

335/4708
Wednesday, March 13, 2024
5:10 PM

पावती

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

पावती क्रं.: 5577 दिनांक: 13/03/2024

गावाचे नाव: ढोकाळी
दस्तऐवजाचा अनुक्रमांक: टनन5-4708-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: कल्येश वसंत ठकार - -

नोंदणी फी
दस्त तालाळणी फी
पृष्ठाची संख्या: 142

₹. 30000.00
₹. 2840.00

एकूण:

₹. 32840.00

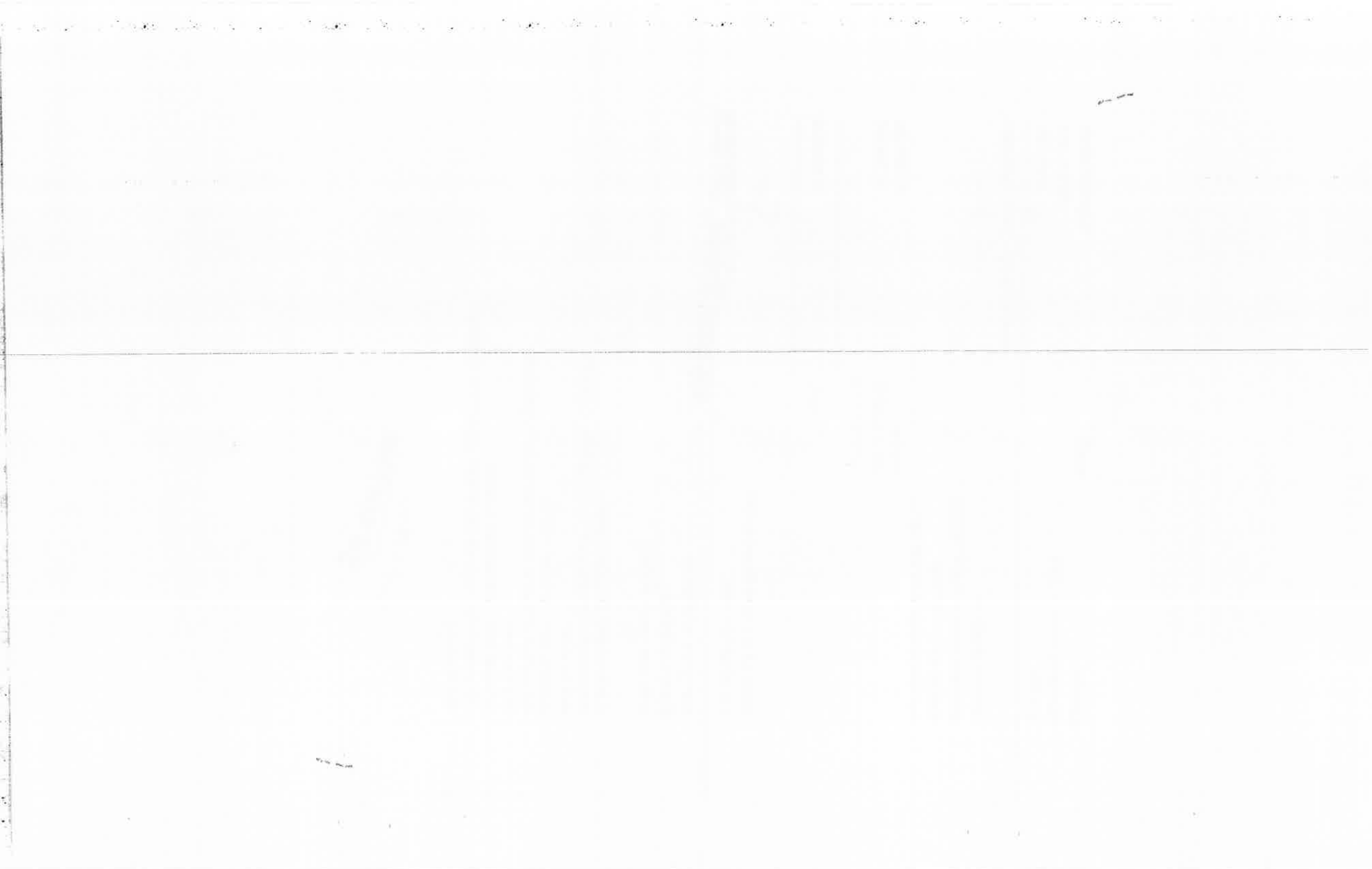
आपणास मूळ दस्त , षबनेल प्रिंट, सूची-२ अदाजे
5:30 PM ला वेळस मिळेल.

बाजार मुल्य: ₹.10775292.1/-
मोबदला ₹.10260050/-
भारलेले मुद्रांक शुल्क : ₹. 754300/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.840/-
डीडी/धनादेश/वे ऑर्डर क्रमांक: 0324132825752 दिनांक: 13/03/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.2000/-
डीडी/धनादेश/वे ऑर्डर क्रमांक: 0324132724191 दिनांक: 13/03/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH016955759202324M दिनांक: 13/03/2024
बँकेचे नाव व पत्ता:

Joint Sub Registrar Thane
सह दुय्यम निबंधक, ठाणे क.क.

१५.५ - १५.५
मूळ दस्त दिना





सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 5

13/03/2024

दस्त क्रमांक : 4708/2024

नोंदणी :

Regn:63m

गावाचे नाव : **ढोकळी**

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10260050	
(3) बाजारभावात (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी रेली की पट्टेदार ने नमुद करावे)	10775292.1	
(4) भू-मापन, पोटोहिस्ता व याक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन :. इतर माहिती: मौजे ढोकळी, सदनिका नं ए3-1802, 18 वा मजला, विंग ए 3, आयव्हीवाय बिल्डिंग, रुग्णवाला गार्डन सिटी शेजरेकट, कलर केम समोर, पिरामल हेल्युकॅअर जवळ, ढोकळी, ठाणे(प), एक कार पार्किंग मह. सदनिकेचे क्षेत्र 738 चौ फुट कार्पेट, (खोन नं. 8/33/3)((Survey Number : 208 (P) To 212(P). S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H, No.2, 3, 4A, 4B, 4C, 4D, SN44, H, Nc. 1, 2A, 2B, S.N. 45, H. NO. 1A, 1B & 2 To 8, S No. 46. H.S No. 1, 2, 3, A, 3B, 4 To, 17A, S, No. 47, H. No.2 To 5 & 7 S. Nc. 49, HNO 3 To 6 & 9, S. NO. 50, H. No.1 & 2 S. No. 51, H. No.1 To 5, 6A & 6B, 7 to 15. S. No. 52 H. No. 1 To 3, S, No. 53, H. NO.1 To 3, S. Nc. 54, H. No. 1 To 4, 5A, To 6, 5B. 5C, 5G, 5D, & 8A S No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. NO.1 To, 6. ;))	
(5) क्षेत्रफळ	1) 738 चौ. फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश प्रतिवादिचे नाव व पत्ता.	1): नाव:-धुव तुलन मिल्स प्रा. लि. चे अधिभूत स्वाक्षरीकार/संचालक प्रदीप द्विवेदी यांच्या तर्फे कु मु धुव तुलन मिल्स प्रा. लि. तर्फे अधिभूत स्वाक्षरीकार मानिका गुने तर्फे कु मु म्हणुन मुखीर पालव वय:-68; पत्ता:-प्लॉट नं:-, माळा नं: 5 वा मजला, इमारतीचे नाव: रुग्णवाला अँड औमकार म्हेअर, ब्लॉक नं: बुनाभट्टी सिंगल समोर, ,, रोड नं: इस्टर्न एक्सप्रेस हायवे, सायन पुर्व सुंदई ,, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पं नं:-AAAACD3893P BRW/PS1561A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्पेश वसंत ठक्कर - - वय:-42; पत्ता:-प्लॉट नं: 1704, माळा नं: -. इमारतीचे नाव: दहलिया आरजीसी, फेज-1, ब्लॉक नं: -. रोड नं: ठाणे प, महाराष्ट्र, THANE. पिन कोड:-400607 पं नं:-AEGPT9103H 2): नाव:-कोमल कल्पेश ठक्कर - - वय:-41; पत्ता:-प्लॉट नं: 1704, माळा नं: -. इमारतीचे नाव: दहलिया आरजीसी, फेज-1, ब्लॉक नं: -. रोड नं: ठाणे प, महाराष्ट्र, THANE. पिन कोड:-400607 पं नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	4708/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	754300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

मुल्यांकनासाठी विचारात घेतलेला नमूना:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक, ठाणे क्र.५

Valuation ID 202403137751
टनन 5

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 8/333-रुणवाल गार्डन ही कॉ. Thane Municipal Corporation
क्षेत्राचे नाव

सर्व्हे नंबर /न भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. निवासी सदनिका कार्यालय दकाने औद्योगिक मोजमापनाचे एकक
खुली जमीन 129100 138500 160900 138500 चौ.मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up) 82.3चौ.मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 9 वर्ष मिळकतीचा पकार- बांधकामाचा दर- Rs.26620/-
उदरवाहन सुविधा आहे मजला - 11th to 20th Floor

Sale Type -
First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला नित्य घट/वाढ = 107.5 / 100 Apply to Rate= Rs.138782/-

घसा-थानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर =((वार्षिक मूल्यदर - बुल्या जमिनीचा दर) * घसा-थानुसार टक्केवारी)+ बुल्या जमिनीचा दर)
= (((138782-51500) * (91 / 100)) + 51500)
= Rs.130927/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 130927 * 82.3
= Rs.10775292.1/-

Applicable Rules = 3, 9, 18, 19

- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेडनाईन मजला क्षेत्र मूल्य + लगतच्या गावठीचे मूल्य(खुली बाळकणी) + वरील गावठीचे मूल्य + बंदिसत बाहेर तळाचे मूल्य + चुल्या जमिनीवरील बाहेर तळाचे मूल्य + इमारती भावतीच्या चुल्या जागेचे मूल्य + बंदिसत बाळकणी + स्वयंपूर्वित वाहनातळ
= A + B + C + D + E + F + G + H + I + J
= 10775292.1 + 0 + 3 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.10775292/-
= □ एक कोड सात लाख पंच्याहत्तर हजार दोन शें ब्याण्णव /-

सह दुय्यम निबंधक, ठाणे क्र. ५

ट न न - ५
दस्त क्र. 8006/2028
9/1982



Very faint, illegible text in the upper left quadrant, possibly a list or set of instructions.

Vertical line of text or a column header, possibly containing a date or a specific identifier.

Vertical text element, possibly a section title or a specific label.



CHALLAN
MTR Form Number-6



GRN	MH016955759202324M	BARCODE			Date	08/03/2024-11:36:20	Form ID	25.2
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
Office Name	THNS_THANE NO 5 JOINT SUB REGISTRAR	PAN No. (If Applicable)						
Location	THANE	Full Name	KALPESH VASANT THAKKAR					
Year	2023-2024 One Time	Flat/Block No.	FLAT NO A3-1802, 18TH FLOOR					
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	754300.00	Road/Street	BLDG NO A3,BLDG IVY, PROJECT RUNNVAL GARDEN CITY PHASE a&c" I					
0030063301 Registration Fee	30000.00	Areal/Locality	DHOKALI THANE					
		Town/City/District						
		PIN	4 0 0 6 0 8					
		Remarks (If Any)	SecondPartyName=Director, Maharashtra Revenue, Mumbai. PVT.LTD.-					
		Amount In	Seventy	Lakh Eighty Four Thousand Three Hundred Rupee				
Total	7,84,300.00	Words	es Only					
Payment Details	PUNJAB NATIONAL BANK	FOR USE OF THE SUB REGISTRAR, THANE						
	Cheque-DD Details	Bank CIN	Ref. No.	02006822024093000197 / 00320M463867				
Cheque/DD No.		Bank Date	RBI Date	11/03/2024-11/03/2024				
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch		Scroll No., Date	Not Verified with Scroll 0901 - 4					

Department ID : 9769193640
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 तदर चलन केवल दस्तावेज निबंधक कार्यालयका नोंदणी कार्यालयका दस्तावेजी तालु आहे . नोंदणी न कार्यालयका दस्तावेजी तदर चलन तालु नाही.

THANE
KALPESH THAKKAR





GRN	MH016955759202324M	BARCODE					Date	08/03/2024-11:36:20	Form ID	25.2
Department	Inspector General Of Registration							Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)								
Office Name	THNS_THANE NO 5 JOINT SUB REGISTRAR	PAN No.(if Applicable)								
Location	THANE	Full Name	KALPESH VASANT THAKKAR							
Year	2023-2024 One Time	Flat/Block No.	FLAT NO A3-1802,18TH FLOOR							
Account Head Details	Amount In Rs.	Premises/Building								
0030046401 Stamp Duty	754300.00	Road/Street	BLDG NO A3,BLDG IVY, PROJECT RUNNVAL GARDEN CITY PHASE æ"1							
0030063301 Registration Fee	30000.00	Area/Locality	DHOKALI THANE							
		Town/City/District								
		PIN	4	0	0	6	0	8		
		Remarks (if Any)	SecondPartyName=DHRLWOMENWELLS.PVT.LTD- दस्ता क्र. ४१००६१२०२४ ३ / १९४२							
		Amount In	Seven Lakh Eighty Four Thousand Three Hundred Rupee							
		Words	es Only							
Total	7,84,300.00									
Payment Details	PUNJAB NATIONAL BANK									
Cheque/DD No.	Cheque-DD Details	Bank CIN	Ref No.	FOR USE OF THE SUB REGISTRAR FOR RECEIVING BANK 103005172024-11:36:20 003006330197 13/03/2024-17:10:25 12/03/2024						
Name of Bank		Bank Date	RBI Date	PUNJAB NATIONAL BANK THANE-5						
Name of Branch		Bank-Branch	PUNJAB NATIONAL BANK							
		Scroll No., Date	1, 12/03/2024							

Department ID : Mobile No.: 9769193640
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरत दस्ताना एतद गृहण करितव्यं कर्तव्यतां अत्रापि कर्तव्यतां असाध्यतां तत्रापि नये. अत्रापि न कर्तव्यतां असाध्यतां तत्रापि नये.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.03.17 11:40:15
 Reason: GRAS Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-4708	0009098688202324	13/03/2024-17:10:25	IGR117	30000.00
2	(IS)-335-4708	0009098688202324	13/03/2024-17:10:25	IGR117	754300.00
Total Defacement Amount					7,84,300.00



1905	1905
1905	1905
1905	1905

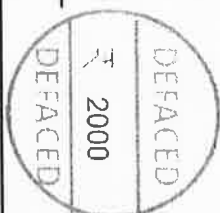


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0324132724191 Receipt Date 13/03/2024

Received from DHRUVA WOOLLEN MILLS PVT LTD, Mobile number 9322510340, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4708 dated 13/03/2024 at the Sub Registrar office Joint S.R. Thane 5 of the District Thane.



