31st May 2021 and 8th August 2022 from the SRA in respect of the same and given possession of respective flats to the concerned members of the said Jai Ganesh S.R.A.C.H.S.Ltd. Remaining construction of sale component flats on 15th, 16th & 17th (pt) floors has been completed and SRA has granted Full Occupation Certificate dated 21st December 2023.
- (vi) Obtained Intimation of Approval under No. SRA/ ENG/ PN/ PVT/ 0160/ 20130108/ AP/ Sale dated 6th December 2019 in respect of the sale building with further amendments dated 5th



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August 2021, 3rd February 2022 and 3rd August 2022 from the SRA.

(vii) Obtained Commencement Certificate dated 3rd January 2020 and further endorsements dated 13th August 2020, 6th August 2021, 3rd February 2022 and 3rd August 2022 from the SRA in respect of the said sale building.

(viii) Obtained Occupation Certificate dated 13th March 2023 for the said sale building.

I. The said Rehab Composite Building/ 'JAI GANESH' building *inter alia* consists of premises, parking spaces, flats, tenements etc. for the old/existing members of the said society (rehab component) as well as sale component flats/tenements for sale in open market and/or otherwise transfer of the same. The development and construction of the said Rehab Composite Building/ JAI GANESH Building is hereinafter referred to as the "Project".

J. The Promoter has already completed the said building and obtained Occupation Certificate and therefore the Promoter has not registered the said Project with the Real Estate Regulatory Authority ("Authority") under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 (RERA). However, the transaction of the sale of flats/tenements in the said building shall be governed by the provision of the said Real Estate (Regulation and Development) Act, 2016.



sanctioning the said plans, the authorities and/or government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project shall be granted by the concerned authority. The Purchaser/s is/are aware of the concessions granted by the SRA/authority in respect of the open spaces, recreation ground, dimensions and capacities while approving plans and subsequent reduction in open spaces and recreation ground.

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The Purchaser/s is/are aware that layout of the Property, including the access, is a tentative layout, and is likely to be changed or revised as per the requirements of the Promoter and/or Slum Rehabilitation Authority (SRA) and/or other statutory authorities. The Promoter reserves its right to alter the layout, design, elevation etc. /make variations in the layout with such modifications thereto as the Promoter, may from time to time determine or as may be required, without the consent of the Purchaser/s. The Purchaser/s

Tina. Lohar

is/are aware of the proposed Right Of Way/Road to be given/allowed through the said property (as shown on the plan annexed hereto) as access road to the adjoining slum situated on the balance portion of the said land bearing C.T.S.Nos.677A/1, 610A/1C/1 and 676 of village Malad East. This condition shall be binding on the Purchaser/s and/or to the said society. Purchaser/s and the said society shall not raise any objection in the Promoter allowing right of way/access road through the said property to the adjoining land over the road shown in the plan annexed hereto. The Promoters, at their discretion, may close the access road towards south of the said property while developing the adjoining slum on property bearing CTS Nos. 677A/1, 610A/1C/1 and 676 and the Purchaser and the said society shall not object to closure of the said existing access towards south.

- L. The Promoter has entered into a prescribed agreement with an Architect/ Licensed Surveyor, registered with the State Council of Architects/Local Authority and also appointed a Structural Engineer for preparing structural designs and drawings and specifications of the Building (i.e. Project) constructed on the Property and the Purchaser/s accept/s the professional supervision of the said Architect/ Licensed Surveyor and the said Structural Engineer till the completion of the Building, unless otherwise changed by the Promoter.
- M. The Promoter has obtained Title Certificate pertaining to the said property from Advocate Mr. B K SINGH, a copy of the said Title Certificate is annexed hereto and marked as Annexure "C".
- N. The principal and material aspects of the development of the Property as disclosed by the Promoter are briefly stated below:



(i) As on date, the SRA has sanctioned Floor Space Index ("FSI") Built Up Area of 5,247.54 Sq.Mts. (including Fungible Area) for the said rehab composite building. The Promoter has disclosed the FSI as proposed to be utilized by the building and the Purchaser/s has agreed to purchase the premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI on the understanding that the declared proposed FSI shall belong to Promoter only.

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(ii) The said rehab composite building comprises of Stilt (ground) and 17 (seventeen) upper floors. Floor 1 to 14 has rehab component flats and floor 15, 16 and 17(pl) has sale component flats.

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- (iii) The Purchaser/s is/are aware that the parking spaces are provided at ground level in stilt and/or open parking spaces. The said society shall govern the use and allotment of parking spaces as per their bye laws. The Purchaser/s shall not have any right to park the car/vehicle in the adjoining sale building Virraaj.
- O. The Promoter has commenced and completed construction of the Project in accordance with the sanctioned plans, approvals and permissions.
- P. There are following litigations related to the said Project/Property.

- (i) Writ Petition 2270 of 2014 (Jai Ganesh CHS v/s The State of Maharashtra and Others) before the Hon'ble High Court which was disposed/allowed by order dated 28th July 2016 directing the SRA to take further steps in respect of approval of the scheme on the said property.
- (ii) Arbitration Petition 425 of 2017 and Arbitration Application 143 of 2017 (Harasiddh Corporation v/s Ravi Raghunath Khanjode & Others). Vide order of the High Court dated 7th November 2019, Advocate Mr. Pradeep Sancheti was appointed as the sole arbitrator. He has passed an Award dated 29th March 2022 upholding the rights of the Promoter to develop the said property based on the Development Agreements between the said owners (Khanjode) and the Promoter. Khanjode & Others have filed Arbitration Petition (I) No.21021 of 2022 against award dated 29th March 2022.



(iii) Writ Petition 1477 of 2022 (Jai Ganesh SRA CHS & Others v/s the State of Maharashtra & Others) before the Hon'ble High Court. The petition is disposed of on 8th June 2022 directing SRA to process the application of the Promoters for revised LOI within four weeks.

- (iv) Suit No.963 of 2023 (Riddhi Tower CHS Ltd. & Others v/s Kashnaji Mahadeo Tikekar & Others) before the Hon'ble City Civil Court, Dindoshi. The plaintiffs are praying that the registered right of way document giving access to the said property is not binding upon them with certain other incidental prayers. The Notice Of Motion No.1359 of 2023 taken out by the plaintiffs (Riddhi Tower CHS Ltd. & Others) in this matter has been dismissed by order dated 9th May 2023. The said plaintiffs have preferred an Appeal from Order No. (St) 21132 of 2023 in the High Court against the said order dated 9th May 2023. There is no adverse order passed in

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the said Suit No.963 of 2023 as well as Appeal from Order No.(St) 21132 of 2023.

Q. The Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s. of all documents of title relating *inter-alia* to the Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter' Architects/ Licensed Surveyor, the Title Certificate, revenue records and all other documents as specified under RERA and the rules made there under, as amended up to date and the Purchaser/s is/are fully satisfied with the title of the Promoter in respect of the Property and the Promoters' right to allot various flat/ premises in the Building to be constructed on the Property and Purchaser/s has/have agreed not to raise any requisitions on or objections on the same.

R. The Purchaser/s after having investigated and after being satisfied with respect to the title of Property, has/have approached the Promoter and requested the Promoter to allot to him/her/ them a Flat bearing No.1610 admeasuring 27.94 Sq.Mts. (REHAB area) on the 16th floor of the said Rehab Composite Building called "JAI GANESH" being constructed/ constructed on the said Property, which Flat is shown in Red colour hatch lines/shade on the plan annexed and marked as Annexure "D" hereto , for the consideration of Rs. 60,00,000/- (Rupees Sixty Lakh Only.) ("Sale Price") and on the terms and conditions hereinafter appearing. Relying upon the said applications, declaration and agreement herein contained, the Promoter has agreed to allot to the Purchaser/s the Flat, at the price and on the terms and conditions hereinafter appearing.

S. Copies of following documents are annexed to this Agreement:

- (i) Property Register Cards in respect of the said Property (Annexure "A");
- (ii) Block Plan/Site Plan of the Property (Annexure "B");
- (iii) Title Certificate by Advocate Mr. B K SINGH (Annexure "C");
- (iv) Floor plan of the Flat (Annexure "D");
- (v) Occupation Certificate of the said building (Annexure "E");

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T. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the Flat, being in fact these presents and also to register this Agreement under the Indian Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED

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BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals contained above and the Schedules and the Annexures hereto form an integral and operative part of this Agreement as if the same were set out and incorporated herein verbatim.
2. The Promoter shall comply with all the terms, conditions, stipulations, restrictions etc., if any, which may have been imposed by the authorities, at the time of sanctioning of the plans. The Promoter shall construct/has constructed the said rehab composite building known as "JAI GANESH", being the Project, on the Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoter may consider necessary or as may be required by the Government, SRA and/or any other local authority from time to time. The Promoter shall be entitled to make such variations and/or modifications in the plans as they may deem fit so long as the area of the Flat agreed to be allotted to the Purchaser/s remains unchanged or so long as such variation and/or modification does not adversely affect the Flat, without any permission or consent of the Purchaser/s. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed/ imposed by the concerned local authorities and/or Government at the time of sanction of the said plans or thereafter.



The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to allot to the Purchaser/s the Flat measuring 27.94 Sq.Mts. (RERA carpet area) on the 10th Floor of the said rehab composite building called "JAI GANESH" constructed on the said Property, which Flat is shown in Red colour hatch lines/shade on the plan annexed and marked as Annexure "D" hereto (which Flat is hereinafter referred to as the said "Flat") at and for the lumpsum Sale Price of Rs. 60,00,000/- (Rupees Sixty Lakh Only.) The said sale price shall be paid by the Purchaser/s to the Promoter in the following manner:-

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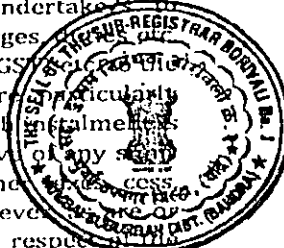
- i. Rs. 12,00,000/- as Earnest Money Deposit on or before execution of the agreement.
- ii. Rs. 48,00,000/- on or before 05-04-2024 at the time of handing over of the possession of the Flat.

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4. It is hereby clarified that the Promoter is charging the Sale Price to the Purchaser only towards the RERA Carpet Area of the Flat and is not charging any amount towards any balcony/elevation, etc.
5. The Sale Price and all other amounts payable by the Purchaser to the Promoter, are subject to tax deduction at source ("TDS") rules and the Purchaser/s undertakes to follow these rules as may be amended from time to time and deposit the same with tax department and submit the proof in prescribed forms to the Promoter. It is hereby clarified that GST (as may be applicable) will be collected pro-rata along with every payment of the Sale Price as mentioned above.
6. The Purchaser/s hereby agree/s, covenant/s and undertake to pay the Sale Price plus all taxes, cess, fees, cost, charges including but not limited to Goods and Services Tax (GST) to the Promoter from time to time in the manner more particularly described in Clause 3 above. Time for payment of each instalment shall be the essence of the contract. The Sale Price is exclusive of any stamp duty or amounts including service tax, VAT, GST and other levies, fees and other charges of any nature whatsoever may be applicable and/or payable hereunder or in respect of the Flat and all such amounts shall be entirely borne and paid by the Purchaser/s. The Purchaser/s hereby agree, confirm and undertake that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed.
7. The Purchaser/s shall pay to the Promoter escalation / increase in the Sale Price if such escalation/increase is on account of development charges, premiums, cess, payable to the authority and/or any other increase in charges, which may be levied or imposed by any competent authority from time to time.
8. The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of "Harasiddh Corporation". In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoter through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of "Harasiddh Corporation". Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the



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Flat and shall be construed as a breach on the part of the Purchaser/s. Payment towards GST, society membership and maintenance charges shall be done in favour of "Harasiddh Corporation".

9. In the event, the Purchaser/s desire/s to cancel the allotment of Flat, then 10% of the Sale Price shall stand forfeited and the Purchaser/s shall not be entitled to receive or recover the said 10% of the Sale Price from the Promoter and Promoter shall not be liable or responsible for the same. The Purchaser/s shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the Flat is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker. The Promoter shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. The Purchaser/s shall also be liable to pay interest on any defaulted payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has/have expressed his/her/their desire to cancel the allotment of the Flat. It is agreed by and between the Parties that all the above-referred amounts due and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Purchaser/s till the time of such cancellation. The Promoter shall return the balance amount from the Sale Price (if any) to the Purchaser/s without any interest within a period of 30 (thirty) days after Flat is sold to a third party. All amounts including consideration amount in respect thereof received by the Promoter, and the date on which Flat is sold and all other amounts including consideration amount in respect thereof received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser.