Payment Details

Bank Name	IBKL	Payment Date	13/03/2024
Bank CIN	10004152024031311665	REF No.	2891893868
Deface No	0324132724191D	Deface Date	13/03/2024

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

रज न - ५
दस्ता क्र. 860/L/2028
४ / 982





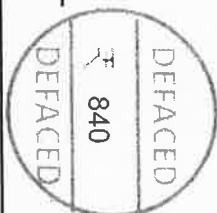
1901
NEW YORK



Receipt of Document Handling Charges

PRN 0324132825752 Receipt Date 13/03/2024

Received from DHURUVA WOOLLEN MILLS PVT LTD, Mobile number 9322510340, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 4708 dated 13/03/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



Payment Details

Bank Name	IBKL	Payment Date	13/03/2024
Bank CIN	10004152024031313104	REF No.	2891901558
Deface No	0324132825752D	Deface Date	13/03/2024

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

रज - ५
दस्ता क्र. 800112028
५/1982





ट न न - ५
दस्ता क्र. ४१००८ १२०२४
₹ १९४२



R. W. T. R. S.
R. K. Thakker

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Thane this 13th day of March
in the Christian year Two Thousand Twenty ~~Three~~ For

BETWEEN

M/s DHRUVA WOOLLEN MILLS PVT. LTD., (Permanent Account No. AAACD3893P) a company incorporated and registered under the Companies Act, 1956 and having its registered office at Runwal and Omkar Esquare, 5th Floor, Sion East, Mumbai- 400 022 hereinafter to as the "OWNER"(which express shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**

[Signature]
Owner

Purchaser/s

14.2.2024
R. K. Thakker

पञ्ज - ५
दस्ता क्र. ११००१/२०२८
१०/१९८२

AND

Mr. KALPESH VASANT THAKKAR & Mrs. KOMAL KALPESH THAKKAR

having their present address at 1704, DAHLIA RGC, PHASE - 1, THANE WEST
400604, Maharashtra, referred to as "THE PURCHASER/S" (Permanent Account No.
400604) who have been referred to as "THE PURCHASER/S" (Permanent Account No.
400604) which expression shall unless repugnant to the
context of the said conveyance be deemed to include his/her/their respective heirs,
executors, administrators and permitted assigns) of the OTHER PART.



A. By virtue of various Conveyance Deeds and other documents executed between the erstwhile owners and the Owners herein, the Owners have become the sole and absolute owners of the property admeasuring about 1,10,600 sq.mtrs. (About 27 Acres) situated at bearing S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S.No. 46, H.S.No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H.No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S.No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum in the Registration District and Sub-District Thane and hereinafter referred to as the "Said Larger property" more particularly described in the Schedule hereunder written.

B. The Owner were running the factory on the said Larger property and were manufacturing woollen products and the said factory was closed down in the year 1982. The Owner has already obtained the change of user permission from the concerned authorities converting the said Larger Property from Industrial to Residential.

C. The Owner has commenced the constructions of residential projects consisting of various buildings in phase wise on the said Larger Property more particularly described in the schedule written hereunder as per the plans, approvals and sanctions granted and/or may be granted by the Thane Municipal Corporation and other concerned authorities from time to time in respect of the residential Buildings.

Owner

Page 2 of 74

Purchaser/s

Handwritten signatures and initials:
Owner: *[Signature]*
Purchaser/s: *[Signature]* *KK-Thakkar*

ट न न - ५

दस्ता क्र. १८००८/२०२४

D. The Purchaser/s has/have demanded from the Owner and the Owner has given inspection to the Purchaser/s of all the documents of title relating to the Said Larger Property, the plans, designs and specifications prepared by the Owner, its Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as the said Act) and the Rules made there under.



E. Save and except as provided herein, the title of the said Property is clear, marketable and free from all encumbrances and the copy of certificate of title dated 19th May 2005 and supplementary title certificate dated 23rd December 2008 issued by Mr. Sunil R. More, Advocate High Court-Mumbai. The copy of the said Certificates of Title dated 19th May 2005 and 23rd December 2008 are annexed hereto and marked as Annexure "A and A-1".

F. The Copies of Extracts of 7/12 showing the nature of title of the Owner to the said Property hereto and marked as ANNEXURE "B".

G. The Additional Collector and Competent Authority, Thane Urban Agglomeration has issued order U/S 20, bearing No. ULC/TA/ATP/.Sec.20/SR-1619/227/2021, dated 05/04/2021 in respect of surplus vacant land being the portion of the said property on the terms and conditions mentioned therein. As per the aforesaid Order, the Owner has to handover/surrender the some tenements from the said Project (as defined herein below) to the Government in lieu of exemption of the surplus vacant land. Accordingly, the Owner has agreed and reserved 03 tenements (including the said Flat) from building no.A3 and IVY of the said Project. However, Vide Order bearing No. ULC/TA/ATP/.Sec.20/SR-1619/227/2022, dated 05/04/2021, the aforesaid Authority has exempted/ released all 03 tenements agreed to be surrendered to Government after receipt of payment of Premium as per GR dated 1st August 2019. The copy of the ULC Order is annexed hereto and marked as ANNEXURE "C"..

H. The Collector of Thane has granted N.A permission under Sec.44 of the Maharashtra Land Revenue Code, 1966 vide order no. Revenue No./D.1/T.1/NAP/SR/241/92 dated 31/07/07, a copy of the N. A. permission is annexed and marked as ANNEXURE "D".

Owner

Page 3 of 74

Purchaser/s

ए न न - ५

दस्ता क्र. ४००८/२०२४

e I. The Municipal Corporation of Thane has sanctioned building plans and issued permission and Commencement Certificate under V.P. No.

88425/TMC/TDD/835 dated :7/12/2012 , a copy whereof is annexed and ANNEXURE "E".



proposes to construct/ develop in first phase multistoried Commercial Towers on the portion of the said Larger Property (said Property") in accordance with the plans sanctioned by Thane Municipal Corporation or that may be sanctioned or amended by the Thane Municipal Corporation and other concerned authorities. While sanctioning the plans, the concerned local authority and/ or government have laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Owner, while developing the said Property and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings/ towers either full or in part shall be granted by the concerned local authority. The Owner has accordingly commenced the construction of residential/ commercial buildings/ towers in accordance with the said plans.

K. The Owner has constructed a residential project known as "RUNWAL GARDEN CITY- PHASE- I" (hereinafter referred to as "the said Project") in a phase wise manner consisting of building/s by consuming/ utilizing FSI/ TDR as per the plans, approvals and sanctions granted by the Thane Municipal Corporation and other concerned authorities from time to time in respect of the project. The Owner has constructed building named as "DAFFODIL" on the said Property (hereinafter referred to as "the building") in the said Project. The Purchaser/s hereby grants his/her/their no objection to the development of the project in the manner envisaged herein.

L. The Owner has completed the construction of the said building and obtained Occupancy Certificate bearing V.P. No. 88425 dated 03/08/2011 the copy thereof the annexed herewith and marked as Annexure "F" hereto.

M. The Owner has appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the buildings, other amenities and facilities, who will supervise and advise till the completion of construction.

N. The Purchaser/s has/ have prior to the date hereof demanded from the Owner and the Owner has given full, free and complete inspection to the Purchaser/s

Owner

Page 4 of 74

Purchaser/s

7.12.2012
Thane
MK Thakker

एनन - ५

दस्ता क्र. ४६००८/२०२४

~~the said Property, the said plans,~~
90/1/902
Owner/s-Architect, Engineers and



of all the documents of title relating to ~~the said Property, the said plans,~~ designs and specifications prepared by the Owner/s-Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("the Act") (herein referred to as the "said Act") and the Rules made there under. The Owner shall provide to the Purchaser/s copies of ~~such documents of the title or any other document if and when necessary under any other law as may be applicable from time to time.~~ The Purchaser/s has/have ENJOINED under the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Owner to the said Property. The Purchaser/s hereby accepts the title of the Owner to the same.

O. The Owner has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of flats, units, offices and other usage in the building constructed/to be constructed by the Owner.

P. The Purchaser/s has/ have applied to the Owner for allotment to the Purchaser/s and Owner has agreed to allot to the Purchaser/s on ownership basis Flat No. 1802 approximately admeasuring 738 sq. ft. carpet area on 18th Floor in the Building No. A3 known as IVY, hereinafter referred to as the "Said Flat" in the project to be known as "RUNWAL GARDEN CITY - Phase - I" the details of which are more particularly described in Annexure "G" hereto and shown by red colour outline on the plan annexed hereto as Annexure "H".

Q. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions and plans and the representations made herein by the Owner, the Purchaser/s hereby agree/s to purchase from the Owner and the Owner hereby agree/s to sell and transfer to the Purchaser/s on ownership basis the said Flat along with the right to use in common, the open areas attached to the said Flat as well as the proportionate common areas, amenities and facilities in the said building/s and the Project on the terms and conditions hereinafter appearing.

R. The total consideration of the said Flat includes sale consideration for the said Flat which is calculated on the basis of the carpet area and other charges and deposits detailed in Annexure "I" (hereinafter referred to as "total

Owner

Page 5 of 74

Purchaser/s.

ट न न - ५

दस्ता क्र. ४१००१/२०२४

११ The payment terms thereof are also detailed in Annexure "I"

hereto and wherein the Purchaser/s has/ have agreed to pay to the Owner



hereby of the sale consideration and other charges and deposits in the manner
The Owner/s is/ are required to execute a written agreement for sale of said Flat to
being in fact these presents and also register the agreement
under the said Act.
T. The Parties have gone through all the terms and conditions set out in this
Agreement and understood the mutual rights and obligations detailed herein.

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

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

1. PLANS:

The Owner has constructed and developed the building/s in phase wise in the project known as **"RUNWAL GARDEN CITY- Phase - I "** on the said Property for the residential use in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. It is agreed by the parties hereto that the Owner shall be entitled to make such variations and modification as the Owner may consider necessary for using the full present or future or proposed potential of the said Property or as may be required by the concerned local authority/ Government, using such present and future FSU/ TDR that may be available to the Owner, from the said concerned authority and/or such other global FSU/ TDR that may be available to the Owner. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSU/ TDR, which may be increased by way of global FSU/ TDR or otherwise, shall only be for the use and utilization by the Owner, and the Purchaser/s shall have no right and/ or claim in respect of the same.

Owner

Purchaser/s

एन ज - ५

दस्ता क्र. ४१००८/२०२४

१२ / १४२

2. AGREEMENT:

The Purchaser/s hereby agree/s to purchase from the Owner and the Owner hereby agrees to sell to the Purchaser/s on ownership basis. The Flat more particularly described in Annexure "G" as well as the right to use the common the open areas attached to the said Flat as well as the proportionate share in common areas, amenities and facilities in the said building and the subject to the sale consideration as mentioned in Annexure "G".



3. PAYMENT :

3.1 In addition to the above sale consideration, the Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, GST any other taxes as applicable and stamp duty and registration charges/ fees, all deposit / charges for society formation, maintenance charges, charges for electricity connections/ meter, legal charges, infrastructure charges, one time infrastructure charges for club house if any and various other charges which has been stated under this Agreement. All these shall be paid exclusively to the Promoter/Owner and which shall be a part of the total consideration. The Purchaser shall also pay in addition to the total consideration as mentioned in Annexure "J", any service tax, VAT/WCT/GST/cess or any other new levies/tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone. The Owner confirm that the final carpet area of the said Flat is as per Occupation Certificate Plan granted by the TMC, subject to a variation cap of 3% (three per cent).

3.2 The Purchaser/s shall on or before delivery of possession of the said Premises also keep deposited with the Owners the amounts mentioned in Annexure "J".

3.3 The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each installment being the essence of this Agreement. Dispatch of demand letter electronically or/and by post/ courier, shall be deemed as receipt of the same by the Purchaser, the Purchaser shall not claim non receipt of the demand letter as a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

Owner

Purchaser/s

THANE
K. K. Kulkarni

प न न - ५

दस्ता क्र. 8000/2028

33

1/9/22

Time shall be the essence of contract for all payments/deposits to be made by



The Purchaser/s under this Agreement and at law. The Purchaser/s hereby agree to undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as mentioned in Annexure "I" hereto. Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 15 days or levied mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay to the Owners all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made. Provided that, payment of interest shall not save the termination of this agreement by the Owners on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Owners will be first appropriated towards interest receivable by the Owners.

3.5 In addition to the sale consideration and the charges and deposits mentioned hereinabove, the Purchaser/s doth/do and each of them doth hereby agree/s to pay/reimburse to the Owner on demand his/ her/ their proportionate share of increased development charges or other charges/deposits in case the Municipal Corporation or the Concerned Authority/ Government claims the same either due to any change in the Laws, Rules, Bye-laws or otherwise for any reason whatsoever.

3.6 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any installment or any other amount under this agreement or otherwise, the Owner is entitled to raise, recover and receive the amount of interest at any point of time.

3.7 The total consideration as mentioned in Annexure "I" and the other charges and deposit if any mentioned in Annexure "J" to be paid by the Purchaser/s has been calculated inter alia on all the authorities, permissions and on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible under the provisions of law. In the event that the Purchaser/s

Owner

Purchaser/s

Handwritten signatures and names of the Purchaser/s.

withdraw their consent or in the event the validity of the same is challenged, then the amount of total consideration under "Annexure '1'" shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Owner and/or indirect loss, being granted to the Owner.

दस्तावेज क्र. १८००१/२०२४
१४/१४२

4. OBLIGATIONS OF OWNER:

4.1. The Owner hereby agrees to observe perform and comply with all the terms and conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Property to the Purchaser/s, obtain from the concerned local authority occupancy certificate in full or in part/ or completion certificates in respect of the said flat.



4.2. In addition to the above, the Owner has further informed to the Purchaser/s that as per the prevailing rules and regulations of the Development Control Regulations Act, 1991 and/ or Thane Municipal Corporation, the Owner may additionally purchase and load TDR on the said Property for construction purposes and the Owner shall be carrying out the construction activities on the said Property as per the discretion of the Owner.

5. DEFAULT BY THE PURCHASERS AND THE CONSEQUENCES:

5.1 In the event that -

- (a) The Purchaser terminates this agreement for any reason whatsoever excluding any termination due to a default of the Owner, or
- (b) The Purchaser/s committing default in payment of any amount due and payable under this Agreement (including his/her proportionate share of property taxes levied by concerned local authority and other outgoings, deposits etc.)
- (c) and/or the Purchaser/s committing breach/es of any of the terms and conditions herein contained, this Agreement shall stand terminated.

Provided always that in the above events in Clause 5.1(b) and 5.1(c), the Owner shall have given to the Purchaser/s 30 days notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts or/and other the breach or breaches of terms and conditions of this

Owner 


Purchaser/s

एन एन - ५

दस्तावेज क्र. १००८/२०२४

९५

95
breaches within 7



remedy' the breach/es, this Agreement shall stand terminated forthwith, giving the Purchaser/s an opportunity to remedy such agreement and breaches within 7 days of such notice. In the event the Purchaser fails to remedy of whether the Owner has refunded any amounts to the Purchaser/s upon such termination of this Agreement as per Clause 5.1. Upon such termination of this Agreement as per Clause 5.1, the Purchaser consents and the Parties agree that 50% of the sale consideration and any other amount which may be payable to the Owner and any other amount which may be payable to the Owner shall refund the balance sale consideration received after adjusting and retaining the 50% of the sale consideration for the Flat towards agreed liquidated damages. In the event that the sale consideration paid till the date of termination is less than 50% of the sale consideration, the Owner shall be entitled to retain the entire sale consideration paid till the date of termination as agreed liquidated damages. It is agreed that upon such termination, the Purchaser shall sign, execute, and register Deed of Cancellation with respect to the said Flat. In the event Purchaser fails to do so, the Owner shall be entitled to retain all amounts to be refunded to the Purchaser as stated above and shall not entitled to claim any right, title and/or interest over the said Flat. It is agreed that the Owner shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this agreement. Irrespective of whether the Purchaser executed the Deed of Cancellation or received the refund amount, the Owner shall be at liberty to dispose and sell the said Flat to such person and at such consideration as the Owner may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser has been refunded. It is further expressly agreed and understood between Owner and Purchaser/s that the Owner shall not be liable to refund the amount to the Purchaser/s till such time the said Flat is sold by the Owner to the third party and have realized the total amount from third party.

- 5.2 In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Owner within 7 (seven) days of such cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made.

Owner

११/११/२०२८
Competent authority including



- 5.3 The refund of any amounts by the Owner shall be net of any taxes, cess, charges, fees paid to the Government or any competent authority including tax deducted at source, VAT, Service Tax, Goods and Service Tax etc. and the Owner shall not be liable to refund such amounts paid to any other authority.
- 5.4 The Owner shall also be entitled to adjust and retain the amount payable to the Owner by the Purchaser/s.
- 5.5 In the event that the Purchaser/s terminates this Agreement due to failure of the Owner to give possession of the said Flat within the period agreed herein, then the Owner shall refund to the Purchaser/s the booking amount/earnest money or any other amounts till then paid by the Purchaser to the Owner with interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% p.a. It is further provided, that in such circumstances, the Purchaser/s shall not be entitled to any additional compensation, loss or damage including but not limited to the loss, if any, being the difference of the amount in the rate at which the Purchaser/s booked the said Flat and the rate prevailing at the time of cancellation by the Purchaser/s. The Purchaser/s will also be liable to pay interest on any default payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has expressed his/ her/ their desire to cancel the Agreement. It is agreed by and between the Parties that the entire above-referred amount due and payable by the Purchaser/s as specified hereinabove shall be received by the Owner from the Purchaser/s till the time of such cancellation. In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Owner within 30 days of the application for cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made.
- 5.6 If the Purchaser/s has availed of a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Flat for which a written NOC/ consent and approval of the Owner has been issued, then in the event of (a) the Purchaser/s committing a default of the payment

Owner

11/11/2028

Purchaser/s

ए न न - ५
दस्ता क्र. ४६०८/२०२४
१६० / १४२



of the installments of the total consideration amount (b) the Purchaser/s to cancel the agreement and/ or (c) the Owner exercising its Right to terminate this Agreement, the Purchaser/s shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the NOC or such necessary letter and other documents including but not limited to the original registered Agreement for Sale and NOC from the Owner, receipt etc. from the Lender stating that the Purchaser/s has/ have cleared the mortgage debt. Notwithstanding the above, the Purchaser's obligation to make payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

5.7 It is also agreed that the Purchaser/s shall be solely responsible to ensure timely disbursement of the installments towards total consideration from the Lender. Any delay in receiving the installment from the Purchaser/s or the Lender for any reason whatsoever will entitle the Owner to charge interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made.

6 AMENITIES:

6.1 The Owner has agreed to provide the amenities/ facilities in the said Flat as per details mentioned in the Annexure "K".

6.2 COMMON AREAS AND RESTRICTED AREAS:

6.2.1 It is expressly agreed that the Purchaser/s shall be entitled to use in common with other purchasers/occupants in the Building/the said building/s and the said Projects, the common areas and facilities, the nature, extent and description of such common facilities are set out in the Annexure "L" hereunder written. It is hereby agreed that the areas mentioned in the Annexure "L" under the heading Common Areas/Facilities only shall be common areas/facilities and the Owners shall be entitled to declare all other areas as limited or restricted or reserved or exclusive common areas and facilities for one or more of the specific purchasers of premises in the said building.

Owner

ट न न - ५

दस्ता क्र. ४७०८/२०२४

१६/११४

6.2.2 The Owner has informed and the Purchaser/s have agreed that the common amenities/facilities including club house will be completed in a phased manner and the same may not be ready at the time of possession and the Purchaser/s hereby agree not to raise any dispute in this regards at any point of time

7 RIGHTS OF OWNER:



7.1 It is expressly agreed that the right of the Purchaser/s under this Agreement is only restricted to the said Flat agreed to be sold by the Owner to the Purchaser/s and all other premises shall be the sole property of the Owner and the Owner shall be entitled to sell, deal or dispose of the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever to any third party.

7.2 The Owner shall be at liberty and be entitled to amend the lay-out plan of the said Property, the building plans, other approvals for, in accordance with prevailing provisions of law, including but not limited to:

- (i) acquisition of additional plots/ adjoining property and inclusion of such plots of land in the lay out plan of the said Property; and
- (ii) amalgamation of the said Property with any adjoining plots of land;
- (iii) The Purchaser/s and/ or the Organization/ Apex Body or any other body formed by the purchasers/ of the said Property shall not have any objections to the aforesaid and the Purchaser/s hereby grants his/ her/ their irrevocable consent and no objection to the Owner to carry out the necessary acts, deeds, matters and things.

7.3 The Owner plans to construct and develop the said Larger Property further in the future as per the plans approved by the authority and inter alia will include the following:-

If the FSI, by whatever name or form is increased (a) in respect of the said Larger Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Larger Property (b) on account of TDR (or in any other manner is made available for being utilised or

Owner

M. V. Thakur
MK Thakur

रजत - ५

दस्ता क्र. ४००८/२०२४

१९ / ११

other wise and/or if the sanctioning authorities permit the construction of additional floors/ wing, then in such event, the Owner shall be entitled to

construct such additional floors, wing/s as per the revised building/s plans construct such additional floors, wing/s as per the revised building/s plans



Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Owner to construct the building and other structures (if any) on the said Larger Property in the future in the manner as per the permissions/ approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat is not reduced.

7.5 The Owner shall always have a right to get the benefit of additional Floor Space Index for construction from sanctioning authorities and also to make the additions, alterations, raise storey/s or put up additional structures as may be permitted by sanctioning authorities and other competent authorities and such additions structures and storey/s will be the sole and absolute property of the Owner alone.

7.6 The Owner will be entitled to put a hoarding or give on lease site for cell base station and telecom towers on the said Larger Property or on the said Building or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose Owner is fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the building/s as the case may be and the Purchaser/s agrees not to object or dispute the same. The Purchaser/s shall not be entitled to raise any objection or claim or any abatement in the total consideration of the said Flat agreed to be acquired by him/ her/ them and/ or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Owner. The Owner shall be entitled to install its logo in one or more places in or upon the building/s and the Owner reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo

Owner

रजत - ५

रजत - ५

ए न न - ५

दस्ता क्र. ४१००८/२०२४

२०/१४२

7.7 The Purchaser/s hereby further agrees and covenants with the Owner to sign and execute all papers and documents in favour of the Owner to construct the said building/s in accordance with the said plans relating thereto and to carry out such plans with such additions and alterations as the Owner may in their sole discretion deem fit and proper and/ or for the purpose of applying for or obtaining the approval or sanction of the TMC or any other appropriate authorities in that behalf as well as for the construction of such building/s in the said Larger Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat agreed to be purchased by the Purchaser/s is/ are not in any manner adversely affected. The Purchaser/s agree/s that the said consent is irrevocable.

7.8 The Purchaser/s is/ are aware and confirms that the Owner shall be entitled to complete the development of the said Larger Property in a phase wise manner.

7.9 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Owner for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Owner's office. Further, the Owner shall not be required to obtain consent in the following events:

- a. Any minor additions or alterations.
- b. Any addition or alterations to any club house, common areas, amenities, etc.
- c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.

7.10 The Purchaser/s irrevocably agrees not to obstruct and/ or raise any objections whatsoever and/or interfere with the Owner for carrying out amendments, alterations, modifications, variations as aforesaid or to the further building/s plans, if any, in respect of one or more floors, wing or wings and/ or building or buildings to be developed and/or constructed that are permissible as per the provisions of law.

Owner

एनन - ५

दस्ता क्र. १००८/२०२४

२१ / ११



7.11 The Purchaser/s is/are aware that said Building/Project is constructed with registered undertaking in favour of the Thane Municipal Corporation. It is in favour of the concerned bodies/ authorities in respect of the said Larger Property and its development shall be binding upon the Purchaser/s and Organization formed by the purchasers of flats.

7.12 In the event of the Organization being formed and registered before the sale and disposal by the Owner of all the flats in the said Building, the power and authority of the Organization so formed or that of the Purchaser/s and the Purchaser/s of all other sold flat/premises in the said building/s/Project shall be subject to the overall authority and control of the Owner in respect of any of the matters concerning the building/s/Projects, the construction and completion thereof and all the amenities pertaining to the same and in particular Owner shall have the absolute authority and control as regards the unsold flat and disposal thereof. The Owner shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold flat, if any. In case the Organization is formed before the disposal by the Owner of all the flats then the Owner shall at its option (without any obligation) join in as a member in respect of such unsold flat and as and when such flat are sold, the Organization shall admit such Purchaser/s as the member/s without charging any premium/ transfer fees or extra payment of any nature whatsoever.

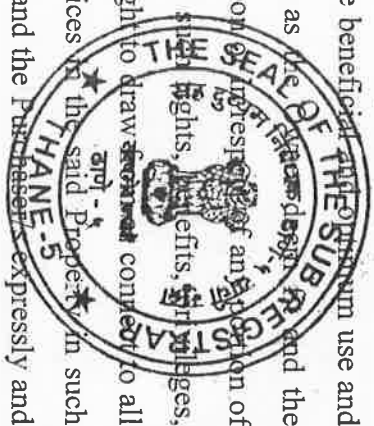
7.13 Till the entire development of the said Larger Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Owner alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Owner in this regard.

7.14 The Purchaser/s is/are aware that the Owner will be developing the said Project on the said Property in a phase wise manner on such terms and

Owner

एन न - ५
दस्ता क्र. ४१००१/२०२४
२२/१९४२

conditions as the Owner may deem fit and shall be entitled to all the benefits of FSI any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Owner shall be entitled to grant, offer, upon or in respect of an application of the said Property, to any third party all such rights, benefits, privileges, easements, etc. including right of way, right to draw sewerage connection to all drains, sewers, installations and/ or services in the said Property in such manner as may be desired by the Owner and the Purchaser expressly and irrevocably consents to the same.



7.15 The Owner shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the said Larger Property and/ or the said Building, provided that the same does not in any way materially prejudice the right of the Purchaser/s in respect of the said Flat which is agreed to be sold to the Purchaser/s.

7.16 In the event of the Owner having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Owner in proportion to the carpet area of the flat or otherwise as may be determined by the Owner and non-payment of the same, shall constitute a breach of this Agreement.

7.17 The Owner shall have the right to designate any space in the said Project and the said Larger Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Project/buildings that may be developed on the said Larger Property. The Owner shall also be entitled to designate any space in the said Larger Property to such utility provider either on leave and license or leasehold basis for the purpose of installing power substations with a view to service the electricity requirement in the said Larger Property and the building/s constructed thereon.

7.18 Under the present Agreement, the Owner has given a bare permission to the Purchaser/s, to enjoy the common facilities like internal roads, garden, recreation, open space or otherwise, of the said Property which at the discretion of the Owner is liable to be shifted, without giving any prior

Owner 



एनन - ५

दस्ता क्र. ४१००८ / २०२४

२३ / ११

intimation and/ or notice in writing, to the Purchaser/s or otherwise, and Purchaser/s shall not be entitled for any loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Owner or their agents or transferees on these account.



Notwithstanding the other provisions of this Agreement, the Owner shall be entitled to nominate any person ("project management agency") to manage the operation and maintenance of the building/s, and the common amenities, facilities and infrastructure in the said Project and the said Property, until the Organization is formed and the charge for maintenance is handed over to the said Organization or until said Property is developed (at the complete discretion of the Owner). The Owner shall have the authority and discretion to negotiate with such project management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/ them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the occupants of the buildings that may be developed in the said Property including the Purchaser/s on a pro rata basis as part of the development and common infrastructure charges referred to herein.

7.20 In such event, the Purchaser/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Owner or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Property and common areas and facilities within the said Project and building/s constructed thereon and inclusive of the payment fees of the project management agency.

7.21 The Owner shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the said Project/ the said Property, till such time as the said Property together with the said Building/ building/s/Project constructed thereon are transferred to the Organization/ Apex Body. Notwithstanding the transfer to the Organization/ Apex Body the Owner may be entitled to put illuminated signs/ boards regarding its brand name or group company name on any part of the Projects.

7.22 Save and except or otherwise not to reduce any area of the said Flat, the Owner shall have full and absolute discretion, to do all acts, so as to exploit

Owner

ए नं न - ५

दस्ता फ. ४१००८/२०२४

२४/१४२



full present or future or proposed residential potential (if any) of the said Property. The Owner shall also be entitled to use utilize and ~~possess~~ the development potential of the said Property/Larger Property in the manner as may be deemed fit and proper in their absolute discretion;



7.23 Notwithstanding anything contained under this Agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Flat solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.

7.24 Irrespective of disputes if any, which may arise between the Owner and the Purchaser/s and/ or the Organization, all amounts contributions and deposits, including amounts payable by the Purchaser/s to Owner, under this Agreement, shall always be paid punctually by the Purchaser/s, to the Owner and shall not be withheld pending the disputes, by the Purchaser/s for any reason, whatsoever.

7.25 The Owner shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the said Property to any third party and/or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

7.26 The Purchaser/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Owner, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Property and/ or on adjoining properties.