10. The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):

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(i) If the Purchaser/s commits default in making payment of any of the amounts and/or instalments of any amount payable under this Agreement or otherwise;

(ii) If the Purchaser/s commits breach of any other terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, Letter of Intent, Intimation of Approval, Commencement Certificate, and/or any other sanction,

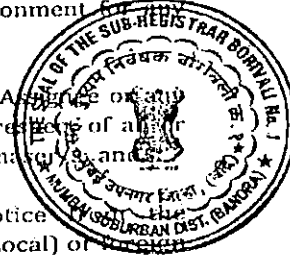
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permission, approvals, undertakings, writings and affidavits etc.;

- (iii) If the representation, declarations and/or warranties etc. made by the Purchaser/s in the booking form, allotment letter, present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false;
- (iv) If the Purchaser/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (v) If the Purchaser/s is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s;
- (vii) If the Purchaser/s have received any notice from the Government in India (either Central, State or Local) or Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.



11. On happening or occurring of any of the Events of Default, the Promoter shall, without prejudice to all other rights that the Promoter may have against the Purchaser/s either under this Agreement, or in law or otherwise, give 15 days' notice to the Purchaser/s to rectify/remedy such breach. In the event, Purchaser/s fail/s to rectify/remedy the breach within the notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement (Termination Date) and (ii) forfeit/deduct 10% of the Sale Price and balance, if any, shall be refunded to the Purchaser/s without any interest within a period of 30 days after Flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter, and the date on which Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser. If the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the Flat then, the Purchaser/s shall clear the mortgage

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debt outstanding at the time of such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks, etc., stating that the Purchaser/s has/have cleared the mortgage/debt/charge within 15 days from the Termination Date. In such an event, the Purchaser/s shall become entitled to the refund of the amount without any interest within a period of 30 days after (i) receipt of such letter/no dues certificate from the financial institution, banks, etc., and (ii) Flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter. In any event, the Promoter shall be entitled to directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the Promoter (if any) towards the Flat (paid by him/her/them to the Promoter towards the Sale Price) to the extent so as to clear the mortgage/debt/charge on the Flat. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser/s to pay the instalments of the Sale Price as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the instalments of the Sale Price irrespective of the fact that the Purchaser/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are under process and sanction is awaited and/or is



Notwithstanding anything contrary contained herein, in case the Purchaser/s fail or are otherwise unable to make payment of any of the amounts and/or instalments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall, without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit 10% of the Sale Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the

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and the Purchaser/s shall pay to the Promoter simple interest on all outstanding payment at the rate specified under the RERA Rules (which will be State Bank Of India MCLR + 2%) per annum from the due date till the date of realization thereof.

13. The Promoter is not making any statement, declaration, representation, warranties, guarantees etc. with respect to the sample show Flat, height of the ceiling of the sample show Flat, measurements, layout of the sample show Flat, area of the sample show Flat, paints, fixtures and fittings, furniture, devices, appliances, electrical fittings, interiors, artefacts, designs and all other items, lobby, landscaping, amenities etc., and the Promoter

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does not warrant and/or guarantee the accuracy with respect to the same, and the same shall not be provided by the Promoter, in the Flat and/or any other Flat and/or in the Project. The information, depictions, fixtures, fittings, furniture, pictures, drawings, images etc., with regards to the sample show Flat and the information, depictions of the lobby, landscaping, amenities, fixtures, furniture, interiors, designs and all other items with regard to the same shall not be relied upon by the Purchaser/s as statements and/or representations of fact, and the Purchaser/s have not agreed to acquire the Flat on the basis of such sample show Flat, lobby, landscaping, amenities, fixtures, furniture, interiors, designs and any and all other items etc., or any part thereof and the same do not form and are not intended to form any part of the transaction contemplated herein. The details of the Flat shall be mentioned herein and the same shall be final.

14. All the aforesaid rights and/or remedies of the Purchaser/s shall be cumulative and without prejudice to one another.

15. A. It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the Purchaser/s only, and such right will accrue to the Purchaser/s only upon the Purchaser/s making payment of all the amounts including the Sale Price to the Promoter strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with all other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats/shops, car parking, portion or portions of the building, other buildings etc. including recreation ground, recreational facilities such as gym shall always be the sole and absolute property of the Promoter. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose of the Property and/or Building and/or all other unsold flats/shops and car parks and portion or portions of the Building and/or the Property including common areas, such as staircase, staircase landing, entrance lobby, recreation ground, open spaces, terraces, recreational facilities such as gym in the manner deemed fit by the Promoter without any consent or concurrence of the Purchaser/s or any other person and at the sole discretion of the Promoter. The Purchaser/s are aware that the aforesaid recreational facilities are available for the use and enjoyment of the holders of various premises in the Building alongwith the users / occupiers of other premises / developments on the Property.

B. With regards to the common areas described in the **Third Schedule** hereunder written, it is agreed that the Purchaser/s shall



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only be permitted to use the said common areas on such terms and conditions as the Promoter and/or the said society/association of Flat Purchasers may deem fit.

16. The Purchaser/s is/are aware that there are two buildings proposed on the said property viz (i) Rehab Composite building called Jai Ganesh and (ii) Sale building called Viraaaj. There is a separate society by the name Jai Ganesh S.R.A.C.H.S.Ltd. registered in respect of the said Rehab Composite building. A separate society is proposed to be registered/registered for the Sale Building. The said two societies will look after and take care of the affairs of the respective building.

- (A) Upon completion of the development of the said rehab composite building and receipt of the Occupation Certificate in respect of the said rehab composite building and subject to the Purchaser/s performing all his/her/their obligations including having made payment of the entire Sale Price including all dues, outgoings to be paid hereunder, the Purchaser/s shall apply to the said Jai Ganesh S R A C H S Ltd to be admitted as a member of the said society. The Promoter shall cause the said society to admit the Purchaser/s as member of the said society, subject to the Purchaser/s agreeing to abide by the rules, regulations and bye-laws of the said society;



The Purchaser/s agrees to become a member of the said society and abide by the rules, regulations and bye-laws of the said society and to pay to the said society such amounts as may be payable by him/her/them from time to time, without recourse to the Promoter. The Purchaser/s shall occupy the flat subject to the rules and regulations and bye-laws of the said society. The Purchaser/s shall sign all necessary applications, letters, documents and other papers and writings for the purpose of becoming a member of the said society. The Purchaser/s hereby specifically confirms that he/her/they has/have read the bye-laws of the said society and agrees and undertakes to duly observe the same.

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- (C) The Promoter shall arrange to grant and register, a conveyance or a lease, at its own discretion, as per Section 17 of the RERA within three months of final occupation certificates of both the buildings (Subject to all the Flat Purchasers having paid their respective dues hereunder) in respect of the said Property by anyone of the three options viz (i) jointly in favour of the two societies (Jai Ganesh S.R.A.C.H.S.Ltd. of the Rehab Composite Building and the

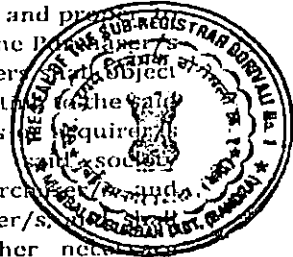
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society proposed to be registered/registered for the said Sale Building called Virraaj) or (ii) in favour of an Apex Society to be formed with the said two societies or (iii) individually in favour of each of the two societies as may be feasible.

- (D) It is expressly and specifically clarified, agreed, understood and confirmed by and between the Parties hereto that the unsold flats, car parking spaces, portion or portions of the Building etc. shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper to any person or party of its choice, and neither the Promoter herein, nor the society/association of purchasers shall be liable to or dispute the same. On the Promoter intimating to the society, the name or names of the purchaser/s of such unsold flats/shops/premises, etc., the society shall forthwith accept and admit such purchaser/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever. The Promoter shall not be liable to pay any maintenance charges/out goings, etc. in respect of the unsold flats, shops, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation. Provided however in the event, the Promoter occupies or permits occupation of any flat, such occupant/s or Promoter as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof. It is further clarified that for allotment/sale of such Flat, the Promoter shall not be liable to take any permission/consent of the said society.



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- (E) The Promoter has informed the Purchaser/s, and the Purchaser/s is/are aware that the Purchaser/s will be enrolled as a member of the society/ association of purchasers only upon payment of sale price and requisite entrance fees and membership fees.

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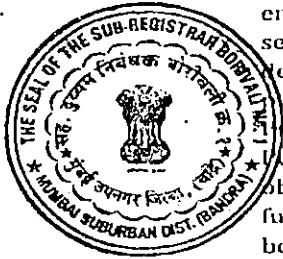
(F) The Purchaser/s shall at no time demand partition of the said Building and/or Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.

17. The Promoter shall allot all flats, garages, car parking, open spaces, etc. intended to be constructed on the Property with a view ultimately that the purchaser/s/allottees of all the flats, garages, car parking, open space etc., in Building shall be admitted to the said society. It is agreed and clarified that the Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, garages, car parking, open spaces, etc., separately and independently and the Purchaser/s/allottees of all the flats, garages, car parking, open space in Building shall be admitted to the said society.

18. The Purchaser/s and the person/s, to whom the Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or society/association of purchasers may require for safeguarding the interest of the Promoter and/or the Purchaser/s and other purchasers in the Property.

19.

(A) It is agreed between the Parties that the Promoter shall be entitled to develop the Property in phase-wise manner and/or sector-wise and/or project wise manner as the Promoter may desire. The Promoter is retaining unto itself full rights for the purpose of providing ingress or egress, to and from, the Property in the manner deemed fit by the Promoter. The Purchaser/s unequivocally consents / agrees not to raise any objection or dispute regards the same now or any time in the future and the Purchaser/s acknowledges that hardship may be caused, during such time and undertakes expressly never to object to the same.



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It is agreed between the Parties that the Promoter shall be entitled from time to time and at all times to make necessary amendments or changes or substitution or modification of the layout plan as may be sanctioned by SRA in respect of the Property to utilize FSI and/or development rights in respect thereof and/or to allow right of way/access road to the adjoining land and for that purpose to submit plans or proposals as the Promoter may deem fit. It is further agreed that the Promoter in its absolute discretion shall be entitled to locate or provide in the Building on the Property any additional floor or floors and use the same for such purpose or

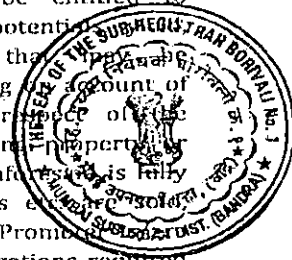
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purposes as the Promoter may desire without reference or recourse to the Purchaser/s or the society/association of purchasers at the discretion/option of the Promoter time to time.

(C) The Purchaser/s hereby expressly consents to the Promoter re-design the Building or increase in number of floors, adding Building or buildings or the recreation area or realigning/relocating common area, gym, recreation area and passages and such other area or areas as the Promoter may desire to realign and re-design and if the Building in which the Purchaser/s has/have agreed to acquire the Flat is completed earlier than other building/s structures, then the Purchaser/s confirms that the Promoter will be entitled to utilise any FSI, TDR and all the benefits, potentials, advantages etc. presently available and/or that may be available in the future for any reason including account of change in regulations / law / act etc. in respect of the Property or any part thereof or any adjoining properties as the case may be, and till all the aforesaid is fully utilised by the Promoter, and all the premises and the amount or amounts receivable by the Promoter are duly received by the Promoter and all the obligations required to be carried out by the Purchaser/s herein and the purchaser/s of premises are fulfilled by them, the Promoter shall not be bound and shall not be called upon or required to cause the society / association of purchasers to admit the Purchaser/s as member/s of the society/association of purchasers and the Purchaser/s agrees and irrevocably consent/s not to have any demand or dispute or objection in that behalf.



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(D) It is agreed, confirmed and covenanted by the Purchaser/s that the Promoter shall have full right and absolute authority and shall be entitled to, at any time hereafter, change, alter and amend the layout, plans, designs, elevation, etc. of the Building and/or the Property and the Purchaser/s shall not have any objection in this regard. Further it is agreed between the Parties hereto that the Purchaser/s shall not be entitled to nor shall he/she/they demand sub-division of the Property or be entitled to any FSI exceeding the FSI used and consumed in the Building out of any FSI available now or in future and that the Purchaser/s and/or the society/ association of purchasers shall not be entitled to put up any further or additional construction on the Building exceeding the FSI consumed therein at the time of grant of the Occupation Certificate for any reason whatsoever.