Owner 


Purchaser/s 

एन ज - ५

दस्ता क्र. ४७०८/२०२४

२९.७.२७

1/1/2024

facilitate development and/ or to explore total residential potential. of the said Property, Owner shall be entitled to sub divide/



the said Property, Owner shall be entitled to sub divide/ amalgamation again amalgamate/ sub-divide the said Property, or from time to time, apply for and obtain revised approved plans and/ modification and/ or change the approved Plans, including to do such further acts, as may be necessary. It is further agreed that Purchaser/s or the Body of their behalf shall not be entitled to raise any objections against the Owner exercising their aforesaid power.

7.28 Under the present Agreement, Owner has agreed to sell and transfer only the said Flat to the Purchaser/s. The Purchaser/s hereby agree that he/ she /they shall not claim any right, title and interest in the said Property or any part thereof or in the building/s or the said Property or the said Project or any part thereof, save and except the said Flat. The Purchaser/s shall have right only in respect of the said Flat agreed to be sold to him/ her/ them and only upon full payment of the total consideration and other charges and deposit, which is agreed in this Agreement.

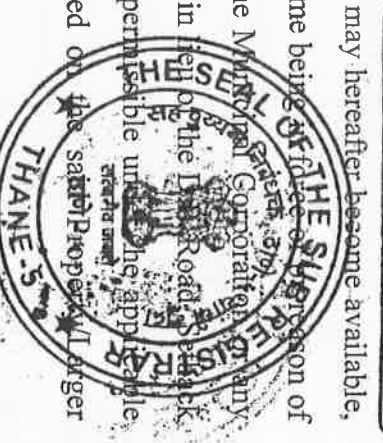
7.29 Under the present Agreement and at this stage, Owner intends to use actual FSI and TDR alongwith any additional FSI/ TDR available on payment of premium on the said Property and Plans have been approved presently only on an actual FSI of the said Property. The Owner, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in accordance with provisions of law, in respect of the said Property and TDR of any other property on the said Property for construction of building/s/ additional building/s on the said Property. For all times in future, Owner shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization/ Apex Body that is to be formed by the Purchaser/s of various premises in the said Building/building/s and as permissible under the applicable laws. For the purpose of consuming such balance and/or additional FSI/TDR, the Owner shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/or the new or additional structure/ building, as the Owner may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.

Owner

उ न न - ५

दस्ता क्र. ४७०८/२०२४

२३/११२२



7.30 The Owner shall be entitled to purchase, load, consume additional and/ or balance F.S.I./TDR now available or which may hereafter become available, under D.C. Rules or any other law for the time being in force or any special concession being granted by the Municipal Corporation or any other Authorities (including F.S.I. available in the Municipal Corporation Reservations Slum, Heritage, etc.) and as permissible under the applicable laws for the construction to be constructed on the said Property. All larger Property.

7.31 The Purchaser/s do hereby give their irrevocable consent and no objection to the Owner for carrying out any such additional construction in or upon any part of the said Property as permissible under applicable law. Contractors or agents shall not be entitled to enter upon or have access to the terrace/s or any part thereof, save and except for the limited purpose of attending to the water tank for the purpose of cleaning or carrying out repairs thereto. The Purchaser/s hereby further gives irrevocable consent to the relocation of the water tank or any other articles for the time being, to carry out such additional constructions.

7.34 The Purchaser/s hereby grants their irrevocable consent to the Owner for mortgaging the said Larger Property or any part thereof along with the building/s being constructed on the said Property save and except the Purchaser's Flat in favour of any bank, financial institutions, body, trust, lenders, persons etc., to enable the Owner to augment the fund for the Owner for development of the said Larger Property. The Owner shall clear the mortgage debt in all respect before the execution of conveyance of the proportionate area of the said Property in favour of the said Organization formed of all the Purchaser/s in the said Building.

7.35 The Purchaser hereby also grants its irrevocable authority, permission and consent to the Owner and agrees and undertakes that:

- i) The Purchaser/s shall at their sole cost and expense do and perform all necessary acts, things and matters, including signing, executing and admitting execution of all further and other deeds, documents, writings, papers, forms, applications, etc. as may be directed by the Owner and which the Owner may in their sole and absolute discretion deem fit and proper, putting into complete effect the provisions of this Agreement.

Owner

ट न न - ५
दस्ता क्र. ४६०८ / २०२४
२६ / ११



26 / 11 2024

contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and/or said Building or any part thereof. The Purchaser/s shall have no and/or said Building save and except the said Flat hereby agreed to be sold hereunder open spaces, lobbies, common space, parking stilt, podium or basement, staircase, garden, club, gymnasium, terraces, recreation spaces etc. remain the property of the Owner until the said Property, and the said building/s on the said Property are conveyed to the Organization/Apex Body as herein, mentioned.

- iii) Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser/s whether expressly or impliedly, shall be deemed to be covenant running with the said Flat and shall be binding upon the Organization/Apex Body.
- iv) The Owner has provided and/ or will provide certain amenities plot / area/facilities to the Municipal Corporation as per the terms of the Plans approved by the Municipal Corporation. The Purchaser/s or their nominee or assignee or Organization or Apex Body hereby specifically and unconditionally agrees and undertakes that all the TDR/ FSI and any other benefits/advantages present or future arising out of the said amenities plot/ area/ facilities shall solely and exclusively belong to the Owner alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc. Additionally, all the benefits, areas under the podium shall solely and exclusively belong to the Owner and Purchaser/s and/ or Organization/ Apex Body shall not raise any claim or objection on the same.
- v) The Owner has further informed to the Purchaser/s that in addition to the above any additional benefits arising out of the said amenities plot by any reason whatsoever nature, the Owner will exclusively be entitled to make or use such claim or benefits/ advantages of the said amenities plot and the Purchaser/s or their nominee or assignee or Organization or Apex Body will not have any claim, objection or protest of any nature at any time in future hereafter.
- vi) In the event of a portion of the said Property being notified for setback prior to the transfer of the said Property to the Organization/Apex

Owner

Purchaser/s

JK-THANE

एन न - ५

दस्ता क्र. 81002/2028

Specifically and unconditionally agree and undertakes that the Owner alone shall be entitled to the DDR/FSI

Body, the Purchaser/s hereby specifically and unconditionally agree and undertakes that the Owner alone shall be entitled to the DDR/FSI and any other benefits/ advantages present or future arising out of the said setback area shall solely and exclusively be for the Owner alone and Purchaser/s or their nominees or assignees, hereinafter shall have all such claim etc.



vii) It is clearly agreed and accepted by the Purchaser/s, that neither the Purchaser/s nor any of their assignee or nominees will raise any claim, right, title or interest on any parts of the land, said buildings, open space, (except the space allotted as per the terms of this agreement), amenities plot save and except the said Flat which is agreed to be sold under this Agreement.

viii) The Owner has further informed to the Purchaser/s that the Owner will be developing the adjoining plots/ portions and Purchaser/s undertake, declare and confirm that at no point of time they or anybody on their behalf should raise any objections/ protest, claim of whatsoever nature on account of noise pollution, vibration, disturbance and like similar nature for construction and use of the aforesaid areas by the Owner.

7.36 It is expressly agreed between the Parties that the consideration payable under Annexure "I" and Annexure "J" by the Purchaser/s is inter alia based on and arrived at after taking into consideration all the authorities, permissions and consents provided by the Purchaser/s under this Clause 7 and otherwise in this Agreement.

7.37 Various terms and conditions of this Agreement shall always be read subject to the terms and conditions, mentioned in the aforesaid paragraphs.

8 POSSESSION:

8.1 The possession of the said Flat shall be delivered to the Purchaser/s after the said Flat is ready for use and occupation, provided all the amounts due and payable by the Purchaser/s under this Agreement and the stamp duty and registration charges in respect of the said Flat are duly paid by the Purchaser/s. Subject to Force majeure, the Owner shall endeavor and expects to give possession of the said Flat on or before 3 months from the date hereof as intimated to the Purchaser/s.

Owner

K. V. Thakur
K. K. Thakur

ट न न - ५

दस्ता क्र. १७९४/२०२४

२२/११/२०२४

The Owner have informed and the Purchaser/s have agreed that the common and the same may not be ready at the time of possession and the Purchaser/s



by agree not to raise any dispute in this regards at any point of time. The Owner is unable to give possession of the said Flat to the Purchaser/s in the time prescribed in 8.1 above, the Owner may by notice in writing terminate this Agreement and the only responsibility and liability of the Owner in such an event will be to pay over to the Purchaser/s such consideration as may have been paid by the Purchaser/s with interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% p.a.

8.4 The Purchaser/s agree that the refund of the payment and the interest/damages mentioned under this Agreement constitutes the Purchaser's sole remedy in such circumstances and the Purchaser/s foregoes any and all his/her/ their rights to claim against the Owner for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

8.5 The Purchaser/s shall take possession of the said Flat within 7 (Seven) days of the Owner giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation. In the event the Purchaser/s fails and/or neglects to take possession of the said Flat within the said period, the Purchaser/s shall be liable to pay the Owner compensation presently calculated at the rate of Rs. 10/- per sq. ft. of the carpet area per month or part thereof till such time the Purchaser/s takes possession of the said Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser/s has taken possession from the expiry of the 7th day of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser/s related to the said Flat shall be deemed to be effective from the date of such Date of Possession. The Purchaser/s shall be liable to pay maintenance, outgoing and other charges, taxes from the date of Date of Possession irrespective as to whether Purchaser/s takes possession of the said Flat or not. In case of nonpayment, Owner shall be entitled to exercise various rights, available under this Agreement. The Purchaser/s shall alone be responsible/ liable in respect of any loss or damage that may be caused to the said Flat from the expiry of 7 days from the notice of possession.

Owner

8.6 FORCE MAJEURE

एनन - ५
दस्ता क्र. १००८/२०२४
३०/१२



Notwithstanding anything contrary contained in this Agreement the date of handing over possession/period as mentioned in Clause 8.1 hereinabove shall be extended for the period during which a force majeure event exists as under the applicable provisions of applicable laws.

A force majeure event shall include any legislative order or regulation or direction of the Government or Public authorities attributable to any action of the Owner, which is finally decided in law to be illegal or in the event of any change in rules or order/ direction of an authority or body, due to which the Owner is unable to give possession of the said Flat to the Purchaser/s in the time prescribed in 8.1 above or at all.

9. DEFECT LIABILITY

If within a period of 3 (three) years from the date of making available the said Flat to the Purchaser/s for fit outs or such other minimum period as may be prescribed under the applicable law, the Purchaser/s brings to the notice of the Owner in writing any major structural defect or defect in workmanship of the said Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Owner at their own costs. Provided, if any defect or damage is found to have been caused due to any changes, renovation carried out by the Purchaser or due to the negligent use, act or omission of the Purchaser/s or his agents, then the Owner shall not be liable for the same.

10. CAR PARKING

10.1 The Purchaser/s is/are aware that as a part of the said Building/buildings/Project, the Owner is constructing open/ covered/ silt car parking spaces be used by the purchasers of the residential flats in the Building/Project.

10.2 The Purchaser/s is/ are aware that only open car parking spaces (if allotted) is part of the said Building common amenity which shall be subject to purchaser's right of use and shall be owned by the Owner/ Organization/Apex Body and the Purchaser's right to use such open car parking space/s shall be subject to the rules and regulations, as and when framed in respect of the said Building.

Owner

7/12/24
Purchaser/s

रजना - ५
 एम. नं. १७०८/२०२८
 ३१.१०.३ The Purchaser/s is/are aware that the Owner shall be allocating other car parking space/s like covered/stilt/podium etc. to several purchasers of the



parking space/s like covered/stilt/podium etc. to several purchasers of the flats/commercial units in the said Building/ Project and the Owner undertakes not to raise any objection in that regard and the rights of the Purchaser/s to raise any such objection shall be deemed to have been waived.

Purchaser/s are aware that stilt car parking, podium car parking and parking belong to the Owner only and the same cannot be used by the Purchaser/s unless acquired from the Owner under a separate allotment letter and or an Agreement is executed by the Owner. The security of Owner shall have every right to remove any such car/vehicles parked by purchasers, Ad-Hoc Committee/Society Managing Committee from site, who have parked, without obtaining such allotment letter/Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibility of members of the Adhoc Committee and/ or of the Committee of an Organization, to ensure that, members and/or the Purchaser's do not park their cars, on any open area of the said Property, to whom, the Owner have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/ entitled to use any area for car parking or otherwise unless the Owner in writing permits the same.

11 ORGANIZATION AND APEX BODY:

11.1 The Owner has formed/shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 /condorminium under the MOA Act in respect of the Building (the "Organization") as per provisions of applicable law. It is agreed and understood by the Purchaser/s that the Owner may opt, at its own discretion, to form separate Organization for each of the buildings in the said Project.

11.2 It is agreed and understood by the Parties that the Owner may, in its sole, discretion form and register an Apex Organization ("Apex Body") comprising of the various Organizations formed in respect of the Building and/ or other buildings to be constructed on the said Property including the Organization referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common

Owner

Purchaser/s

रजि. - ५

दस्तावे. ४७००४/२०२४

amenities and facilities of the said Property and for such other purposes as the Owner may decide. All such individual organizations in respect of the said building/s shall become the members of such Apex Body. All wings of the Building/s in the Projects alongwith the said Property shall be conveyed/transferred in favour of the Apex Body with the necessary documents and the common areas, amenities, facilities and infrastructures of the said Property.



11.3 The Purchaser/s and the purchaser/s of the other Property, in the formation and registration of the Organization and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill in, sign and return to the Owner within 7 (seven) days of the same being forwarded by the Owner to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

11.4 The Purchaser undertakes to observe and perform all the rules and regulations and bye-laws of the Organization and/ or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organization and/ or the Apex Body regarding occupation and use of the said Flat and shall pay outgoings in accordance with the terms of this Agreement.

11.5 The Apex Body shall be formed by the Owner after formation of all Organizations and the execution of all conveyance(s) or deed of assignment or transfer documents in their favour to look after the repair and maintenance of the infrastructure and common amenities and facilities of the said Property and the management of the Corpus Fund.

11.6 The Owner hereby agrees that they shall, before execution of a conveyance/ assignment of lease of the said Property in favour of an Organization to be

Owner

Page 27 of 74

Purchaser/s

11/11/24
M. S. Thakker

ट न न - ५

दस्त क्र. ४७०८/२०२४

३३ /

formed by the purchaser/s of flats/shops/offices/godowns in the building to be constructed on the said Property make full and true disclosure of the



nature of their title to the said Property as well as encumbrances, if any, including any right, title interest or claim of any party or over the said Property and shall as far as practicable, ensure that the said property is free from all encumbrances and that the Owner has absolute, clear and marketable title to the said Property so as to enable them to convey to the said Organization such absolute, clear and marketable title on the execution of a conveyance of the proportionate area of the said Property by the Owner in favour of the said Organization.