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20. The name of the Building shall always be known as "JAI GANESH" and this name shall not be changed without the prior written permission of the Promoter.
21. It is expressly agreed that the Flat/Building shall contain amenities, fixtures and fittings as set out in the **Fourth Schedule** hereunder written and the Purchaser/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the Flat.
22. Subject to Force Majeure circumstances and / or Other Circumstances (as defined hereinafter), and provided the Purchaser/s are not in default of any of the terms and/or conditions contained herein including default in payment of the Sale Price, applicable taxes or any part thereof, the Promoter shall handover the Flat to the Purchaser/s on receiving full consideration amount under this agreement.
23. If the Purchaser/s intend to cancel this Agreement or withdraw from the Project, on account of delay in handing over possession of the Flat, then on cancellation of this Agreement by the Purchaser/s:

- (i) The Promoter shall refund to the Purchaser/s the amounts already received by the Promoter in respect of the Flat (except the amounts towards Service Tax, VAT, GST and other taxes) within a period of 30 days after Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, with simple interest as specified in RERA Rules from the date of cancellation of this Agreement till the date the amounts are repaid and the date on which Flat is sold, and all amounts including consideration amount in respect thereof is received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser/s;



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- (ii) The Purchaser/s shall not have any right, title, interest, claim, demand and/or dispute against the Promoter and/or in respect of the Flat or any part thereof, in any manner whatsoever; and
- (iii) The Promoter shall be entitled to sell, transfer and/or otherwise entitled to deal with and/or dispose of the Flat in such manner, as the Promoter may deem fit.

24. For the purpose of this Agreement, the "Other Circumstances" shall include but not limited to:

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- (i) Non-availability of steel, cement, other building material, water or electric supply;
- (ii) War, Civil Commotion, fire, earthquake, flood, epidemic, pandemic, lockdown, quarantine conditions, containment, labour controversy, riot, civil disturbance or act of God;
- (iii) Failure or delay of any transportation agency or any other supplier of supplies, equipment, or other facilities related to the Property;
- (iv) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (v) Invocation of Code of Conduct;
- (vi) Economic downturn;
- (vii) Any other act or event which is beyond the Promoter's reasonable control including the Promoter's precarious financial condition and/or economic downswing in real estate or any other ~~and~~
- (viii) Any other circumstances or conditions or other causes beyond the Promoter's control of or unforeseen including war, civil commotion, riot, strikes or agitation by the Promoter's workers or labourers or the workers or labourers of the contractor or suppliers.



25. The Purchaser/s hereby agree and confirm that the Promoter shall not be responsible for the refund of any of the applicable taxes including Service Tax, VAT, GST or any other tax, duty, statutory charges paid by the Purchaser/s to the Promoter and/ or collected by the Promoter from the Purchaser/s.

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26. Subject to Clause 22 & 24 hereinabove and / or subject to circumstances beyond the Promoter's reasonable control, if the Promoter fails to hand over the Flat to the Purchaser/s on the Possession Date or on the extended date/s and only if the Purchaser/s have paid all the amounts payable by him/her/them hereunder (including interest, if any) and performed all his/her/their obligations, and only if the Purchaser does not intend to cancel this Agreement / withdraw from the Project, simple interest as specified in the RERA Rules, on all the amount paid by the Purchaser/s to the Promoter towards Sale Price for every month

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of delay from the said date till the handing over of the possession of the Flat shall be payable by the Promoter to the Purchaser/s.

27. The Purchaser/s shall make payment of the instalments mentioned hereinabove along with all the other amounts including amounts mentioned as mentioned in Clause 30 below. The Promoter shall offer in writing the possession of the Flat to Purchaser/s after obtaining the occupation certificate from the authority and on all the payment made by the Purchasers. The Purchaser/s shall occupy the Flat within 15 (fifteen) days of the Promoter giving written notice to the Purchaser/s intimating that the Flat is ready for use. In the event the Purchaser/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Purchaser/s has/have taken possession from the date of the said writing and that date shall be deemed to be the "Date of Possession" and all obligations of the Purchaser/s related to take possession of the Flat shall be deemed to be effective from the said Date of Possession.

28. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Property or part thereof (as the case may be) and the Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Property or part thereof and the Building. Until the said Purchaser/s are admitted as members of the society/association of purchasers, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser/s is/are aware that the said Property is having access through an internal layout road of adjoining Riddhi Gardens complex. The Purchaser/s shall be required to contribute for the maintenance of the said layout road, street lights, drains, drainages, water and other supply lines, etc as per arrangement that shall be worked out with other societies in the said complex. The Purchaser/s shall be liable to pay Goods and Services Tax (GST) and other taxes and cess as may be applicable from time to time on the payment and charges mentioned above.



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29. The Purchaser/s shall use the Flat only for residence purpose for which it is sanctioned and not for any other activity.

30. The Purchaser/s shall, simultaneously with the Promoter offering possession of the Flat, pay to the said Jai Ganesh S. R. A. C. H. S. Ltd, *inter alia*, the following amounts over and above the Sale Price

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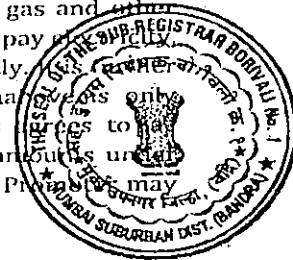
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as mentioned in Clause 3 above and all other amounts payable by the Purchaser/s under this Agreement or otherwise.

- (a) **Rs. 700/-** Non Refundable for share money/ entrance fee of the said society.
- (b) **Rs.40,000/-** towards advance of provisional contribution for proportionate share of taxes, maintenance charges, etc as provided in clause 28 above.
- (c) **Rs.25,000/-** towards entrance premium for membership of the said society.

31. It is hereby clarified that the aforesaid amounts mentioned hereinabove do not include the dues for electricity, gas and other bills for the Flat and the Purchaser/s shall be liable to pay gas and other bills for the individual meters separately. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser/s shall pay to the Promoter, such other charges or such other amounts as may be indicated on such heads or increase in any of the amounts as the Promoter may indicate without any demur.



32. It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned hereinabove, then the Purchaser/s shall forthwith on demand pay to and/or deposit the additional amounts with the Promoter/the said society. The said amount shall not carry any interest.

33. The Promoter hereby represents and warrants to the Purchaser/s as follows:

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- i. The Promoter has clear and marketable title with respect to the said property as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said property and also has actual, physical and legal possession of the said property for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the said Property or the Project except those disclosed in the title report;

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- iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Property and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Property and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Property, Building/wing and common areas;
- v. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- vi. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser/s under this Agreement;
- vii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement;
- viii. At the time of execution of the conveyance deed of the building/structure to the association/society of Purchaser/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association/society of the Purchaser/s;



The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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| बरल - १ | No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report. |
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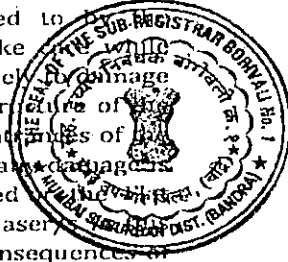
34. The Purchaser/s by himself/herself/themselves with the intention to bind all persons into whose hands the Flat and other premises may hereinafter come, hereby covenant/s with the Promoter as follows:

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- i. To maintain the Flat at the Purchaser/s's own cost in good and tenable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take all necessary steps for carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrance of packages of building in which the Flat is situated and in case a damage is caused to the building in which the Flat is situated on account of negligence or default of the Purchaser/s, on behalf, the Purchaser/s shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Promoter and/or



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the said Society or the Limited Company. Not to enclose/ fill up elevation features (like flower beds, chhajja, etc), passages or other spaces adjacent/ abutting the said flat or refuge areas or any other open space in the said building or the said Property.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the project land and the building in which the Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- viii. To bear and pay increase in local 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, on account of change of user of the Flat by the Purchaser/s for any purposes other than for purpose for which it is sold.



The Purchaser/s shall not let, sub-let, transfer, assign or part interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid and only if the Flat Purchaser had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and provided that the Flat Purchaser shall obtain the prior written consent of the Promoters.

- x. The Purchaser/s shall observe and perform all the rules and regulations which the said Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society/Limited Company/Apex

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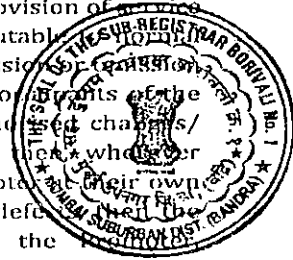
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Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. The Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property, said building/s, said Flat or any part thereof to view and examine the state and condition and maintenance thereof.
- 35. If within a period of 5 years from the date of handing over the Flat to the Purchaser, the Purchaser/s brings to the notice of the Promoter any structural defect in the Flat or any defects in the workmanship of the Flat, quality of the material used in the Flat or provision of services in the Flat, and provided such defect is not attributable to wear and tear and misuse and/ or any act of commission or omission on the part of the Purchaser/s or the purchasers/ or tenants of the adjoining Flats including but not limited to unauthorized alterations/repairs, non-maintenance of fittings and fixtures, etc. where possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects the Purchaser/s shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the RERA. The Purchaser/s shall be liable for maintenance of appliances through the service network of the respective company/agency.



- 36. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Flat or of the Property and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him, and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter.

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- 37. It is expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to put a hoarding on the Property or any parts of the Building including on the terrace and/or on the parapet wall and/or on the Property and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building or on the Property as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the Building and the property for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment, etc. The Purchaser/s agrees not to object or dispute the

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same. It is further expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/society/association of purchasers shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

38. The Purchaser/s hereby grant/s his/her/their irrevocable consent to the Promoter mortgaging the premises, development rights, save and except the Flat, to enable the Promoter to augment the funds for the development of the Property.

39. The Purchaser/s hereby expressly agrees and covenants with the Promoter that in the event of the Building on the Property being not ready for use and in the event of the Promoter offering occupation of the Flat to the Purchaser/s then and in that event the Purchaser/s shall not have any objection to the Promoter completing the construction of the balance building or additional floors on the Property without any interference or objection. The Purchaser/s further confirms that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Promoter on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoter shall be entitled to either themselves or through any agent to construct and complete the said additional storeys, wing or building on the Property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser. The Purchaser/s hereby consents to the same time both under any law as applicable.



Notwithstanding anything contrary contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoter) and notwithstanding the Promoter giving any no objection/permission for mortgaging the Flat or creating any charge or lien on the Flat and notwithstanding the mortgages/charges/lien of or on the Flat, the Promoter shall have first and exclusive charge on the Flat and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due and payable by the Purchaser/s to the Promoter under this Agreement or otherwise.

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41. The Purchaser/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims,

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losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

42. All notices 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 A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressed at his/her/their address hereinbefore mentioned. A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the address of delivery thereof to the person receiving the same.

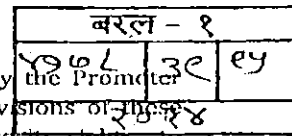
43. For the purposes of this transaction, the details of the Promoter and the Purchaser/s are as follows:

Promoter PAN AACFH1946E
Sole/ First Purchaser PAN ALBPL8954C
Second Purchaser PAN AVPPB5154J



44. The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

45. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



46. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

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47. The Promoter has paid the amounts payable towards stamp duty & registration charges on this Agreement.
48. The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Property and the Flat and has/have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO
(The said "Property")

All that piece and parcel of land situated at Village Malad East, Taluka Borivali, Mumbai Suburban District, bearing C.T.S. Nos.677A (pt) and 610A/1C (pt) (after subdivision and amalgamation, now bearing CTS No. 677A/2 admeasuring 2,425.40 Sq.Mts. or thereabout and bounded as follows



wards the North : By C.T.S.No.677B/4 (12m access road)
wards the South : By C.T.S.Nos.677A/1 & 610A/1C/1
wards the East : By C.T.S.Nos.680
wards the West : By C.T.S.No.610A/1B

THE SECOND SCHEDULE ABOVE REFERRED TO
(The said "Flat")

Flat No.1610 admeasuring 27.94 Sq.Mts, (RERA carpet area) on the 16th Floor of the rehab composite building called "JAI GANESH" being constructed/constructed on the said Property described in the First Schedule hereinabove.

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THE THIRD SCHEDULE ABOVE REFERRED TO
(Common areas and facilities)

Compound/Open spaces at ground level surrounding to the said building
Entrance lobby/lobbies on ground floor
Staircase, lifts, lift lobbies, passage on ground and upper floors
Refuge areas and terraces.
Gymnasium, Library, Society Office and Welfare Center on 1st floor.
Parking spaces in stilt and open parking spaces.

[Signature]

Tina. Lohan

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(2) MR. SUNNY RAVINDRA BHADRIGE)

In the presence of)

- 1) *Ravindra*
- 2) *Shadri*



Shadri



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महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 50038702835

[महाराष्ट्र अग्नीन महसूल (मात, नगर व अहर शुभापन) नियम, १९६९ यातील नियम ३ नमुना "ठ"]

50038702835

| गाव/पैठ : मालाड (पु) | | तालुका/ज.मु.का. : नगर शुभापन अधिकारी, मालाड | | | जिल्हा : मुंबई उपनगर |
|----------------------|------------|---|----------------------|-------------------------------------|---|
| नगर शुभापन क्रमांक | क्रि. नंबर | वर्ग नंबर | क्षेत्र चौ.मी. | गोरभाधिकार | मातनला दिलेल्या आकारणी वा किंवा भाड्याला राखणील आर्थिक त्याच्या क्षेत्रमासणीची निवत वेळ |
| 603/342 | | | [२२३९.००] २४२५.६० | शेती २२३९.००] [सी-२२३९.६०] सी | |

शुविष्ठाधिकार :

दस्तावाचा मूळ मारक :

पर्व : २०२३

पट्टेदार :

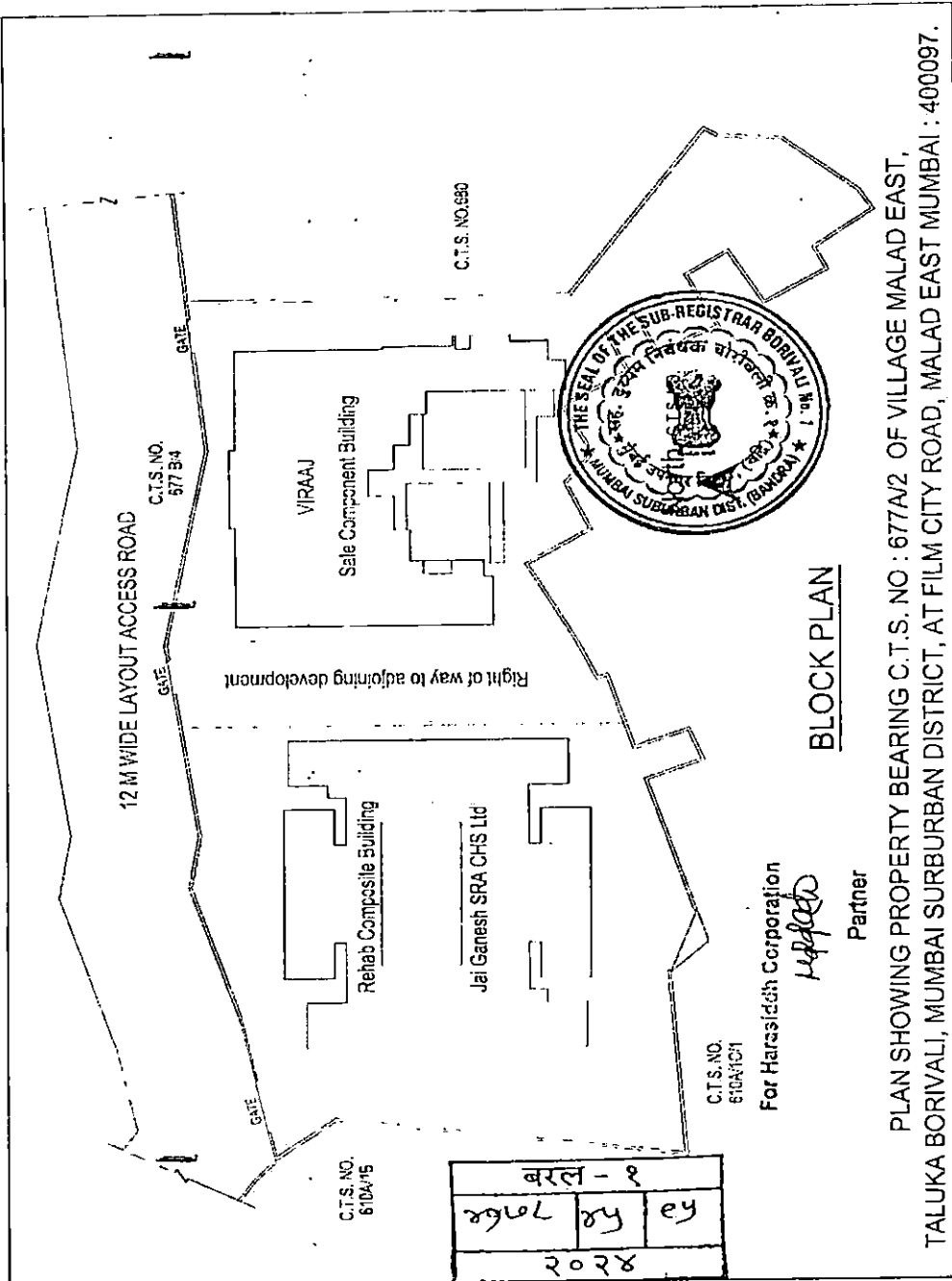
इतर मार :

इतर शेर :



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BLOCK PLAN

PLAN SHOWING PROPERTY BEARING C.T.S. NO : 677A/2 OF VILLAGE MALAD EAST, TALUKA BORIVALI, MUMBAI SURBURBAN DISTRICT, AT FILM CITY ROAD, MALAD EAST MUMBAI : 400097.

Handwritten signature
line below



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B. K. SINGH
M. A., LL. B.

Mob.: 9892118738
7738729629

ADVOCATE HIGH COURT

Office : D-12/7, Shantivihar, Nr. Railway Station
Behind Hardik Palace Hotel, Mira Road (East),
Thane - 401107. Time : 6.30 P.M. to 10.00 P.M.
E-mail : advbksingh601@gmail.com

Court Address : Opp. Bhaskar Building, Bandra Court,
A. K. Marg, Bandra (E), Mumbai - 400 051.
Time : 10.30 A.M. to 5.30 P.M.

Ref. No.: _____

Date : _____

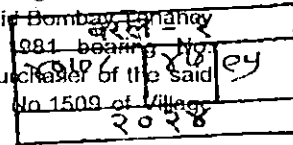
Title Certificate

Date: 21st December 2023.

To,
M/S Harasiddh Corporation
Tulsi Villa,
Poddar Road,
Santacruz(W),
Mumbai 400 054.



- (i) One Shri Janglya Shanwar Khanjode was tenant of F. E. Dinshaw Trust under provisions of Bombay Tenancy and Agricultural Lands Act, 1948 in respect of plot of land at Village Malad(E), Taluka Borivali, Mumbai Suburban District, bearing Survey No. 255 Hissa No. 2/2 [C.T.S.No.677A], Survey No. 255 Hissa No. 3 [C.T.S.No.676] and Survey No. 267 Hissa No. 1/1 [C.T.S.No.610A/1/C] (hereinafter referred to as the said land) along with some other lands.
- (ii) Said Shri Janglya Shanwar Khanjode is deemed to have purchased the said land under section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 and a certificate under section 32 (M) of the said Bombay Tenancy and Agricultural Lands Act, 1948 dated 8th May, 2021 bearing No. TNC/32G/MALAD-28 was issued declaring him to be Purchaser of the said land. The said fact was recorded in the Mutation Entry No 1509 of Village Malad.
- (iii) After the death of Shri Janglya Shanwar Khanjode, his legal heirs came on record, by Mutation Entry Nos. 1517 & 1555. Accordingly names of (1) Ladbhai Janglya Khanjode-wife, (2). Raghunath Janglya Khanjode-son, (3). Kanu Janglya Khanjode-son, (4). Babu Janglya Khanjode-son, (5). Shanvar Janglya Khanjode-son, (6). Ratan Janglya Khanjode-son, (7). Yamuna Janglya Khanjode-daughter, (8). Devka Janglya Khanjode-daughter and (9). Dharmi Laxman Barafe-married daughter were brought on record of rights.



[Handwritten Signature]



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E-mail : advbksingh601@gmail.com

Court Address : Opp. Bhaskar Building, Bandra Court,
A. K. Marg, Bandra (E), Mumbai - 400 051,
Time : 10.30 A.M. to 5 30 P.M.

Ref. No.: _____

Date : _____

(iv) After the deaths of the said Ladhikbai Janglya Khanjode, Raghunath Janglya Khanjode, Kamala Raghunath Khanjode, Kanu Janglya Khanjode, Sonu Kanu Khanjode, Bapu Janglya Khanjode, Shanvar Janglya Khanjode, Ratan Janglya Khanjode vide Mutation Entry Nos.1990A & 2067 their legal heirs viz;

(1a) Ravi Raghunath Khanjode,
(1b) Raju Raghunath Khanjode,
(1c) Rama Manoj Warthe,
(1d) Renuka Ratan Bhavar,
are entitled to total 1/8th Share in the said land



Rajesh Kanu Khanjode,
(2a) Rajesh Kanu Khanjode,
(2b) Rajesh Kanu Khanjode,
are entitled to total 1/8th Share in the said land

(3a) Rajesh Bapu Khanjode,
are entitled to 1/8th Share in the said land

(4a) Jethu Shanvar Khanjode,
(4b) Deepak Shanvar Khanjode,
(4c) Sumitra Shanvar Khanjode,
(4d) Manjula Shanvar Khanjode,
are entitled to total 1/8th Share in the said land

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(5a) Susekha Ratan Khanjode
(5b) Deepali Ratan Khanjode,
are entitled to total 1/8th Share in the said land

(6). Yamuna Janglya Khanjode
is entitled to 1/8th Share in the said land

(7). Devka Janglya Khanjode alias
Devka Ganesh Habale



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7738729629

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Office : D-12/7, Shantivanar, Nr. Railway Station
Behind Hardik Palace Hotel, Mira Road (East),
Thane - 401107 Time : 6.30 P.M. to 10.00 P.M.
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Court Address : Opp. Bhaskar Building, Bandra Court,
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Time : 10.30 A.M. to 5.30 P.M.

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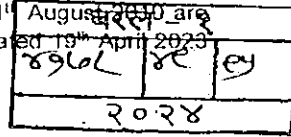
Date: _____

is entitled to 1/8th Share in the said land

and (8) Dharmi Laxman Barfe,
is entitled to 1/8th Share in the said land.

The said legal heirs (1a) to (8) above are hereinafter referred to as the
Owners"

- (v) Vide Development Agreement dated 11th August 2010 entered into between the said Owners mentioned in (iv) above (therein referred to as the Owners) and you M/S Harasiddh Corporation (therein referred to as the Developer) the said legal heirs have granted development rights in your favour as per terms and conditions mentioned therein including granting specific consent/rights to develop the property more particularly described in the schedule hereunder written under Slum Rehabilitation Scheme. Pursuant to the said development agreement the said Owners have executed a Power of Attorney in favour of partners of M/S Harasiddh Corporation dated 11th August 2010 to do various acts and deeds mentioned therein. The said development agreement and power of attorney dated 11th August 2010 are annexed to a Deed Of Confirmation Cum Rectification dated 19th April 2023 registered under No.BRL-7/6131/2023 on 20th April 2023.



- (vi) The said land has been encroached upon by slum dwellers comprising of various Slum Societies and is deemed to be declared as "Slum". Part of the said land admeasuring 2,425.40 Sq.Mts. was occupied by the slum dwellers who were members of Jai Ganesh S.R.A.C.H.S.Ltd. (hereinafter referred to as the said "Society"). The said part admeasuring 2,425.40 Sq.Mts. and bearing CTS Nos. 677A (pt) and 610A/1C (pt) (after subdivision and amalgamation, now bearing CTS No. 677A/2) of village Malad East is more particularly described in the Schedule hereunder written and hereinafter referred to as the said "Property".



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M. A., LL. B.

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7738729629

ADVOCATE HIGH COURT

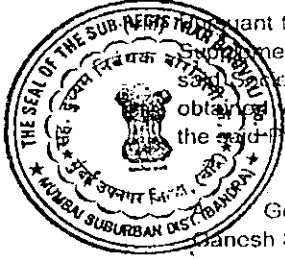
Office : D-12/7, Shantivihar, Nr. Railway Station
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Thane - 401107. Time : 6.30 P.M. to 10.00 P.M.
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A. K. Marg, Bandra (E), Mumbai - 400 051.
Time : 10.30 A.M. to 5.30 P.M.

Ref. No.: _____

Date : _____

- (vii) The said Jai Ganesh S.R.A.C.H.S.Ltd. have passed a resolution in their General Body Meeting dated 2nd October 2010 appointing you M/S Harasiddh Corporation as the developer to redevelop the said property as Slum Rehabilitation Scheme under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as the Slum Act). The said society has executed a Development Agreement and Power of Attorney dated 26th October 2010 in favour of you M/S Harasiddh Corporation for redevelopment of the said property as per the terms and conditions mentioned therein. The said society has further executed Supplemental Development agreement dated 20th January 2019 and Deed of Confirmation dated 15th March 2021 in your favour (of M/S Harasiddh Corporation).



In view of the execution of Development Agreements, Power Of Attorneys, Supplemental Development Agreement, etc with the said Owners and the said Society, you M/S Harasiddh Corporation have taken various steps and obtained various orders/permissions/certificates as listed below in respect of the said Property.

Got the Annexure II obtained in respect of members of the said Jai Ganesh S.R.A.C.H.S.Ltd.

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Obtained Letter of Intent under No. SRA/ ENG/ 2740/ PI./ LOI dated 21st May 2018 and revised Letter of Intent dated 30th September 2019 and 6th July 2022 from the Slum Rehabilitation Authority (SRA) in respect of the Slum Rehabilitation Scheme on the said property. The said scheme comprises of two buildings proposed on the said Property viz (i) Rehab Composite Building for the rehabilitation of the members of the said Jai Ganesh S.R.A.C.H.S.Ltd. with certain additional flats as "sale component" for sale by the developer and (ii) Sale building (named Viraj) which has the flats for sale by the developer.