12 COVENANTS BY THE PURCHASER/S:

12.1 The Purchaser/s shall use the said Flat or any part thereof or permit the same to be used only for the purpose of residence and shall not use the said Flat for any purpose other than for residence/ commercial except with the written permission of the Owner or the Organization/Apex Body when formed. The Purchaser/s shall use the parking space only for purpose of keeping or parking the Purchaser/s own vehicles. The Purchaser/s shall not use the open spaces/ parking/ silt/ podium area etc. for parking their vehicles without prior written permission of the Owner/ Organization/Apex Body as the case may be.

12.2 The Purchaser/s has/ have declared that he/ she/ they have already complied with all the requirement of Income Tax, and other concerned authorities including RBI (in case of Non Resident Indian) before entering into this Agreement for Sale with the Owner. Any breach or violation of any Acts or Rules or Laws by the Purchaser/s shall be entirely at their own cost and risk.

12.3 Notwithstanding anything contained under this Agreement, it is clearly and expressly agreed and accepted by the Purchaser/s that they shall not use any other road or access for ingress and egress to the residential property, save and except the access road as provided by the Owner.

12.4 The Purchaser/s further confirms that they have verified and inspected the approved plans and certain areas' have been demarcated as reservation and other set back and Owner have given various undertaking and writing to the Thane Municipal Corporation and authorities which shall be binding upon the Purchaser/s and the benefits/TDR/ DRC shall be for the sole benefit of

Owner

12.5. The

PK Thakkar

८ ग ग - ५

दस्ता क्र. ४६०८/२०२४

no objection for the said



the Owner alone for which Purchaser's have no objection for the said the Purchaser/s is/are aware of that proposed building is constructed with concession in open spaces/joint open spaces and the Owner/s executed registered undertaking in favour of the Municipal Corporation.

12.5 The Purchaser/s with an intention to bring all the provisions in those hereinafter said Flat may come, doth hereby covenant with the Owner/s as follows:

- a) To maintain the said Flat at the Purchaser's in good tenable repairs and condition from the date on which the Purchaser are offered access to the said Flat for carrying out interior work (irrespective of whether such offer is accepted) and shall not do or suffer to be done anything in or to the building/s, staircase/s, passage/s or any other common areas which may be against the rules, regulations or bye-laws of concerned local authority or change/ alter or make addition in or to the said Building or the said Flat or part thereof;
- b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the building/s including the entrance thereof. In case any damage is caused to the said Flat or the building/s on account of the negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;
- c) To carry at the Purchaser's own cost all internal repairs to the said Flat and maintain it in good condition, state and order and not to do or suffer to be done anything in the Flat which is in contravention of rules, regulations or bye-laws laid down by the Owner or of the concerned local public authority;
- d) 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 whatsoever nature in or to the Flat or any part thereof nor alter the elevation and outside colour scheme of the building/s and to keep the portion, sewers, drain pipes in the Flat and appurtenances thereto in

Owner

THANE
Purchaser/s
M. K. Thakre

टनन - ५

दस्ता क्र. ४००८/१२०३४

३५/१९४२

renatable repair and condition so as to support, shelter and other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC parrdis or other structural members in the said Flat;



- to do or permit to be done any act which may render void or voidable any insurance of the said Property or the building(s) or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- f) Not to enclose the balcony area or flowerbed inside the said Flat without express written permission of the Owner.
- g) To use the said Flat only for residence and not to use the said Flat for any unlawful uses or purposes, which is prohibited/ restricted in law.
- h) The Purchaser/s shall not carry out any structural changes/ modification inside of the Flat and also shall not decorate change or modify the exterior of the said Flat or any part thereof.
- i) Not to carry out any illegal activity from the said Flat, which is against the interest of the Organization/ other purchasers in the building/s.
- j) Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the said Property and the Building/s and not to place or keep any garbage cans, waste paper baskets, in the common passage, staircases, landing or lobbies of the said Property and the building/s thereon or any part of the compound thereof.
- k) Pay to the Owner within 7 (seven) days of demand by the Owner, his/ her share of deposit/charges demanded by the concerned local authority or government for giving water, electricity or any other service connection to the building/s;
- l) To bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Thane Municipal

Owner

एनएन - ५

दस्ता फ. ४१०९/२०२४

Corporation and/or Government and/ or other public authority on account of change of user of the said Flat or otherwise.



- m) To bear and pay all service tax, works contract tax, and such other levies, if any, which may be imposed on the construction on the said Property and on any activity related to the Flat by the Corporation and/ or State Government and/ or Public Authority from time to time;
- n) Not to let, sub-let, transfer, assign, mortgage or give Power of attorney or any authority or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Purchaser/s to the Owner under this agreement are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has obtained prior written permission of the Owner which permission shall be granted by the Owner on such terms and conditions as may be applicable from time to time. The Owner will always be entitled to and are hereby authorized to charge administrative charges, legal charges and other costs, charges and expenses pertaining to such transfer at such rates and on such other terms and conditions as the Owner may stipulate. The Purchaser/s does/do hereby agree and undertake not to oppose or object to the stipulations of such charges and/ or such other terms and conditions as may be stipulated by the Owner and will forthwith pay and abide by the same;
- o) Till the management of the building/s is handed over to the Organization/Apex Body and/ or the Apex Body, the Purchaser shall allow the Organization, its surveyors and agents at all reasonable time to enter into or upon the said Flat to view and examine the state and condition thereof and to carry out repairs;
- p) Not to change the external colour scheme or the pattern of the colour of the said Building;
- q) Not to change exterior elevation or the outlay of the said Building;

Owner

एनएन-५

दस्ता क्र. ४६००१/२०२४

३१०/१९४२



Not to fix any grill to the building/s or windows except in accordance with the design approved by the Owner. The split unit air conditioners should be appropriately installed in the place provided by the Owner;;

Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Purchaser carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the defect liability of the Owner shall be lapsed and the Purchaser is solely liable to rectify and repair the same for all the affected area within his flat and/or the floors below accordingly at his own costs, expenses and consequences.

t) Purchaser/s shall not do or suffer to be done anything in the said Flat or in the said Property or the building which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser/s commits any acts or omissions in contravention to the above, the Purchaser/s alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Owner in that behalf;

u) During the execution of interior works, the Purchaser/s shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is unacceptable to the Owner then such contractor/ workmen/ agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Flat again;

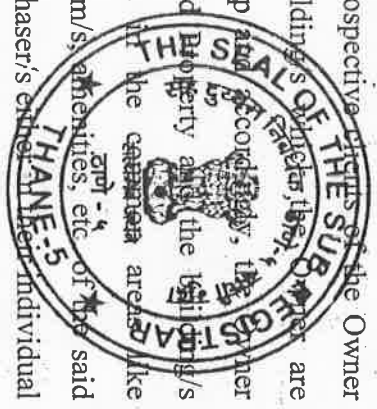
v) The Purchaser/s shall ensure that the execution of interior works in the said Flat is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;

w) The Purchaser/s shall extend full cooperation to the Owner, their agents, contractors to ensure good governance of such works;

x) The Purchaser/s is/are further made aware that the Owner are engaged in the business of construction, development and redevelopment of immovable properties and during the construction of the building/s on

Owner

the said Property and after completion thereof, the Owner may desire to show the said building/s and or any areas therein including but not limited to common areas to various prospective purchasers of the Owner including inter alia occupants of buildings/s which are redeveloping or proposing to redevelop and the Owner may arrange for site visits to the said Property and the buildings/s thereon and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium/s, amenities, etc of the said Property for such purposes and the Purchaser's either as an individual capacity or as member/s of the said Organization shall not object thereto.



y) The Owner may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the said Property and the buildings thereon in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Owner may deem fit and the Purchaser/s either in their individual capacity or as member/s of the Organization shall not object thereto.

z) The Purchaser/s is/are aware of the various terms, conditions and stipulations mentioned by the TMC and other concerned authorities whilst granting various approvals for the purpose of construction of the said Property and which terms, conditions and stipulations are more particularly mentioned in the permissions granted by TMC and other concerned authorities and the Purchaser/s has/have read and understood the contents thereof and after being aware of the same in all respects has/have agreed to acquire the said Flat and is/are entering into these presents;

aa) These covenants shall be binding and operative even after the formation of the Organization/Apex Body.

bb) The Purchaser /s shall observe and perform all the rules and regulations which the Organization 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

Owner

Purchaser/s

M.V. ...
K.K. ...

ए न न - ५

authority and of Government and other public bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid

3E/1982 down by the Organization regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually

towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.



12.7 The Purchaser/s is/are aware that animal slaughter is not permitted in the project and Purchaser/s agree/s and undertake not to indulge in such activity.

13. The Purchaser/s shall not enclose their respective terrace/balcony till the permission in writing is obtained from the concerned local authority and the Owner or the Society or the Limited Company as the case may be.

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

15. This agreement shall be subject to the applicable provisions of the MAO Act, MOFA and the rules thereunder for Maharashtra any other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the Applicable Laws as may in force and/or come into force in respect of the Project.

16. The Purchaser/s hereby agrees that in the event of any amount by way of premium or security or any charges is payable to the TMC or State Government or to the MSEB or to the Utility Companies, or betterment charges or development charges, tax or security deposit or charges for the purpose of giving water connection, drainage, connection and electricity connection or any other

Owner

PLV-TCG
JKK Thane

Purchaser/s

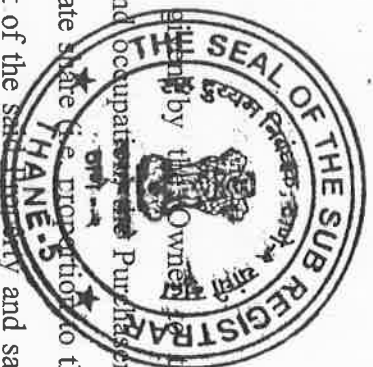
tax or payment of similar nature becoming payable by the Owner, the same shall be paid by the Purchaser/s to the Owner in proportionate to the areas of the said Flat and in determining such amount the discretions of the Owner shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rate charges which the Purchasers may be called upon to pay the Owner in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the flats to the Organization of all purchasers and this amount shall be in addition to any other amount mentioned under this Agreement.

17. The Purchaser/s shall not ask for any partitions, and/ or division towards his/ her rights in the said Flat and/ or the said Building in which the said Flat is situated and/ or of the said Property and/ or shall not ask for independent rights, access in the said building and/ or in the said Property and/ or any other agreement of the said Flat.

दस्ता क्र. ४००८/२०२४
४०१/१४२

18. OUTGOINGS:

18.1 7 (seven) days after notice in writing is given by the Owner to the Purchaser/s that the Flat is ready for use and Occupant/Purchaser/s shall be liable to bear and pay the proportionate share of the proportion to the floor area of the flat) of outgoing in respect of the said Property and said buildings viz. local taxes, betterment charges and such other charges as levied by the concerned local authority and/ or Government, water charges, insurance, common lights, repairs and salaries of the clerk, bill collectors, chowkidars, sweepers, liftman, electricians, club subscription and usage charges, maintenance and upkeep of club house and all other expenses necessary and incidental to the Management and maintenance of the Property and said building/s. Until the Organization/s is formed and the building/s are transferred to it, the Purchaser/s shall pay to the Owner whether demanded or not at all times such proportionate share of outgoing in respect of the said Flat, all rates, taxes, dues, duties, impositions, outgoing, burden, water charges, insurance premium, maintenance, common lights charges, repairs, salaries of employees (bill



Owner

Page 35 of 74

Purchaser/s

ए न न - ५
दस्ता क्र. १७००६/२०२५
४९ / १४२



club house whether the same are charged separately or as a part of maintenance bills in the manner as the Owner may determine. The Purchaser/s further agrees that till the Purchaser/s' share is so determined the Purchaser/s shall pay to the Owner provisional monthly contribution as indicated in Annexure "J" per month towards the outgoing charges, payable in advance for 24 months. The amounts so paid by the Purchaser/s to the Owner shall be utilized/ spent for meeting the outgoing charges in respect of the said Flat/ Project and the same shall not carry any interest and balance if any shall remain with the Owner until the formation of Society/ Deed of Conveyance is executed in favour of the Society/Apex body or Limited Company as aforesaid, subject to the provisions of the said Acts. Only the balance of the amounts namely maintenance charges paid in advance for 24 months and share money as mentioned in part B of Annexure "J" shall be paid over by the Owner to the Organization on hand over. The Purchaser/s undertake to pay such provisional monthly contributions and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18.2 The Purchaser/s agree and confirm that as from the date of delivery of possession of the said Flat, the Purchaser/s and other purchaser/s shall observe and perform all the rules and regulations of the Thane Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Owner against any loss or damage.

19. a) The Purchaser/s shall in addition to sale consideration mentioned in this agreement before the delivery of possession of the said Flat, pay to the Owner, the amounts detailed in Annexure "J" hereto.
- b) In the above payments/ deposits, if there is any increase in the rate of electricity service provider, gas services provider or any of the abovementioned items or any services, same shall be payable by the Purchaser/s before possession of the said Flat. In addition to the above any service tax/ VAT/ WCT Tax/GST and or any other new levies/ tax that may become due and payable at any time hereinafter on the aforesaid charges shall be borne and paid by the Purchaser/s alone.

Owner

Purchaser/s

ए न न - ५
दस्ता क्र. ४००८/२०२४
४२/१९४२

c) The grill fitting in the said Flat will be done by the Purchaser/s, as per the design provided by the Owner. The Purchaser/s will have to pay extra for the grill and for fitting thereof. The Purchaser/s will not be provided a separate grill, or allowed to make any change in the design or any alteration with the grill. The Purchaser/s further undertakes not to fix or install the grill from outside of sliding window, which may damage the elevation of the said buildings.



d) Before taking possession of the said Flat, the Purchaser/s will inspect the said Flat and will fully and completely satisfy himself/ herself/ themselves with the said Flat in respect of the area, item of work or quality of work or the materials used for construction of the said Building and the amenities provided, and after taking possession, the Purchaser/s will not raise claims about the area, amenities provided by the Owner /s with respect to the said Flat.

e) The Owner shall utilize the sum as referred to herein above for meeting all legal costs, charges including the professional cost of the Attorney/ Advocates of the Owner in connection with formation of the Organization preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance/ assignment of lease and in case of any short fall in the expenses, the Purchaser/s agree/s and accepts to pay the Owner for the same.

f) The Owner shall hand over the deposits or balance thereof to the Organization/ condominium as aforesaid. In the event of any additional amount becoming payable, the Purchaser/s shall forthwith on demand pay and deposit the difference to the Owner. The aforesaid amount/ deposit shall not carry any interest.