C. Obtained Intimation of Approval under No. SRA/ ENG/ PN/ PVT/ 0160/ 20130108/ AP/ R dated 29th May 2018 with amendment dated 11th



B. K. SINGH
M. A., LL. B.

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7738729629

ADVOCATE HIGH COURT

Office : D-12/7, Shantivihar, Nr. Railway Station
Behind Hardik Palace Hotel, Mira Road (East),
Thane - 401107. Time : 6.30 P.M. to 10.00 P.M.
E-mail : advbksingh601@gmail.com

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Time : 10.30 A.M. to 5.30 P.M.

Ref. No.: _____

Date : _____

October 2019 and 22nd July 2022 from the SRA in respect of the rehab composite building of the said Jai Ganesh S.R.A.C.H.S.Ltd. This rehab composite building called "JAI GANESH" is hereinafter referred to as the said "Building"

D. Obtained Commencement Certificate dated 6th September 2018, further reindorsement dated 11th October 2019 and 26th October 2022 from the SRA in respect of the said rehab composite building of the said Jai Ganesh S.R.A.C.H.S.Ltd.

E. Carried out and completed the work of the said rehab composite building as per approved plans and obtained Part Occupation Certificate dated 15th March 2021, 31st May 2021 and 8th August 2022 from the SRA in respect of the same and given possession of respective flats to the concerned members of the said Jai Ganesh S.R.A.C.H.S.Ltd. Remaining construction of sale component flats on 15th, 16th & 17th (pt) floors has been completed and SRA has granted Full Occupation Certificate dated 21st December 2023.

F. Obtained Intimation of Approval under No. SRA/ ENCL/ DM/ P/ 0160/ 20130108/ AP/ Sale dated 6th December 2019 in respect of the said Building with further amendments dated 5th August 2021, 3rd August 2022 and 3rd August 2022 from the SRA.

G. Obtained Commencement Certificate dated 3rd January 2020 and further endorsements dated 13th August 2020, 6th August 2021, 3rd February 2022 and 3rd August 2022 from the SRA in respect of the said sale building.

H. Obtained Occupation Certificate dated 13th March 2023 for the said sale building.

(ix) You M/S Harasiddh Corporation have accordingly commenced and carried out construction of the said Rehab Composite Building in accordance with



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| 3 rd August 2022 |



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ADVOCATE HIGH COURT

Office : D-12/7, Shantivihar, Nr. Railway Station
Behind Hardik Palace Hotel, Mira Road (East),
Thane - 401107. Time : 6.30 P.M. to 10.00 P.M.
E-mail : advbksingh601@gmail.com

Court Address : Opp. Bhaskar Building, Bandra Court,
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Time : 10.30 A.M. to 5.30 P.M.

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the sanctioned plans, approvals and permissions. You intend to sale the flats/tenements/premises in the same to intending flat purchasers.

(x) There are following litigations related to the said Project/Property .

(a) Writ Petition 2270 of 2014 (Jai Ganesh CHS v/s The State of Maharashtra and Others) before the Hon'ble High Court which was disposed/allowed by order dated 28th July 2016 directing the SRA to take further steps in respect of approval of the scheme on the said property.

(b) Arbitration Petition 425 of 2017 and Arbitration Application 143 of 2017 (Harasiddh Corporation v/s Ravi Raghunath Khanjode & Others). Vide order of the High Court dated 7th November 2019, Advocate Mr. Pradeep Sancheti was appointed as the sole arbitrator. He has passed an Award dated 29th March 2022 upholding the rights of the Promoter to develop the said property based on the Development Agreements between the said owners (Khanjode) and the Promoter. Khanjode & Others have filed Arbitration Petition (L) No.21021 of 2022 against award dated 29th March 2022.

(c) Writ Petition 1477 of 2022 (Jai Ganesh SRA CHS & Others v/s the State of Maharashtra & Others) before the Hon'ble High Court. The petition is disposed of on 8th June 2022 directing SRA to process the application of the Promoters for revised LOI within four weeks.

(d) Suit No.963 of 2023 (Riddhi Tower CHS Ltd. & Others v/s. Krishnaji Mahadeo Tikekar & Others) before the Hon'ble City Civil Court, Dindoshi. The plaintiffs are praying that the registered right of way document giving access to the said property is not binding upon them with certain other incidental prayers. The Notice Of Motion No.1359 of 2023 taken out by the plaintiffs (Riddhi Tower CHS Ltd.



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B. K. SINGH
M. A., LL. B.

Mob.: 9892118738
7738729629

ADVOCATE HIGH COURT

Office D-12/7, Shantivihar, Nr. Railway Station
Behind Hardik Palace Hotel, Mira Road (East),
Thane - 401107. Time : 6.30 P.M. to 10.00 P.M.
E-mail : advbksingh601@gmail.com

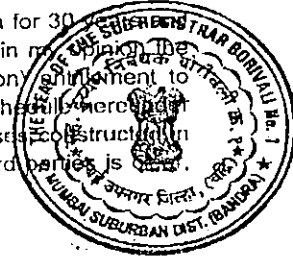
Court Address : Opp. Bhaskar Building, Bandra Court,
A. K. Marg, Bandra (E), Mumbai - 400 051.
Time : 10.30 A.M. to 5.30 P.M.

Ref. No.: _____

Date : _____

& Others) in this matter has been dismissed by order dated 9th May 2023. The said plaintiffs have preferred an Appeal from Order No. (St) 21132 of 2023 in the High Court against the said order dated 9th May 2023. There is no adverse order passed in the said Suit No.963 of 2023 as well as Appeal from Order No.(St) 21132 of 2023.

I have investigated the title of the said Owners by taking search for 30 years. I have perused the various documents & papers narrated above and in my opinion the title of the said Owners and your (M/S Harasiddh Corporation) right to develop the said property more particularly described in the schedule hereto written and to sell the "sale component" flats/tenements/premises in the said rehab composite building Jai Ganesh thereupon to third parties is good and marketable.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land situated at Village Malad East, Taluka Borivali, Mumbai Suburban District, bearing C.T.S. Nos.677A (pt) and 610A/1C (pt) (after subdivision and amalgamation, now bearing CTS No. 677A/2 admeasuring 2,425.40 Sq.Mts. or thereabout and bounded as follows

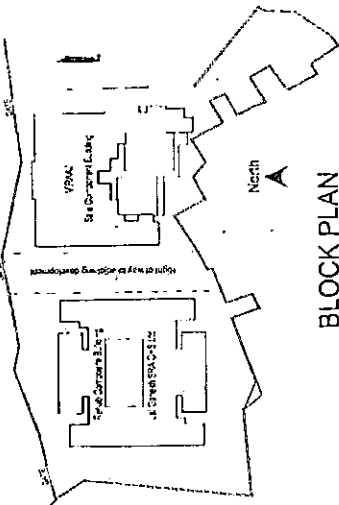
- | | |
|-------------------------|--|
| On or towards the North | : By C.T.S.No.677B/4 (12m access road) |
| On or towards the South | : By C.T.S.Nos.677A/1 & 610A/1C/4 |
| On or towards the East | : By C.T.S.Nos.680 |
| On or towards the West | : By C.T.S.No.610A/1B |

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| २०२४ | | |

B. K. Singh
(Advocate High Court)

B. K. SINGH
M.A., LL.B.
ADVOCATE & NOTARY
GOVT OF INDIA
D. 12/7, Shanti Vihar
Mira Road (E) Thane

12 M WIDE LAYOUT ACCESS ROAD



BLOCK PLAN

For Harsidich Corporation

Reflected

Partner

16th FLOOR PLAN

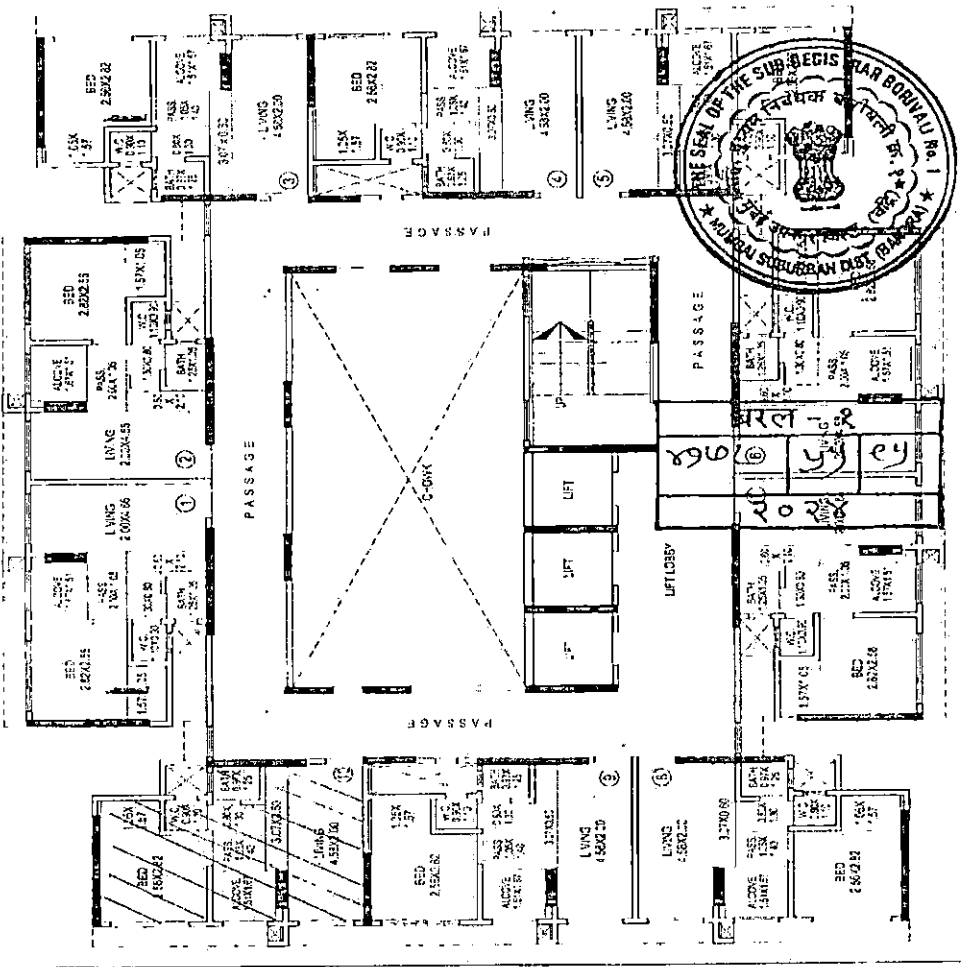
FLAT NO. 1610 ON 16th FLOOR OF

JAI GANESH

ALLOTTED TO Mrs. Tina Sunny Bhadoraj
Mr. Sunny Bhadoraj Bhadoraj

Mr. Bhadoraj

Mr. Sunny Bhadoraj Bhadoraj





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SLUM REHABILITATION AUTHORITY

No. PN/PNT/0160/20130108/AP/R

Date : 21 DEC 2023

To,
Shri Pushkar B. S.,
L.S. M/S Pushkar Consultants,
1st Floor, Aditya Kutir, 4th Road,
Khar (W), Mumbai-400 092.

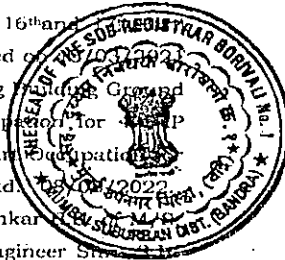
Sub : Full OCC for Rehab Composite Building of S. R. Scheme under reg. 33(10) on plot bearing CTS Nos. 610A/1C (pt.) and 677A (pt.) new CTS No.677A/2 of Village Malad (E), Mumbai, for "Jai Ganesh SRA CHS LTD".

Ref : Application dated 04/12/2023.

Sir,

The permission to occupy the Rehab Composite Building No.1 in the Slum Rehabilitation Scheme on plot bearing CTS Nos. 610A/1C(pt.) and 677A(pt.) new CTS No.677A/2 of Village Malad (E), Mumbai, for " Jai Ganesh SRA CHS LTD" Mumbai in P/N ward from Ground (Part) + Stilt (Part) + 1st to 16th and upper floors in continuation with earlier part occupation approved for 118 nos of residential tenements and 5 amenities (Comprising Ground floor + Stilt + 1st to 12th+ 14th(Part) upper floor), 2nd Part Occupation for residential tenements on 14th floor dtd 31/05/2021. and 3rd Part Occupation 11 nos. of residential on 13th and 14th (Part) upper floor dtd. completed under the supervision of Licensed Surveyor Shri. Pushkar Pushkar Consultants with License No. S/336/LS, Structural Engineer Shri. Mansuri of M/S. SHM Consultants with License No. STR/M/58 and Site Supervisor Shri. Salim H. Mansuri with License No. M/72/SS-I and as per occupation plans submitted by you dated 04/12/2023 is hereby granted subject to the following conditions.

1. This occupation certificate is granted for Sale Component Residential tenements 21 nos. on 15th, 16th and 17th (Part) upper floors in the Rehab Composite building No.1.
2. That certificate under Section 270A of MMC Act shall be obtained from H.E.'s Department regarding adequacy of water supply.
3. That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.



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4. That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
5. The owner/occupier shall give annual maintenance contract for the fire-fighting system to the Govt. approved licensed agency for the period of 5 years. A certificate in Form "B" shall be submitted every six months (In January & July) to Mumbai Fire Brigade regarding good working condition of the fire-fighting system, as per Maharashtra Fire prevention and life safety Measure Act, 2006

One set of completion plans is returned herewith as token of approval.

Yours faithfully,

- sdr

Executive Engineer-P/N
Slum Rehabilitation Authority

Copy to :
Developer M/S. Harasiddh Corporation
Assistant Municipal Commissioner, "P/N" Ward
Mumbai (P/N) Ward
Mumbai (P/N) Ward



Bawf 21.10.2023
Executive Engineer-P/N
Slum Rehabilitation Authority

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513/130

पावती

Original/Duplicate

Wednesday, January 03, 2024

नोंदणी क्र.: 39म

5 28 PM

Regn.: 39M

पावती क्र.: 147 दिनांक: 03/01/2024

माग्याचे नाव: अंधेरी

दस्तावेजाचा क्रमांक: 17-130-2024

दस्तावेजाचा प्रकार: कुवसुखत्वारपण

माग्यार करपासाठीचा मा. म. इंद्रसिद्ध कॉर्पोरेशन चे भागीदार मुकुल प्रतापचंद्र पटेल

नोंदणी फी

₹. 100.00

रश्मि शुल्काकरी फी

₹. 300.00

पत्राची संख्या: 15

एकूण:

₹. 400.00

आपणास मुद्रा दस्त, यवलेल प्रिंट, मुनी. अंदाजे
5:08 PM रोजी बरेलस मिळेल.

Signature
मुद्रा-वि. क्र. 39म-6
तह. दुय्यम निबंधक, अंधेरी क्र. ६,

वातावर मु.म: ₹.0.1/-

मो.पट्टना ₹.0/-

भागीदारी मुद्रांक शुल्क : ₹. 500/-

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.60/-

डी.डी/मदतिशे/मि क्रमांक: 0124030214429 दिनांक: 03/01/2024

नोंदणी साधन घेऊन

2) देयकाचा प्रकार: DHC रकम: ₹.240/-

डी.डी/मदतिशे/मि क्रमांक: 0124031714237 दिनांक: 03/01/2024

नोंदणी साधन घेऊन

3) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डी.डी/मदतिशे/मि क्रमांक: MH013407212202324P दिनांक: 03/01/2024

नोंदणी साधन घेऊन



Signature

REGISTERED DOCUMENT
DELIVERED ON.....

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|-----------|----|----|
| बरेल = १२ | | |
| ४९६८ | ५९ | ९५ |
| २०२४ | | |



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| २०२४ | | |

CIALLAN
MTR Form Number-6



| | | | | | | | | | |
|---|--------------------|------------------|---------------------|------------------------------------|--------|---------------------|---------|------------------------------------|--|
| GRN | MH01340/212202324P | BARCODE | [Barcode] | | Date | 03/01/2024-16:30:48 | Form ID | 48(1) | |
| Department | | | | Inspector General Of Registration | | | | | |
| Type of Payment | | | | Stamp Duty | | | | | |
| Registration Fee | | | | TAX ID / TAN (If Any) | | | | | |
| Office Name | | | | SDR16...JT SUB REGISTRAR ANDHERI 5 | | | | | |
| Location | | | | MUMBAI | | | | | |
| Year | | | | 2023-2024 One Time | | | | | |
| Account Head Details | | | | Amount In Rs. | | | | | |
| 0030045501 Stamp Duty | | | | 500.00 | | | | | |
| 0030053301 Registration Fee | | | | 100.00 | | | | | |
| Payer Details | | | | Full Name | | | | | |
| | | | | M/S HARASIDDH CORPORATION | | | | | |
| | | | | Flat/Block No. | | | | | |
| | | | | Premises/Building | | | | | |
| | | | | Road/Street | | | | | |
| | | | | Area/Locality | | | | | |
| | | | | Town/City/District | | | | | |
| | | | | PIN | | | | | |
| | | | | 4 0 0 0 5 4 | | | | | |
| | | | | Remarks (If Any) | | | | | |
| | | | | SecondPartyName=MR TEJAS PAREKH | | | | | |
| 600.00 | | | | Amount In Words | | | | | |
| | | | | Six Hundred Rupees Only | | | | | |
| Payment Details | | | | STATE BANK OF INDIA | | | | | |
| | | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD No. | | | | Bank CIN | | Ref. No | | 10000502024010306205 1402885885419 | |
| Name of Bank | | | | Bank Date | | RBI Date | | 03/01/2024-16:30:48 | |
| Name of Branch | | | | Bank Branch | | Scroll No. / Date | | Not Verified with RBI | |
| | | | | STAT | | 89 89 | | 2024 | |
| Department ID | | | | 0000000000 | | | | | |
| NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. | | | | | | | | | |
| | | | | बंदर - १७/IV | | | | | |
| | | | | 930 9 94 | | | | | |
| Sr No. | Remarks | Defacement No. | Defacement Date | IGR No. | Amount | | | | |
| 1 | RS) 500 130 | 0007061087202324 | 03/01/2024-17:28:39 | IGR554 | 100.00 | | | | |
| 2 | RS) 500 130 | 0007061087202324 | 03/01/2024-17:28:39 | IGR554 | 500.00 | | | | |
| Total Defacement Amount | | | | | 600.00 | | | | |



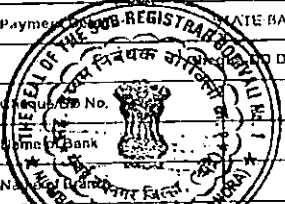
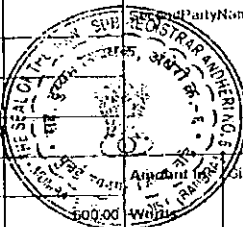


CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|--------------------|---------|-----------|-----------------------------------|----------|----------------------|-----------------------|-------|
| GRN | MH013407212202324P | BARCODE | [Barcode] | | Date | 03/01/2024-16:30:48 | Form ID | 48(1) |
| Department | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | Stamp Duty | | | | |
| Registration Fee | | | | TAX ID / TAN (If Any) | | | | |
| Office Name | | | | BDR16 JT SUB REGISTRAR ANDHERI 5 | | | | |
| Location | | | | MUMBAI | | | | |
| Year | | | | 2023-2024 One Time | | | | |
| Account Head Details | | | | Amount In Rs. | | Premises/Building | | |
| 0030045501 Stamp Duty | | | | 500.00 | | Road/Street | | |
| 0030063301 Registration Fee | | | | 100.00 | | Area/Locality | | |
| | | | | | | Town/City/District | | |
| | | | | | | PIN | | |
| | | | | | | 4 0 0 0 5 4 | | |
| | | | | Remarks (If Any) | | | | |
| | | | | Party Name=MR. TEJAS PAREKH- | | | | |
| | | | | Amount In Rupees Only | | | | |
| Total | | | | 600.00 | | | | |
| Payment Mode | | | | STATE BANK OF INDIA | | | | |
| FOR USE IN RECEIVING BANK | | | | | | | | |
| Branch Details | | | | Bank CIN | Ref. No. | 10000502024010306205 | 1402805885419 | |
| Request No. | | | | Bank Date | RBI Date | 03/01/2024-16:30:57 | Not Verified with RBI | |
| Name of Bank | | | | STATE BANK OF INDIA | | | | |
| Name of Branch | | | | Not Verified with Scroll | | | | |

बल - १७१ IV
११० 2 १५
२०२४



Department: REGISTRAR ANDHERI 5
NOTE: This document is to be registered in Sub Registrar office only. Not valid for unregistered document.
अनुमति प्राप्त नसताना कायदेशीर नोंदणी नसतायेत्या दस्तावेजाची लागू आहे. नोंदणी व कायदेशीर नोंदणीसाठी यादर घेतले जाणू शकत नाही.

बल - १
२१०८ ५२ २५
२०२४

Handwritten notes:
Matters
Basis

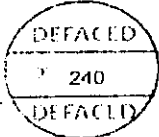


Document **H**andling **C**harges
 The Government of Maharashtra & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0124031714237 | Receipt Date | 03/01/2024 |
|-----|---------------|--------------|------------|

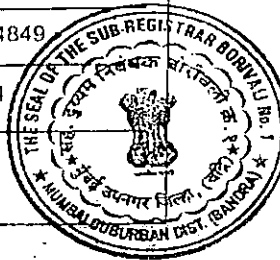
Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 130 dated 03/01/2024 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



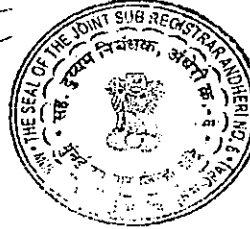
Payment Details

| | | | |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN | Payment Date | 03/01/2024 |
| Bank CIN | 10004152024010313604 | REF No. | 400399144849 |
| Deface No | 0124031714237D | Deface Date | 03/01/2024 |

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



| | | |
|-------------|---|----|
| बदर - १७/११ | | |
| १३० | ३ | १५ |
| २०२४ | | |

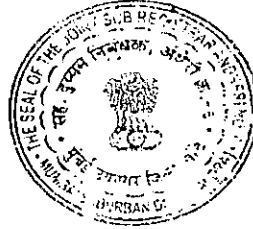


| | | |
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| वरल - १ | | |
| ४१७८ | ६३ | २५ |
| २०२४ | | |

| Department of Stamp & Registration, Maharashtra | |
|--|----------------------|
| Receipt of Document Handling Charges | |
| PRN 0124031714237 | Date 03/01/2024 |
| Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Ancheri 5 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 03/01/2024 |
| Bank CIN 10004152024010313604 | REF No. 400399144849 |
| This is computer generated receipt, hence no signature is required. | |



| | | |
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| बदल - १७/IV | | |
| 930 | ४ | १५ |
| २०२४ | | |



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| बदल - १ | | |
| ४९७८ | ४४ | २५ |
| २०२४ | | |

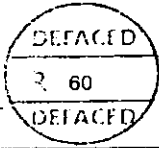


Document **H**andling **C**harges
 Maharashtra Government, Office of the Joint S.R. Andheri 6

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0124030214429 | Receipt Date | 03/01/2024 |
|-----|---------------|--------------|------------|

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.60/- towards Document Handling Charges for the Document to be registered on Document No. 130 dated 03/01/2024 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



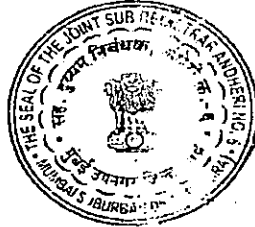
Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | SBIN | Payment Date | 03/01/2024 |
| Bank CIN | 10004152024010313779 | REF No. | 4003993867 |
| Deface No | 0124030214429D | Deface Date | 03/01/2024 |

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



| | | |
|--------------|----|----|
| करल - १३१/१४ | | |
| १३० | १४ | १४ |
| २०२४ | | |



| | | |
|---------|----|----|
| करल - १ | | |
| १३० | १४ | १४ |
| २०२४ | | |

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, MR. MUKUL PRATAPCHANDRA PATEL partner of M/S HARASIDDH CORPORATION, of Mumbai, Indian Inhabitants, having address at Tulsi Villa, Poddar Road, Santacruz (West), Mumbai-400 054, do hereby SEND GREETINGS :-

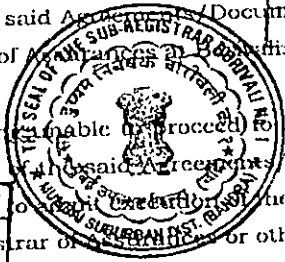
WHEREAS :-

1. I, in my capacity as Partner of M/S HARASIDDH CORPORATION have executed/will execute agreements for sale of Flats expressed to be made between the said M/S HARASIDDH CORPORATION as the Promoter/Developers and The Flat Purchaser for the sale of Flats in the building constructed by the said M/S HARASIDDH CORPORATION in project known as "JAI GANESH" on property bearing CTS No.677A (pt) & 610A/1C (pt) new CTS No.677A/2 of village Malad East at Riddhi Gardens, Film City Road, Malad East, Mumbai 400097 and more particularly described in the Schedule hereunder written. In the course of time I may have to execute various other documents such as Undertakings, Indemnity Bonds, Declaration etc required for Development to submit to Slum Rehabilitation Authority, MCGM, Government Departments, Collector Office or any other concerned authorities.