20. Subject to what is stated herein above, the Owner shall maintain a separate account in respect of sum received by the Owner from the Purchaser/s as advance or deposit, on account of the share capital of the Organization, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;

Owner

Purchaser/s

M.N. Tal
K.R. Thakker

एनन - ५

दस्त क्र. ४००८/२०२४

४३ २१/ SETOFF/ ADJUSTMENT



The Purchaser/s hereby grants to the Owner the unequivocal and irrevocable authority to recover/ set off/ adjust the amounts payable by the Purchaser/s to the Owner including the total consideration, the said charges, interest and/ or damages from the amounts if any, payable by the Owner to the Purchaser/s. The Purchaser/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/ set off and the claims, if any, of the Purchaser/s, in that regard, shall be deemed to have been waived.

22. FINAL TRANSFER DOCUMENT:

22.1 The Conveyance, Lease or Assignment of all the building/s/ Structures constructed and proposed to be constructed in all phases of the said Project on the said Property along with the entire undivided underlying land in respect of the said Property/Larger Property in favour of the Organization/Apex Body under the MAO Act/ MOFA as the case may be shall be entered into within 3 (three) months from the date of issue of the BCC or Occupation Certificate of the Last part of the building on the said Property and the complete utilization and exploitation of the FSI and TDR potential of the said Property by the Owner and shall be subject to the receipt of all the outstanding payments including payments mentioned in Annexure "I" and Annexure "J" hereto from the respective buyers of the flats in the said Property.

22.2 A Deed of Conveyance or Deed of Assignment to be executed in respect of the said Building and/or said Property in favour of the Organization/ Apex Body or Declaration to be submitted under the MAO Act/ MOFA other documents in favour of the Organization/Apex Body shall inter alia contain the following:

- a) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Owner for safeguarding its overall interest in the said Property and the building/s.
- b) a covenant by the Purchaser/s to indemnify and keep indemnified the Owner against all actions, costs, proceedings, claims and

Owner

एन ज - ५

दस्ता क्र. ४८००८/२०२४

demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

c) The right of the Owner to full and complete possession of the said Property for the construction of the additional structures mentioned herein and to sell or otherwise dispose of the same and appropriate the entire sale proceeds thereof and the obligation of the Organization to admit such purchaser of the Flat comprised therein as its member without charging any additional amount.



d) Even after conveyance of the said Property the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment or building or plot which is still not sold or allotted and shall be allowed to do so without any restriction or entry of the building and development of common areas;

e) The Promoter shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Promoter as provided under this Agreement;

f) The obligation of the Organization to become a member of the Apex Body as and when formed;

23.4 The Owner shall prepare and/or approve, as the case may be, deed of conveyance or deed of assignment in favour of the Organization/ Apex Body or the Declaration to be submitted under the MAO Act, the deeds of apartments or any and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance/deed of assignment declaration and other documents and formation and registration of the Organization/Apex body shall be borne and paid by all the purchaser/s of the various Flat in the Building and/ or Organization on its formation. Such amount shall be kept deposited by the Purchaser/s with the Owner at the time of taking the possession of the said Flat and shall, until utilization, remain with the Owner.

23.5 Nothing contained in this Agreement is intended to be or shall be

Owner

अ.म. टां. 1
M.K. Thakur

एनन - ५
दस्ता क्र. ४१००५३०२६
४९/१९४२

constructed as a grant, demise or assignment in law of the said Property or the Building or any part thereof save and except the said Flat agreed to be sold to the Purchaser/s.



STAMP DUTY AND REGISTRATION:

The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s. The Purchaser/s shall at his/ her/ their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Owner shall attend such office and admit the execution thereof.

25 NOTICES:

Any notice, demand letter, intimation or communication ("Notice") to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details as mentioned in their respective description at the beginning of the agreement; Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through any one of the modes viz. registered letter, courier service, personal delivery e-mail or facsimile. Date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service for facsimile notice shall be the business day after sending of such facsimile and the date of service of email Notice shall be deemed to be the date on which the email has been sent by the concerned Party. The Parties hereby agree and undertakes to send/ receive any Notice to/ from the other Party by email to the email addresses specified in this Agreement.

26 INDEMNIFICATION BY THE PURCHASER/S:

26.1 The Purchaser/s hereby indemnify and keep indemnified the Owner and hold the Owner harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional and legal fees in relation thereto) of whatsoever nature incurred or suffered by the Owner directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Owner under this Agreement; (b) any breach and/or default by the Purchaser/s in the performance of any and/or all of

Owner

Purchaser/s

Handwritten signatures and initials:
 ११/०४/२०२२
 RK Markkay

his/its obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/or occupation of the said Flat and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser/s or his/her/its agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the said Flat.

अनुपालन - ५

दस्ता क्र. ४७०८/२०२४

४२ / १४२

27. DISPUTE RESOLUTION-

All or any disputes that may arise with respect to the terms and conditions of the Agreement, including the interpretation and validity of the Agreement hereof and the respective rights and obligations of the Parties shall be settled through mutual discussion and amicable settlement. In the event that the same shall be settled through arbitration. The arbitration shall be conducted under the Arbitration and Conciliation Act, 1996 and any statutory amendments/ modification thereto by a sole arbitrator who shall be mutually appointed by the Parties or if unable to be mutually appointed, then to be appointed by the Court. The decision of the Arbitrator shall be final and binding on the parties.

The venue of Arbitration shall be at Mumbai and only for the reason of interim relief the courts at Mumbai shall have the jurisdiction.

28. GENERAL PROVISIONS

- a. This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Owner, any agent, employee or representative of the Owner or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents,

Owner

एनन - ५
दस्ता क्र. ४००८२०१४
४० / १४२



including sales brochures, marketing materials, models, photographs, illustrations concerning the said Flat between the parties hereto.

The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

Failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

d. If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchasers shall be joint and several. All communications shall be sent by the Owner to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse for the Owner immediately as and when demanded by the Owner and/ or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Service tax, Education Cess, Var tax, W.C.T. tax/GST, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owner shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in addition to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

Owner

SCHEDULE OF THE PROPERTY

All those piece or parcel of Land/Property admeasuring about 110600. sq. mtrs. land/property situated at being S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S.No. 46, H.S.No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H.No. 2 To 5 & 7, S. No. 49, H.No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H.No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S.No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Dhokali in the Registration District and Sub-District Thane.

ए न न - ५
दस्ता क्र. ४००८/२०२४
४२/१९४२



Other

Purchaser/s

M.V. Trai
K.K. Mankar

रजत - ५
 दस्ता क्र. 8000/2028
 8e 1982



HEREOF the parties hereto have executed these presents and the day and year first hereinabove mentioned.

By the within named OWNER

DHRUVA WOOLLEN MILLS PVT. LTD

By hands of its Director/Authorised Signatory

MR. PRADEEP DWIVEDI THROUGH

MS. MONICA GUPTA

in the presence of

1. Bhawesh V. Thakkar

2. Hetal B. Thakkar



for DHRUVA WOOLLEN MILLS PVT. LTD.
 Authorised Signatory



By the within named PURCHASER'S

1. MR. KALPESH VASANT THAKKAR

2. MRS. KOMAL KALPESH THAKKAR

in the presence of

1. Bhawesh V. Thakkar

2. Hetal B. Thakkar



रजत - ५
दस्ता क्र. 8600L/2028
५०/१४२

RECEIVED of and from the
Purchaser/s above named the sum of
Rs. 1026005/-
(Rupees Ten lac Twenty Six
Thousand Five Only only)

As advance payment paid by the Allotee to the Promoter)



We say received.

For **DHRUVA WOOLEN MILLS PVT. LTD.**

DIRECTOR/AUTHORISED SIGNATORY

Owner

Page 45 of 74

Purchaser/s

FROM :

SUNIL R. MORE

S.COM., L.S.

ADVOCATE, HIGH COURT
Mumbai

FAK NO. :

ANNEXURE : A
1 A1

H4

COURT :
High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 56, 7th Floor, Fort,
Mumbai - 400
Tel. : 2287 3912 / 3072.

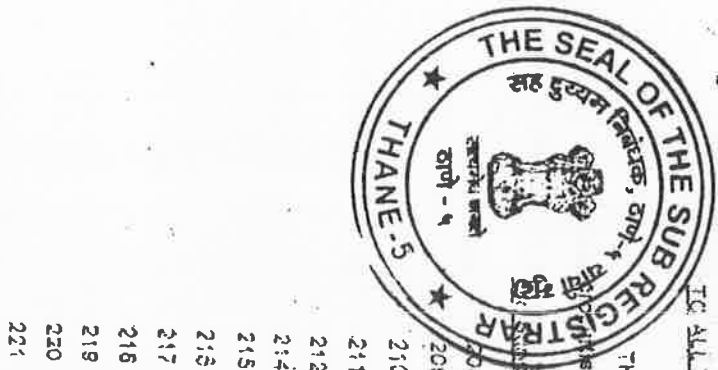
OFFICE :
5, P.C. 12, Graham Assurance House,
1, 8th P.M. Rd., 3rd Floor,
Behind S.D. Chartered Bank,
Fort, Mumbai - 1.
Tel. : 2287 7365.

उत्तर क्र. - ५
दस्ता क्र. ४७०८/२०२४
५९ / १४२

TITLE CLEARANCE CERTIFICATE

TO ALL TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated the title in respect of the above mentioned Survey Numbers and Hissa Numbers as under :



Survey Nos.	New Survey Nos.	Hissa Nos.
206	46	2, 3, 4/A, 4/B, 4/C, 4/D.
209	44	1, 2/A, 2/B.
210	45	1/A, 1/B, 2 to 8.
211	48	1, 2, 3/A, 3/B, 4 to 16 & 17/A
212	47	2 to 5 & 7.
214	48	5 to 6 & 9.
215	50	1 & 2.
218	51	1 to 5, 6/A, 6/B, 7 to 15.
217	52	1 to 3.
216	53	1 to 3.
219	54	1 to 4, 5/A to 5/D, 5/G, 6 & 8/A.
220	55	1/A, 1/B & 2.
221	56	1 to 6.

sites, being and being at Village Baskum in Regulation Sub-District and District Thane, in the office of the S. Registrar, Thane as well as in the office of the Sub-Registrar, Kalvan for the last more than 30 years and have found the title of M/s. Dhruv Woollen Mills Private Limited in respect of above-mentioned properties, are clear and marketable and are free from all encumbrances of whatsoever nature.

पं. नं. - ५
 दस्ता क्र. १००६/२०२१
 ५२/१९४२



FROM :
SUNIL R. MORE
 B.COM., LL.B.
 ADVOCATE, HIGH COURT
 Mumbai

PRX NO. :
 COURT :
 HON'ble Court, Mumbai
 Adv. Assoc. of Western India,
 R. No. 36, 1st Floor, Fountain,
 Mumbai-42
 Tel. : 2267 3417 / 3072.

OFFICE :
 S.R.O. 12, District Administration
 1, S.P.M. Rd., 3rd Floor,
 (Sector) St. Chhatrapati Shivaji
 Park, Mumbai-1,
 Tel. : 2267 7203

- 2 -

WHEREAS M/s. Dhruva Woollen Mills Private Limited, a Company registered under the Companies Act is the absolute owner in respect of the aforesaid properties, purchased by them in the year 1961 and onwards, under various Agreements for sale/conveyances from different persons.

AND WHEREAS M/s. Dhruva Woollen Mills Private Limited, are the absolute owners of the said properties and are in possession of the same. The said conveyances are duly registered with the Sub-Registrar of Assurances on different dates.

AND WHEREAS their title in respect of the same are clear and marketable and are free from all encumbrances of whatsoever nature.

AND WHEREAS we have gone through and inspected documents pertaining to the property such as (1) Conveyance, (2) Declaration/Joint Declarations, (3) Record of Rights, (4) 7/12 Extracts, (5) Certificates of Purchase under Section 32 of MIBT & AL Act 1948, with payment receipts and all other relevant documents pertaining to the said properties and have satisfied ourselves with the marketability of the title.

AND WHEREAS there are no impediments for creating the mortgage and the title deeds are clear and marketable and fit for accepting as security by way of encumbrance of whatsoever nature.

AND WHEREAS we hereby further certify that the title in respect of the aforesaid properties are clear and marketable and are free from all encumbrances of whatsoever nature.

MUMBAI
 DATED THIS 19TH DAY OF MAY, 2005

S.R.
SUNIL R. MORE
 B.COM., LL.B.
 ADVOCATE, HIGH COURT
 Ch. Shivaji Complex, 1st Floor,
 Bldg. No. 20/207-308, 3rd Floor,
 Chhatrapati Shivaji Park, Mumbai-47

Owner

Page 47 of 74

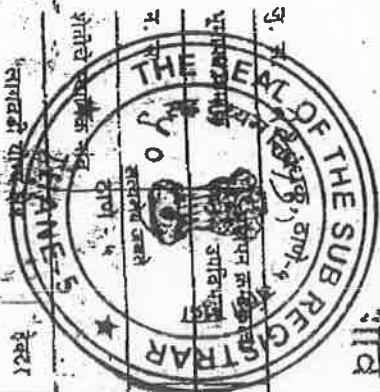
Pravin Tripathi
 Purchaser's
K. K. Thakker

ट न न - ५
दस्ता क्र. ४००८/२०२४
५३ / १४२

ANNEXURE : B

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव दोश्याक
तालुका ठाणे



शु. नं.	भूमाणा पदवी	भोगवदादाराचे नांव	कुळाचे नांव
५०	N.७	(229) (233)	
शेततेचे व्यापक क्षेत्र	हेक्टर	११९० अंश मि.मी.ची	इतर अधिकार
०-३०-०	०-३०-०	(१८६४)	(२१४) (३१०) (१६५)
गो. ख. (लागवडी योग्य नसलेले)	वर्ग (अ)		
	वर्ग (ब)		
एकूण			
०-३०-०	०-३०-०		
शुद्धी क्रमांक व विशेष अकराणी			
१-३८			

गांव नमुना वारा (पिकांची नोंद वरी)

वर्ग	शेताचा क्षेत्र	विकाखालील क्षेत्र			विकाखालील क्षेत्र			लागवडीसाठी उपलब्ध राहिलेली जमीन		नसलिलेले क्षेत्र
		पिक	खालील क्षेत्र	पिक	पिक	पिक	पिक	पिक		
१	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	१	२		
२	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३	४		
३	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५	६		
४	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७	८		
५	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९	१०		
६	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	११	१२		
७	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	१३	१४		
८	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	१५	१६		
९	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	१७	१८		
१०	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	१९	२०		
११	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	२१	२२		
१२	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	२३	२४		
१३	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	२५	२६		
१४	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	२७	२८		
१५	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	२९	३०		
१६	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३१	३२		
१७	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३३	३४		
१८	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३५	३६		
१९	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३७	३८		
२०	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	३९	४०		
२१	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	४१	४२		
२२	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	४३	४४		
२३	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	४५	४६		
२४	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	४७	४८		
२५	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	४९	५०		
२६	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५१	५२		
२७	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५३	५४		
२८	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५५	५६		
२९	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५७	५८		
३०	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	५९	६०		
३१	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	६१	६२		
३२	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	६३	६४		
३३	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	६५	६६		
३४	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	६७	६८		
३५	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	६९	७०		
३६	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७१	७२		
३७	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७३	७४		
३८	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७५	७६		
३९	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७७	७८		
४०	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	७९	८०		
४१	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	८१	८२		
४२	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	८३	८४		
४३	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	८५	८६		
४४	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	८७	८८		
४५	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	८९	९०		
४६	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९१	९२		
४७	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९३	९४		
४८	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९५	९६		
४९	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९७	९८		
५०	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	९९	१००		

असातल नसलिलेले खरी नसलिलेले दिशी असे.