2. The said Agreements/Documents have to be registered with the Sub-Registrar of Assurances at Borivali.

3. Being unable to proceed to the Office of The Sub-Registrar to admit execution of the said Agreements/Documents, I am desirous of appointing

| | | |
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| बरेल - १ | | |
| ४९७८ | ६६ | ९५ |
| २०२४ | | |



| | | |
|--------------|---|----|
| बरेल - १७/१५ | | |
| ९३० | ६ | ९५ |
| २०२४ | | |



one or more of the said Agreements/ Documents before the Sub-Registrar of Assurances at Borivali or other officer/s appointed in that behalf.

I, MR. MUKUL PRATAPCHANDRA PATEL partner of M/S HARASIDDH CORPORATION doth hereby nominate, constitute and appoint (1) MR. TEJAS PAREKH & (2) MR. BHAVESH MISAL, of Mumbai Indian Inhabitants, to be my true and lawful attorney for me and in my name and on behalf of my said firm to jointly or severally, **for the limited purposes mentioned hereunder** and to do inter-alia the following acts, deeds and things related thereto.

1. To appear before the Sub-Registrar of Assurances at Borivali or any officer/s appointed in that behalf and to present and admit execution by me of the said Agreements for sale of Flats/Documents which will be

[Signature]

[Signature]

[Signature]

signed and executed by me and to do all such acts, deeds and things which my said attorney shall consider necessary for effecting completion of the registration work.

2. To attend the office of superintendent of stamps, Mumbai for the purpose of seeking valuation of any instrument for payment of stamp duty and to pay the required stamp in the office of superintendent of stamps.
3. To attend the office of Registrar of Assurances for the hearing of any matters relating to deficit stamp duty paid on any instruments lodged for registration by us and also to represent us before the Registration authorities in such proceedings.
4. In GENERAL to do all such acts, deeds, matters and things required to be done for registration of the instruments executed by us.

5. To receive from the office of Registrar of Assurance duly registered instruments

हदर - १७/११

930 hereby I undertake
attorneys shall lawfully do, execute or perform or caused to be done by virtue
of this Power of Attorney.

2024



IN WITNESS WHEREOF, I MR. MUKUL PRATAPCHANDRA PATEL partner of M/S HARASIDDH CORPORATION, have hereunto set my hands and seal this Power Of Attorney on this 03RD day of January 2024.

| | | |
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| हदर - १ | | |
| ४३०८ | ६७ | ९५ |
| २०२४ | | |

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that piece and parcel of land situated at Village Malad East, Taluka Borivali, Mumbai Suburban District, bearing C.T.S. Nos.677A (pt) and 610A/1C (pt) (after subdivision and amalgamation, now bearing CTS No. 677A/2 admeasuring 2,425.40 Sq.Mts. or thereabout and bounded as follows

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

On or towards the North : By C.T.S.No.677B/4 (12m access road)
 On or towards the South : By C.T.S.Nos.677A/1 & 610A/1C/1
 On or towards the East : By C.T.S.No.680
 On or towards the West : By C.T.S.No.610A/1B

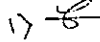

SIGNED, SEALED & DELIVERED

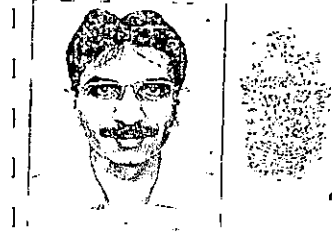
BY THE WITHINNAMED

MR. MUKUL PRATAPCHANDRA PATEL

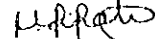
partner of M/S HARASIDDH CORPORATION

In presence of

1) 
 2) 



For Harasiddh Corporation


 Partner


I/we confirm appointment as constituted attorney/s



(1) MR. TEJAS PAREKH



MR. BHAVESH MISAL



| | | |
|----------|---|----|
| बरेल - २ | | |
| २१०८ | ६ | २५ |
| २०२४ | | |



२१०/१५

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| १३० | ६ | १५ |
| २०२४ | | |

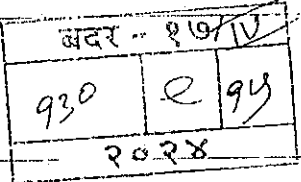




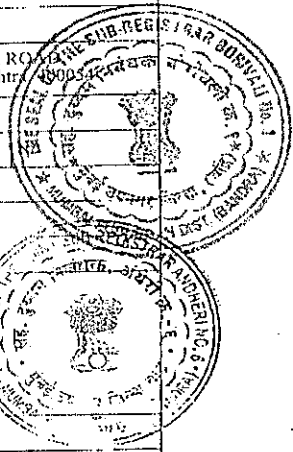
Government of India
Form GST REG-06
[See Rule 19(1)]

Registration Certificate

Registration Number : 27AACFH1946R1ZM

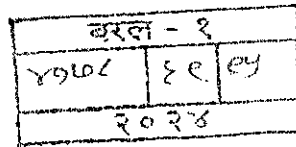
| | | |
|-----------------------|--|---|
| 1. | Legal Name | HARASIDDH CORPORATION |
| 2. | Trade Name, if any | M/S. HARASIDDH CORPORATION |
| 3. | Constitution of Business | Partnership |
| 4. | Address of Principal Place of Business | GROUND FLOOR, TULSI VILLA, PODDAR ROAD, SANTACRUZ WEST, Mumbai City, Maharashtra |
| 5. | Date of Liability | 01/07/2017 |
| 6. | Period of Validity | From 01/07/2017 To |
| 7. | Type of Registration | Regular |
| 8. | Particulars of Approving Authority | |
| Signature | |  |
| Name | | |
| Designation | | |
| Jurisdictional Office | | |
| 9. | Date of issue of Certificate | 26/09/2017 |

Note: The registration certificate is required to be prominently displayed at all places of business in the State.



This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration.

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या
Permanent Account Number Card
AACEH1946E

नाम
NARASIMH COLLEGIATION

दिनांक / Date of Issue
28/10/1981



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

(MUKUL PRATAPCHANDRA PATEL
PRATAPCHANDRA BULAKHIDAS PATEL

09121971
Permanent Account Number
AACPP3168N

Mukul
Signature

Mukul



भारतीय विशिष्ट ओळख साधक
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्यात आलेले / Enrollment No 1081/03148/10762

To,
शुभा प्रतापचंद्र पटेल
Mukul Pratapchandra Patel
A / FD, SILVER DEAGH AP1
A. S. NAIR ROAD
Vile Parle West
Juhu Mumbai
Maharashtra 400040
9820906521

| | | |
|--------------|----|----|
| बंदर - १७/11 | | |
| 930 | 90 | 94 |
| २०२४ | | |



| | | |
|----------|-----|----|
| बंदर - १ | | |
| ४९०८ | १०० | ९५ |
| २०२४ | | |

आपला आधार क्रमांक / Your Aadhaar No

5961 2993 0700

आधार - सामान्य माणसाचा अधिकार




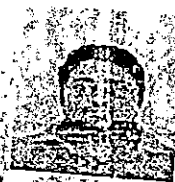
शुभा प्रतापचंद्र पटेल
Mukul Pratapchandra Patel
जन्म वर्ष / Year of Birth : १९७१
पुरुष / Male

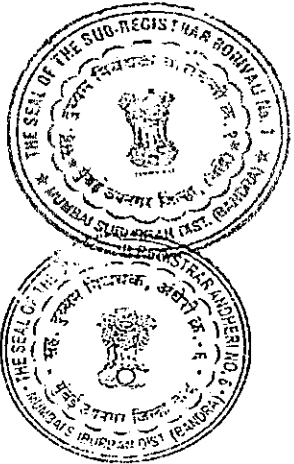
5961 2993 0700


आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
 TEJAS ASHOK PAREKH
 ASHOK SHANTILAL PAREKH
 04/04/1980
 Permanent Account Number
AMCPP9969R

 Signature

भारत सरकार
GOVT OF INDIA
 तेजस अशोक पारख
 Tejas Ashok Parekh
 जन्म वर्ष YOB: 1980
 पुरुष - Male

 9229 8890 446
 बतल - १९/१४
 ९३० १९
 २०२४
आधार - सामान्य माणसाचा अधिकार




भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता:
 कमला विहार - 5
 सीएचएस लिमिटेड, 1104,
 महावीर नगर, कमला विहार
 स्पोर्ट्स क्लब जवळ मुंबई,
 कान्दिवली वेस्ट, मुंबई
 महाराष्ट्र, 400067
 Address:
 Kamala Vihar-G-5 CHS Ltd,
 1104,, Mahavir Nagar, Near
 Kamala Vihar Sports Club,
 Mumbai, Kandivali West,
 Mumbai
 Maharashtra, 400067

| | | |
|---------|-----|----|
| बतल - १ | | |
| ४९६०८ | १०९ | १५ |
| २०२४ | | |

Aadhaar - Aam Aadmi ka Adhikar



आयकर विभाग
 INCOME TAX DEPARTMENT
 BHAVESH BHARAT MISAL
 BHARAT VISHRAM MISAL
 25/10/1992
 Permanent Account Number
 BIOPM5301B
 Signature
 भारत सरकार
 GOVT OF INDIA

भारत सरकार
 Government of India
 आवासीय
 Bhavesh Bharat Misal
 DOB: 25/10/1992
 Male
 6884 7181 9205
 मेरा आधार मेरी पहचान २०२४

Bhise



भारत सरकार
 Unique Identification Authority of India
 AADHAAR
 ४७७८
 २०४
 Address: 1303 Mahalaxmi Residency, S V
 Road, Bandpada Compound, Mumbai
 Mumbai Suburban, Maharashtra - 400064
 6884 7181 9205
 1947
 info@uidai.gov.in
 www.uidai.gov.in



Indian Union Driving Licence
Issued by Government of Maharashtra

MH47-20230045406

Issue Date: 03-11-2023 Validity (N): 18-11-2031 Validity (T):

Name: RAHUL LAD

Date of Birth: 19-11-2001 Blood Group: A Organ Donor: No

Son/Daughter/Wife of: CHANDRAKANT LAD

Address: A/502 INDRAYANI CHS CHINCHOLI BUNDER CROSS ROAD OPP DHEERAJ GANGA
NARMADA NAGAR MALAD WEST, Greater Mumbai, Mumbai Suburban, MH 400064

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DBYPK0014E

नाम/Name: ANURAG MAHAVIR KAMBLE

पिता का नाम / Father's Name: MAHAVIR KAMBLE

जन्म की तारीख / Date of Birth: 30/05/1991

हस्ताक्षर / Signature



बदल - १७/IV

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आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SABANNA ASHAPPA DHANGAR

ASHAPPA SABANNA DHANGAR

CG/01/1992

बलेख संख्या / Account No: 01BPD74921

Sabananna

बदल - १

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513/130

सुचनांक.03 जानेवारी 2024 5:29 म.सं.

दस्त मोचनेचा शोध-1

२४१७

अन सं.मांक 130/2024

अन क्रमांक. वार 17 /130/2024

वाजकर मूल्य ₹. 00/-

मोचक्या ₹. 00/-

सम्बन्धित मुद्रांक शुल्क ₹ 500/-

सु. नि. सं. ३ नि. वार 17 वाच कार्यालय

शक्ती 147

शक्ती दि.ता. 03/01/2024

अ क्र 130 वार दि 03-01-2024

सावरकराभावाच नाव मे. हुरमिद कॉर्पोरेशन ने भावीदार मुसल प्रतापचंद्र पटेल

शक्ती 526 म.सं. वा. २४२ क.ना

वाजणी फी ₹. 100.00

अन प्रमाणिकी फी ₹ 300 00

पदाची संख्या 15

Uppal

अन प्रमाणिक्याची मधी

एकूण 400.00

Uppal
श. हुय्या निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.
सहायक पदाधिकारी मुसलप्रतापचंद्र

Uppal
श. हुय्या निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: ७ अक्षर मो. पॅनिंगलार्थ कॅम्पान आर्यमा अरुण@ व्यापक कोषाधीनी स्थावर मानमना विकण्याचा त्रिधिकार मिळाले असेल पंड्या

शिका क्र. 1 03 / 01 / 2024 05 26 : 54 PM ची वेळ (मानकीकरण)

शिका क्र. 2 03 / 01 / 2024 05 , 28 34 PM ची वेळ (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा वेळी वेळी करणारा १, २, ३, ४ अंकांत असलेल्या तरतुदीनुसारच नोंदणी दाखल करणारा व्यक्ती, साक्षीदार पदाधिकारी यांच्यासोबत सत्यता वैधता येऊ नये असे जबाबदार राहते

Uppal
लि.स.पं. (दि.ता.का.स.स.स.स.)
Panisa

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प्रमाणित करणेत येरो की, या दस्तावेज्यो एकूण ९५ पत्ते आहेत.

Uppal
श. हुय्या निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा



आवक नंबर 2

2221/
दिनांक: 13/01/2024

13/01/2024

- 1. **विकास कर्मचारी**
विकास कर्मचारी
पत्ता नंबर 102, मंडळ 1 का मजला इमारतीचे नाव पार्लियामेंट
मिना कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड
400005, महाराष्ट्र, MUMBAI
पिन कोड: AMCP98869R
- 2. **विकास कर्मचारी**
विकास कर्मचारी
पत्ता नंबर 102, मंडळ 1 का मजला इमारतीचे नाव पार्लियामेंट
मिना कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड
400005, महाराष्ट्र, MUMBAI
पिन कोड: BHOEM3301B
- 3. **विकास कर्मचारी**
विकास कर्मचारी
पत्ता नंबर 102, मंडळ 1 का मजला इमारतीचे नाव पार्लियामेंट
मिना कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड
400005, महाराष्ट्र, MUMBAI
पिन कोड: AACF11946F

विकास कर्मचारी
विकास कर्मचारी
विकास कर्मचारी

Priscilla
Ujjwal

विकास कर्मचारी

विकास कर्मचारी

विकास कर्मचारी



दिनांक: 13/01/2024 05:56:39 PM

विकास कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड 400005

विकास कर्मचारी
पत्ता नंबर 102, मंडळ 1 का मजला इमारतीचे नाव पार्लियामेंट
मिना कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड
400005

विकास कर्मचारी
पत्ता नंबर 102, मंडळ 1 का मजला इमारतीचे नाव पार्लियामेंट
मिना कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड
400005

Sobha
A

विकास कर्मचारी

वदर-१७/ 930
पुस्तक क्रमांक 8, क्रमांक 930 वर/२०२४
नोंदला.
दिनांक: 03 माह जानेवारी २०२४

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दिनांक: 13/01/2024 05:56:12 PM

Priscilla
विकास कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड 400005

Priscilla
विकास कर्मचारी विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड 400005

| Particular | Type | Venue/No/Vendor | GRN/Licence | मुंबई नगरपालिका विकासाचे कार्यालय पश्चिम, मुंबई, पिन कोड 400005 | Deface Number | Deface Date | |
|---------------------------|----------|----------------------|--------------------|---|---------------|------------------|------------|
| 1. HARASIDDHI CORPORATION | eChallan | 10000502024010306205 | MH013407212232324P | 500.00 | SD | 0007061087202324 | 03/01/2024 |
| | Def. | | 0124030214429D | 60 | RI | 0124030214429D | 03/01/2024 |
| | Def. | | 0124031714237 | 240 | RI | 0124031714237D | 03/01/2024 |
| 4. HARASIDDHI CORPORATION | eChallan | MH013407212232324P | | 50 | RF | 0007061087202324 | 03/01/2024 |

Stamp Duty (RF) Registration Fee (RI), Document Handling Charges

930 94 94
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13/01/2024

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घोषणापत्र

मी भावेश मिसाळ याद्वारे घोषित करतो की, दुय्यम निबंधक बोरिवली १
यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. मे. हरसिध्द कॉर्पोरेशनचे भागीदार मुकुल पटेल यांनी दिनांक
03/01/2024 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त
नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सादर
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १८९ च्या कलम २२
अन्वये निक्षेप मी पात्र राहिलेन याची मला जाणीव आहे.



Bhishan
भावेश मिसाळ

दि. 15/01/24

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हमीपत्र

मी श्री/श्रीमती/म MRS. Tina Sunny Bhardige याद्वारे
MR. Sunny Ravindra Bhardige

अशी हमी देतो की, या व्यवहारात मी कठल्याही प्रकारचे वाहनतळ (बंदिस्त/खुले)

खरेदी केलेले नाही किंवा विकासकाइन कठल्याही प्रकारचे वाहनतळ मला देण्यात

आलेले नाही.

दिनांक

15/03/21

पक्षकाराचं नाव व स्वाक्षरी



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACFH1946E



नाम/Name:
HARASIDDH CORPORATION

दिनांक / तारीख
Date of Incorporation / Formation
28/10/1981

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKUL PRATAPCHANDRA PATEL

PRATAPCHANDRA BULAKHIDAS PATEL

09/12/1971
Permanent Account Number
AACPP3168N

M Patel

Signature



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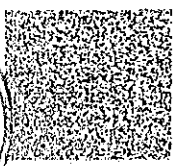


भारत सरकार
Government of India

भारतीय पहचान प्रमाणिका/आधार
Electronic Identification Authority of India

नौदली क्रमांक/Enrolment No.: 10S1/G3148/10762

To
Mukul Pratap Chandra Patel
A / 705, SILVER BEACH APPT
A, B, NAIR ROAD
Vile Parle West
Mumbai Maharashtra - 400049
9828968521



आधार क्रमांक/Unique Identification Number: XXXX XXXX 0700

VID : 9154 7921 9911 8926

जिल्हा अधिकारी, जिल्हा अधिकारी



भारत सरकार
Government of India



भारतीय पहचान प्रमाणिका - १
Mukul Pratap Chandra Patel - १
A / 705, SILVER BEACH APPT, A, B, NAIR ROAD, VILE PARLE WEST, MUMBAI
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जिल्हा अधिकारी, जिल्हा अधिकारी



माहिती

- आधार प्रोव्हाईसीचा प्रभाव आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओ म्हा प्रवर्तित करा
- हे इलेक्ट्रॉनिक प्रमाणिके द्या. तयार प्रामाण एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

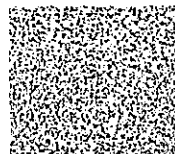
- आधार देशभरमान्य आहे
- आधार आपल्याला विविध सरकारी आणि नागरिक सेवा सुलभतेने प्रव्हास मदत करते
- आपला मोबाईल नंबर आणि ईमेल आयडी अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये आधार व्हा - mAadhaar App वापरा
- Aadhaar is valid throughout the country.
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आधार प्रमाणिका प्राधिकरण
Unique Identification Authority of India

पत्ता
A / 705, SILVER BEACH APPT, A, B, NAIR ROAD, VILE PARLE WEST, MUMBAI
9828968521

Address:
A / 705, SILVER BEACH APPT, A, B, NAIR ROAD, VILE PARLE WEST, MUMBAI, Maharashtra - 400049



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VID : 9154 7921 9911 8926

जिल्हा अधिकारी, जिल्हा अधिकारी

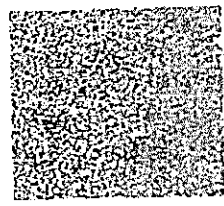
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALBPL8954C



नाम / Name
TINA SUNNY BHADRIGE

पिता का नाम / Father's Name
GOVINDRAM RAWTAJI LOHAR

जन्म की तारीख /
Date of Birth
31/07/1992



भारत सरकार
Government of India



Issue Date: 11/11/2011



दिना सनी भद्रीगे
Tina Sunny Bhadrige
जन्म तिथि/DOB: 31/07/1992
महिला/ FEMALE



7969 8097 4466
VID : 9123 1683 7585 7617

मेरा आधार, मेरी पहचान

Tina Lohar

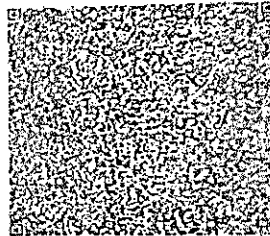


भारतीय उद्वेग प्रमाण प्राधिकरण
Union of India
Udige Praman Authority of India



पता:
ब/द सनी भद्रीगे, ए/४०१, अप्ना घर बिल्डिंग, पुंजाब डेरी,
पिंपरीपाडा रोड, मलाद ईस्ट, मुंबई, मुंबई सयअंचन,
महाराष्ट्र - 400097

Address:
W/O Sunny Bhadrige, A/401, Apna Ghar
BLDG, Punjab Dairy, Pimpripada Road, Malad
East, Mumbai, Mumbai Suburban,
Maharashtra - 400097



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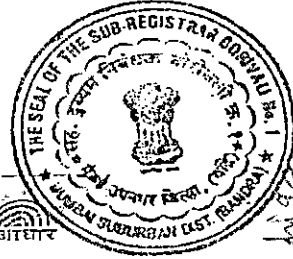


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आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA

अपी एंडी
 Permanent Account Number Card
AVPPB5154J

सunny Ravindra Bhadrige
 Ravindra Hivrutti Bhadrige
 13/03/1987



भारत सरकार Government of India

सunny Ravindra Bhadrige
 जन्म तिथि / DOB: 13/03/1987
 पुरुष / MALE

Issue Date: 22/06/2021

2823 4795 1232

मेरा आधार, मेरी पहचान

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भारतीय पहचान प्राधिकरण
 Unique Identification Authority of India

पता: रविंद्र भद्रिगे, बी/२०१ अपना घर, पंजाब डेरी, डीनडोशी डिपो, पिंपरीपाडा मार्ग, मुंबई, मुंबई जिल्हा, ४०००९७

Address: RAVINDRA BHADRIGE, B/201 APNA GHAR, PUNJAB DAIRY, DINDOSHI DEPO, PIMPRI-PADA ROAD, Mumbai, Mumbai Suburban, Maharashtra, 400097

2823 4795 1232

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

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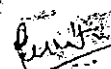


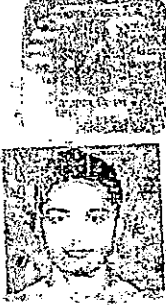
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT G LOHAR
 GOVINDRAM RAWTAJI LOHAR
 08/12/1994
 Permanent Account Number
ANDPL8389H


 Signature



Sumit

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BIRPL1842F

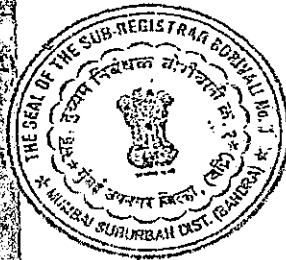
नाम / Name
RAHUL CHANDRAKANT LAD

पिता का नाम / Father's Name
CHANDRAKANT LAD

जन्म की तारीख / Date of Birth
18/11/2001

हस्ताक्षर / Signature





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| करल - ३ | | |
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| २०२४ | | |



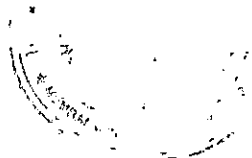
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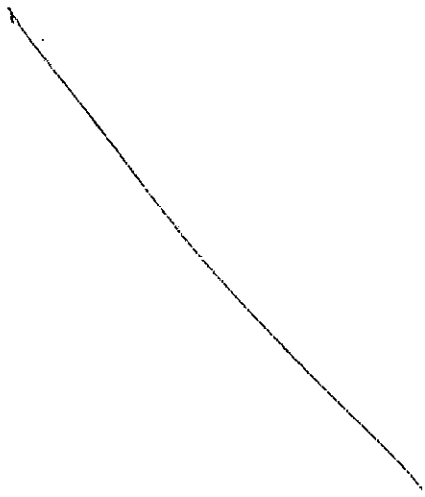
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बरेल - १

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| २१७८ | ८० | २५ |
| २०२४ | | |

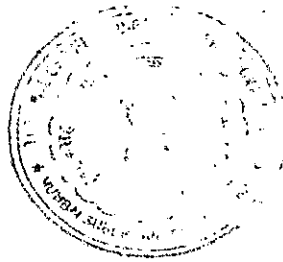




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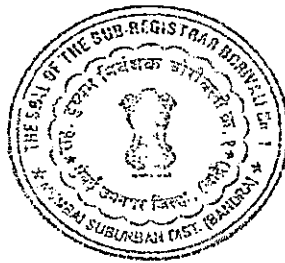


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वरल - १

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2024/178
दिनांक 15 मार्च 2024 9 24 म.प.

दस्तावेज संख्या भाग-1

दस्तावेज संख्या 4178/2024

दस्तावेज संख्या 4178/2024

मूल मूल्य ₹ 36,28,083 -

मौजदगी मूल्य ₹ 60,00,000/-

कुल मूल्य ₹ 96,28,083/-

दस्तावेज संख्या 4178/2024

पान 104827

प्राप्ति दिनांक 15/03/2024

दिनांक 15-03-2024

मालिकता का प्रकार दिनांक 15/03/2024

पान 923 मूल्य ₹ 36,28,083/-

प्लॉट नंबर

₹ 36,28,083

सर्वेक्षण नंबर

₹ 15,00,000

कुल मूल्य: 95

₹ 36,28,083

Tina lehar

दस्तावेज संख्या भाग-1

(Signature)
सह. मुख्य अधिकारी, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

(Signature)
सह. मुख्य अधिकारी, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

दिनांक 15-03-2024

दस्तावेज संख्या 4178/2024

दिनांक 15-03-2024

दिनांक 15-03-2024 09:23:14 AM

दिनांक 15-03-2024 09:24:19 AM

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| बरेली - १ | | |
| ४२७७८ | १५ | १५ |
| २०२४ | | |



दस्तावेज संख्या 4178/2024

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(Signature)
लिखित दस्तावेज

(Signature)
Tina lehar
लिखित दस्तावेज

(Signature)