लागवडीसाठी उपलब्ध राहिलेली जमीन

नशीब ३०/११/२००८

३०१२
४०१३

Purchaser/s
S.M. Thakkar
S.M. Thakkar

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव लेखणी/की

तालुका ठाणे

क्र. स. (१११/२)

कुळाचे नांव उजवा - ५

दस्ता क्र. ४७००४२०२४

५४१/१४२

भोगवट्यादाराचे नांव

- (८६१)
- (१०६१)
- (५४०)
- (४०४)

१५१३००७ सिल्व भा. १०

१५१३



भूसाधन क्रमांक	भूसाधन क्रमांकाचा उल्लेखान	भूसाधन पद्धती	हेक्टर	आर
न. स.	५०	N/A	०-२८-०	—
शेतीचे स्थातिक नांव				
लागवडी योग्य क्षेत्र			हेक्टर	आर
			०-२८-०	—
			—	—
			०-२८-०	—
योग्य			०-०१-०	—
योग (अ)			—	—
योग (ब)			०-२९-०	—
एकूण			१-३१	—

सिमा द्याणें भूसाधन चिन्हे

गांव नमुना बारा (मिकांचो नोंद बरो)

वर्ष	हेराण	मिश्र पिकाखालील क्षेत्र				मिकांचो नोंद बरो		लागवडीसाठी उपलब्ध नसलेली जागीन		प्रत्येकवेळाचे साधन	समिती कार्यालयाचे नांव	दिनांक
		मिश्र पिकाखालील क्षेत्र	निर्मळ पिकाखालील क्षेत्र	गायक मिकांचे व प्रलेंका	गायक मिकांचे खालील क्षेत्र	मिकांचे नांव	मिकांचे क्षेत्र	एक	द्वे			
१		३	४	५	६	७	८	९				
२		३	४	५	६	७	८	९				

२०१२
२०१३

असात बरतूण खरी नकल दिती आहे.
तारीख ३०/११/२०१५

सहायक उपनिरीक्षक
महाराष्ट्र शासनाचे
दफतरील, ठाणे

Mini Thane
gk that bear

एनन - ५
दस्ता क्र. ११००८/२०२८
५५/१९७२



EMMS Dhruva Woolen Mills Pvt. Ltd
Kinnwal Chambers 1st Rd.
Chembur, Mumbai - 400 071



ANNEXURE : C
NO. UL/CT/ASec. 22/S.1. 89
Office of the Addl. Collector
& Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg. 2nd Floor,
Thane - 400 604.

Date -13/08/2003

Sub - Permission for redevelopment of Property
bearing S. No 210/2,3,4,6,7,21/2,3,5,10,14
216/5/2,4 to 11
Village - Balkum Tal & Dist. Thane;
(A letter of intent for Area 1289.05 Sq.Mtrs.)

Sir,
Your application dated 28.07.2003 requesting there in to grant
Permission for redevelopment to property S. no 210/2,3,4,6,21/2,3,5,10,14
216/5/2,4 to 11 of Village Balkum Tal & Dist. Thane by permitting you to
demolish the authorised structure under the provision of Sec - 22 of the
Urban Land (Ceiling & Regulation) Act - 1976.

Your application is examined by this office & the Undersigned is
pleased to inform you that your request for redevelopment of the property
bearing S. No. no 210/2,3,4,6,7,21/2,3,5,10,14 216/5/2,4 to 11 measuring
area 1289.05 Sq. Mtrs./Pindi area - 10451.05 Sq.mts & Land Apartment -
2440.00 Sq.Mtrs). By demolishing the structures is considered the
permission on the terms & conditions laid down in the following para's.
Hence this letter of intent is issued to you on the 13th August, 2003.

1. The permission will be granted at the applicants risk regarding dispute
if any as to the title of land, area & user thereof.
2. The redevelopment of land shall be for user permissible as per
development plan & as per the development Control Rules in force.
3. Pindi area of tenement shall not exceed 120.00 Sq. Mtrs.
4. Not more than one dwelling unit shall be allotted to one person.
5. Existing tenant's if any shall be accommodated in the redevelopment
scheme by providing alternative accommodation is sole responsibility
of owner/developer prior to demolition & existing structure.
6. Application in prescribed form No. VI shall be filed within the period
of the three months from the demolition of the existing structures
alongwith Copy of L.O.D./C.C for grant of formal order.

Handwritten signature and initials
Purchaser/s
Handwritten signature

दस्तावेज - ५
दस्तावेज क्र. ४७०८/२०२४
५३/१९४२



7. This office letter of intent bearing No. ULC/T.AV/SEC - 22/S.R. 89, dt. 11.02.1992 & Dt. 15.02.93 is to be treated as cancelled.
8. This letter of intent is valid for a period of one year only from the date hereof & that the formal order U/S-22 should be obtained before the expiry of the validity period of this "Letter of intent".
9. The above Condition will also be binding on the transferee's if any.
10. Any breach of above condition shall amount to automatic withdrawal of this letter of intent & such breach of condition will attract the action under relevant provision of Urban Land Ceiling Act 1976.

On receipt of the information from the Thane Municipal Corporation that the existing structures have been demolished pursuant to Permission U/s - 22 of the Urban Land (Ceiling & Regulation) Act-1976 will be given to you.



(V. A. SARKAR) 13.4.2024
 Addl. Collector & Competent Authority,
 Thane Urban Agglomeration & K.M.S.
 Peripheral area of Brihan Mumbai.

Owner

Page 51 of 74

Purchaser's
 R.K. Thakkar

टन न - ५
दस्ता क्र. ४०७६/१२०२४
५६/११४२



...३...

४३] दिनांक ३१.७.९१ रोजी अस्तित्वात असलेल्या दरांने अक्षुब्ध
आदेशांमध्ये करण्यात आलेली अंमली तारी मधाराबद्ध वसिधे महसूल
१९६६ मधील सरद्विज्ञानांतर आदेशांच्या अंमलीतरीने देवीदेवी तयार
पुर्विले निवडणुकांसाठी दिनांक ४.८.९१ पासून अक्षुब्ध आकारणीचे
आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार
आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार
आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार

४३] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

४४] अंमलीतरी वसिधेच्या अंमलीतरीची मोबला मिळणे करण्यात आल्यानंतर आदेशांच्या
अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या
अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या
अंमलीतरीने तयार झालेले आदेशांच्या अंमलीतरीने तयार झालेले आदेशांच्या

४५] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

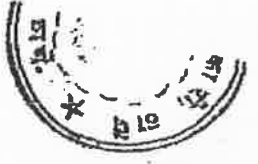
४६] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

४७] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

४८] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

४९] अंमलीतरीच्या अंमलीतरीची वापरतात तसेचाने केलेल्यापासून एक महिन्यांच्या
आत अंमलीतरीने अंमलीतरीचा मोबला मिळणे ही दिली पाहिजे.

...४...



Purchaser/s
K. M. Thakur
K. M. Thakur

ट न न - ५

दस्ता क्र. १७७६/२०२४

९९ / १४२



श्री. पं. प्र. सं. १७७६/२०२४ ची सुधारणी.

दि. नं./क्र. नं.

रुपये

कलशेकराचे नांव

शेवत म्हणून दिल्या प्र. नं. वाट्यात.

२०८/२	२३७०.००	—
२०८/३	१८२०.००	—
२०८/५/१	२४१०.००	—
२०८/५/२	२५०.००	—
२०८/५/३	१६७०.००	—
२०९/१	२३०५.००	—
२०९/२	१५००.००	—
२०९/३	१५००.००	—
२०९/४	१७७०.००	—
२०९/५	५०९०.००	—
२१०/३	२६१०.००	—
२१०/४	१०५०.००	—
२१०/७	१८००.००	—
२१०/८	७००.००	—
२११/१	१८००.००	—
२११/२	२८००.००	—
२११/३	४०००.००	—
२११/४	२००.००	—
२११/५	३६००.००	—
२११/६	६००.००	—
२११/७	१०००.००	—
२११/८	३००.००	—
२११/९	१००.००	—
२११/१०	२७००.००	—
२११/११	५००.००	—
२११/१२	४००.००	—
२११/१३	४००.००	—
२११/१४	४००.००	—
२११/१५	४००.००	—
२११/१६	५५००.००	—
२११/१७	४५०.००	—
२११/१८	४५०.००	—
२११/१९	४८०.००	—
२११/२०	४८०.००	—
२११/२१	४८०.००	—
२११/२२	४८०.००	—
२११/२३	४८०.००	—
२११/२४	४८०.००	—
२११/२५	४८०.००	—
२११/२६	४८०.००	—
२११/२७	४८०.००	—
२११/२८	४८०.००	—
२११/२९	४८०.००	—
२११/३०	४८०.००	—
२११/३१	४८०.००	—
२११/३२	४८०.००	—
२११/३३	४८०.००	—
२११/३४	४८०.००	—
२११/३५	४८०.००	—
२११/३६	४८०.००	—
२११/३७	४८०.००	—
२११/३८	४८०.००	—
२११/३९	४८०.००	—
२११/४०	४८०.००	—
२११/४१	४८०.००	—
२११/४२	४८०.००	—
२११/४३	४८०.००	—
२११/४४	४८०.००	—
२११/४५	४८०.००	—
२११/४६	४८०.००	—
२११/४७	४८०.००	—
२११/४८	४८०.००	—
२११/४९	४८०.००	—
२११/५०	४८०.००	—

००३००

Purchaser/s
(Handwritten signature)
 K. K. Thakkar

उ न न - ५
 दरत क्र. 81006/2028
 27/9/22



आदेश क्र. एनएचटी/एनएचटी-२५९/२२ वी प्रत.पं.

क्र.सं/दि.सं.	एडी	मार्ग शुल्क
२१५/४	२८०.००	
२१५/५	१६००.००	
२१५/६	१३०.००	
२१५/७	२६०.००	
२१५/८	२०००.००	
२१५/९	२११०.००	
२१६/१	३३६०.००	
२१६/२	५०४०.००	
२१६/३	२८०.००	
२१६/४	८६०.००	
२१६/५	५८०.००	
२१६/६	२३००.००	
२१६/७	४००.००	
२१६/८	४००.००	
२१६/९	११६०.००	
२१६/१०	८६०.००	
२१६/११	५०६०.००	
२१६/१२	१३३०.००	
२१६/१३	६५०.००	
२१६/१४	६६०.००	
२१७/१	३००.००	
२१७/२	४१००.००	
२१७/३	८८०.००	
२१७/४	६१०.००	
२१७/५	६८०.००	
२१७/६	१११०.००	
२१७/७	१२६०.००	
२१७/८	१६००.००	
२१७/९	३५०.००	
२१७/१०	२३३०.००	
२१७/११	१६०.००	
२१७/१२	२००.००	
२१७/१३	५१०.००	
२१७/१४	२५०.००	
२१७/१५	२३३०.००	
२१७/१६	१६०.००	
२१७/१७	२००.००	
२१७/१८	८१०.००	
२१७/१९	६६०.००	
२१७/२०	२१५०.००	
२१७/२१	३०००.००	
२१७/२२	४००.००	



PKS Purchaser/ K K Thakker

ट न ज - ५

दस्ता क. ४७००७/२०२४

९३ / १४२

अधिसूचना सं. एनएचपी/एनआर-२७५/२२, या प्रकल्पानि.

कञ्जेदारचे संघ.

भरत धूमर धान मिक्स गुट. लि.



श्री	श्री
६००.००	
२००.००	
३००.००	

प्रस्तावित रकम रकम १,०५,६९८.५० ची. मि. चागीची आहे. प्रस्तावित रकम रकम १,०५,६९८.५० ची. मि. चागीची आहे.

अधिक रकम न. नं. ७/५२
प्रस्तावित रकम

१,०५,६९८.५०

प्रस्तावित रकम अंतिम रकम

५,७००.२५

अंतिम अंतिम रकम

२६,९०६.००

अंतिम अंतिम रकम अंतिम रकम

२६,२००.००

अंतिम अंतिम रकम अंतिम रकम

१५,२५२.७५

रकम अंतिम रकम

५८,९२६.६५

अंतिम अंतिम रकम अंतिम रकम

२९,५६१.८३



Signature
अधिकारीचे ठाणे करिता.



Signature
Purchaser/s
KK Thakker

उत्तर - ५
 दस्ता क्र. ४००८/२०२४
 २४/१९४२



गाँव का नाम
 ठाणे महानगरपालिका, ठाणे

दाखली क्र

निवडणुका घटने क्रमांक :- ६
 स्थानीय घाटे क्रमांक :- २
 गावसं क्रमांक :- ५५००८६
 दिनांक :- ६/२
 गा.सं. :- ६२
 गा.सं. :- ६२
 गा.सं. :- ६२

गा.सं. १७७७१६
 २१/१/६८

दिनांक
 दिनांक
 दिनांक

साक्षर/अक्षर :- प्र. देव गुरुजी लिखी

साक्षर/अक्षर :-

क्र. नं.	कारण	मागील	धर्म	एकूण	रुप
१)	भातान्य कर	३०,६७०=००			
२)	घ. निवडण कर	६०,६८०=००			
३)	दाखली साक्षर	२५,७४५=००			
४)	इलेक्ट्रिक				
५)	टेलिग्राफ सेवा कर	३२,०४८=००			
६)	दाखली निवडणी गा.सं. वरील कर (ग.सं.)				
७)	कर				
८)	घ. साक्षरकार कर				
९)	घ. स्वच्छता कर				
१०)	धर्म उपाय	४५१५=००			
११)	निवडण कर (ग.सं.)	५८,९६६=००			
१२)	नॉटरीस की				
१३)	साक्षर				
१४)	रहता कर	१७,२४८=००			
१५)	दाखली				
१६)	दाखली क्षमतिरक्षण कर	२०,५३०=००			
१७)	दाखली घट्टी				
१८)	निवडण उपाय	१७,२४८=००			
१९)	दाखली की				
२०)					
२१)					
२२)					
२३)					
२४)					
२५)					
२६)					
२७)					
२८)					
२९)					
३०)					
३१)					
३२)					
३३)					
३४)					
३५)					
३६)					
३७)					
३८)					
३९)					
४०)					
४१)					
४२)					
४३)					
४४)					
४५)					
४६)					
४७)					
४८)					
४९)					
५०)					
५१)					
५२)					
५३)					
५४)					
५५)					
५६)					
५७)					
५८)					
५९)					
६०)					
६१)					
६२)					
६३)					
६४)					
६५)					
६६)					
६७)					
६८)					
६९)					
७०)					
७१)					
७२)					
७३)					
७४)					
७५)					
७६)					
७७)					
७८)					
७९)					
८०)					
८१)					
८२)					
८३)					
८४)					
८५)					
८६)					
८७)					
८८)					
८९)					
९०)					
९१)					
९२)					
९३)					
९४)					
९५)					
९६)					
९७)					
९८)					
९९)					
१००)					



धखली क्र. ८१०१ न्याय्य ठाणे की खोली

दिनांक :- २४/१/६८

उत्तर नं. २४/१/६८

Owner

Page 59 of 74

Buyers/Purchasers
 H.K. Makkar

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. Q221 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 21, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & CHUNABHATTI SIGNAL, STON (EAST), MUMBAI-400 22

रजत - ५

दस्ता क्र. १००८/२०२

३९ / १४२

AUTHORITY FOR THE PROJECT "RUNWAL GARDEN CITY/HERENT"

RESOLVED THAT Mr. Sangsea Prasad, Mr. Pandeep Dwiwedi - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any deed/ documents with related to the property and/ or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All these piece or parcel of Land/ Property along with structure standing thereon admeasuring about 1106600 sq. mtr. (about 27 Acres) bearing S. No. 208 (P) To 212(F), S.N. 214, S.N. 215(F), To, 221 and New S.N. 43, H. No. 2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No. 1, 2A, 2B, S.N. 45, H. No. 1A, 1B & 2 To 8, S. No. 46, H.S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Tripathi K. Ma. Shweta Salve and Mr. Mehroob Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Mr. Shobha Malikar, Mr. Pankaj Laha V. Ma. Swarna Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents/ subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Mr. Shobha Malikar, Mr. Pankaj Laha V. Ma. Swarna Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Tripathi K. Ma. Shweta Salve and Mr. Mehroob Khan - Authorized Officials of the Company.



Regd. Office : Runwal & Onkar Equare, 5th Floor, of : Eastern Exp Highway,
Opp. Sion Churnabhatti signal, sion-(B) Mumbai - 400022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corpormgr@runwal.com • www.runwal.com
CIN : U17110MH1923FTCMR8900

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Dhruva Woollen Mills Private Limited
Hassan Anantharamiah
Visweswara
Hassan Anantharamiah Visweswara
Director
DIN: 08510384

Regd. Office : Runwal & Onkar Equare, 5th Floor, of : Eastern Exp Highway,
Opp. Sion Churnabhatti signal, sion-(B) Mumbai - 400022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corpormgr@runwal.com • www.runwal.com
CIN : U17110MH1923FTCMR8900

Owner

Purchaser's

M. N. Tanwar
KK Thakkar

ट न न - ५

दस्त क्र. १००१/२०२४

१६/६/२०१७ राज्याच्या शासन निर्णयान्वये शासनाने गठीत केलेल्या त्रिसदस्यीस संपत्तीने कर्तल्या शिफारसीस
राज्य मंत्री मंडळाने दिनांक १८/११/२००८ रोजीच्या बैठकित चर्चा होऊन स्थिकारणयत आलेल्या आहेत.

ज्याअर्थी त्रिसदस्यीस संपत्तीने केलेल्या शिफारसी व त्याबाबतची शासनार्था पुरिफका व Consent
letter of the Suburban Area समोर सिव्हील अपिल क्रमांक ५५८/२०१७ मध्य सादर करण्यात आल्या होत्या
सदस्यीस व त्या विविध ठिकाण व सिक्रील अपिल क्रमांक ५५८/२०१७ व त्यामध्य दाखल आय. प. क्र.
११७६/२०१९ व ३६२५७/२०१७ व ३६२५७/२०१७ निकाली काढतांना मा. सर्वांच्य न्यायालयाने दिनांक
२०/०११९ रोजी मंडळास्यीस संपत्तीने शासनास सादर केलेल्या शिफारशी नुसार कार्यवाही करण्यास अनुमती
दिलेली आहे. ताणे - ५

नाजकथा कलम २० अन्वये विविध प्रयोजनार्थ सुट देण्यात आलेल्या यांजनाखालील क्षेत्राचा
करण्यासाठी शासनाच्या नगर विकास विभागाकडील शासन निर्णय क्रमांक नाजक २०१८/प्र.क्र. ५१/ नाजक
१, दिनांक १ ऑगस्ट, २०१९ अन्वये निर्णय घेतला आहे.

ज्याअर्थी उक्त शासन निर्णयान्वये मे. श्रुव वुलन मिल्स प्रा.लि. चे अधिकृत स्वाक्षरीकर्ता श्री. संपय
डाया यांनी मौजे बाळकूम, ता.जि. ठाणे येथील स.क्र. ४३/२,३, ४५/१अ/१, १बी/२, २बी, ३, ४बी, ५ ते ८,
४६/३अ, ५ बी, ६ ते १३ चे १९३५९.०० चौ.मी. क्षेत्राकरीता करीना मंजूर एस.आर. १६१९ या नागरी जमीन
(कमाल धारणा व विनियमन) अधिनियम, १९७६ कलम २० खालील गृहबांधणी योजनेतील एकूण १९३५९.००
चौ. मी. क्षेत्रासाठी संदर्भिय दिनांक १८/२०१९ रोजीच्या शासन निर्णयानुसार प्रचलित वार्षिक बाजारमूल्य दर
तक्त्यामधील दराच्या १० टक्के दराने येणारे अधिमूल्य एकरकमी आकारून सदरचे क्षेत्र रहिवास प्रयोजनार्थ
विकसनासाठी उपलब्ध करून देण्याबाबत दिनांक - २७/८/२०१९ रोजी या कार्यालयाकडे अर्ज सादर केला
आहे.

ज्या अर्थी शासनाने पारित केलेल्या दि. १ ऑगस्ट २०१९ चे निर्णयानुसार नाजकथा अधिनियमाच्या
कलम २० खालील आदेशा मधील गृहबांधणी योजना / तळेगाव-दाभाडे भुखंड विकास योजना या प्रयोजनार्थ
सुट दिलेली आहे अशा आदेशामध्ये नमुद असलेल्या सुट दिलेल्या क्षेत्राचे प्रचलित वार्षिक बाजार मूल्यदर
तक्त्यामधील दराच्या १०% दराने हिशोबीत होणारे अधिमूल्य एकरकमी आकारणी करून असे क्षेत्र रहिवास
प्रयोजनार्थ विकसनासाठी योजना धारकांस उपलब्ध करून देण्याबाबत शासनाने उक्त धोरणात्मक निर्णय
घेतलेला आहे.

ज्या अर्थी अर्जदार मे. श्रुव वुलन मिल्स प्रा.लि. चे अधिकृत स्वाक्षरीकर्ता श्री. संपय डाया यांनी मौजे
बाळकूम, ता.जि. ठाणे येथील स.क्र. ४३/२,३, ४५/१अ/१, १बी/२, २बी, ३, ४बी, ५ ते ८, ४६/३अ, ५ बी, ६ ते
१३ या जमिनीवर सुट दिलेले अतिरिक्त १९३५९.०० चौ.मी. क्षेत्राकरिता गृहबांधणी योजना / तळेगाव-दाभाडे
भुखंड योजना विकासीत करणे करिता नाजकथा अधिनियम १९७६ चे कलम २० खाली सुटीचा आदेश क्र.
युएलसी/टिए/एटीपी/ डब्ल्युएसएएस २०/एसआर-१६१९, दि. १८/४/२००६ व सुधारीत आदेश २१/६/२००६
या सुटीच्या आदेशात नमुद केलेल्या सुट दिलेले एकूण १९३५९.०० चौ. मी., बाबत दिनांक १८/२०१९
रोजीच्या शासन निर्णयानुसार निर्णयानुसार प्रचलित वार्षिक बाजारमूल्य दर तक्त्यामधील दराच्या १० टक्के दराने
येणारे एकरकमी अधिमूल्य र. रू. ५,६३,३५,९७०/- चा धनाकर्ष क्र. ०३८२७३ दि -१५/३/२०२१ व मुदतवाढ
दंड रुपये १,६७,२५,८०३/-चा धनाकर्ष क्रमांक ०३८२७४ दिनांक १५/३/२०२१ रोजी संबंधितांनी या
कार्यालयाकडे सादर केलेले असून सदरचा धनाकर्ष या कार्यालयाकडील चलन क्रमांक २०० व १९९ दिनांक

ट न न - ५

दस्त क्र. ४७०८/२०२४

सदर क्षेत्राबाबतच्या मालकी हक्काबाबत / विकास हक्का बाबत क्रिया करून घ्याव्याट्याबाबत करणाऱ्यांशी

न्यायालयीन प्रमाणित प्रकरणाची संपूर्ण जबाबदारी अर्जदार/ जॉमनधारक यांची राहिल.

१) शासनानुसार ~~मि. अशोक अशोक अशोक अशोक~~ रोजीच्या शासन निर्णयानुसार शासन नमा केलेल्या रकमेबाबत कार्या अर्थपत्र निरासरा अर्थपत्रातील दंडाची रक्कम देखील परणा करणाऱ्याबाबत शासनाचे निर्देश झाल्यास शासनाशी निर्दोषासाठी अर्थपत्रक ती रक्कम अर्जदार/ विकासक / जॉमनधारक यांनी या कार्यालयान नमा करणा केंशनकरलेल्या वसुलीत.



(राजेण न. नावेकर)

निलेहाधिकारी व सक्षम प्राधिकारी,

ठाणे नागरी संकुल, ठाणे

प्रति,

मे. भूव वुलन मिल्स प्रा. लि. चे अधिकृत स्वाक्षरीकर्ता श्री. संजय डाघा

रुणवाल अॅण्ड ओमकार स्ववेअर,

५ वा माळा, सायन चुनाभट्टी सिग्नल समोर,

सायन पूर्व, मुंबई ३२.

प्रत:

१) मा. प्रधान सचिव, नगर विकास विभाग, मंत्रालय, मुंबई-३२

२) मा. आयुक्त, ठाणे महानगरपालिका, ठाणे

२/- सदर जागेच्या विकासाकरीता विकास परवानगी देताना संबंधीत नियोजन प्राधिकारणाचे प्रमुख यांना शासन निर्णयातील तरतूदीनुसार कमाल ८०.०० चौ.मी. आकारमानाच्या सदनिका बांधण्याची अट बांधकाम परवानगी प्रमाणपत्रामध्ये स्पट नमूद करण्याबाबत आवश्यक ती दक्षता घ्यावी आणि अशा इमारतीस भोगवटा प्रमाणपत्र (ओ.सी.) देताना त्याबाबतची खातरजमा करावयाची आहे.

३) तहसिलदार ठाणे,

२/- आदेशीत करण्यात येत आहे की, आदेशात नमूद केलेल्या जमिनीचे ७/१२ उतारा / प्रॉपर्टी कार्ड इत्यादी अधिकार अभिलेखांमधील नाजकथा कलम २० खालील क्षेत्र व हस्तांतरणास प्रतिबंध हि नोंद कमी करून त्याएवजी ८०.०० चौ.मी. चटई क्षेत्राच्या मर्यादित सदनिका बांधण्यासाठीचे क्षेत्र अशी नोंद घेण्यात यावी.

४) निव्वड नसती (Select file)

डॉ. शिवाजी पाटील

निलेहाधिकारी व सक्षम प्राधिकारी

निलेहाधिकारी व सक्षम प्राधिकारी

ठाणे नागरी संकुलन, ठाणे यांचे करीता





Corr. No. 387

THANE MUNICIPAL CORPORATION THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

P.T.O.

V.P. NO. 88425 TMC / TDD C 24 Date 25/3/2028

To, Shri/Smt. Shri. Shashikant V. Deshmukh (Architect)

Shri. M/s. Dhruva Woollen Mills Pvt. Ltd. (Builders)

उत्तर - ५
दस्तावेज क्र. ४१००८/२०२८
१०० / १४२

With reference to your application no. 26446 dated 17.09.2008

permission / grant of Commencement certificate under section

Maharashtra Regional and Town Planning Act, 1966 to carry out development

building No. P.T.O. in village Dhulekh Sector No. 5 Sh. _____

S.No. / C.T.S. No. / F.P. No. P.T.O. _____

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

- 1) The land vacated in consequence of the enforcement of the _____ line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied if permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in the amended permission / Commencement Certificate V.P. 88425 TMC/TDD/5350 dated 05.09.2008 are binding upon you.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN

CONTRAVENTION OF THE APPROVED PLANS

AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE

UNDER THE MAHARASHTRA REGIONAL AND TOWN

PLANNING ACT, 1966.

As approved by Assistant Director

Yours faithfully

Office No. _____

Office Stamp _____

Date _____

Issued _____



Executive Engineer

(Town Development Department)

Municipal Corporation of
the city of Thane.

By utilizing D.R.C. No. 058 (Swimming Pool & Garden Reservation No. 13)

ON PLOT 'C'

A 1 = Stilt + 18 floors, A 2 = Stilt + 18 floors (part)

A 3 = Stilt + 11 floors, Club House = Ground floor only & Podium R.G.

S. No. 43/2, 3/1 3/3, 4A/1/1, 4C/1 S. No. 45 1A/3, 1B, 2, 2B, 3, 4B, 5 to 8, S. No. 46/3A/1, 5B, 6 to 16 and 17A, S. No. 47/2 to 5, 7, S. No. 49/3 to 6 & 9, S. No. 50/1, 2, S. No. 51/2B, 3, 4, 5, 6A, 6B, 7 to 15, S. No. 52/1 to 3, S. No. 53/1, 2, 3, S. No. 54/1, 2, 3, 4, 5A + 6, 5B, 5C, 5D, 5G, 8A, S. No. 55/1A, 1B, 2, S. No. 56/1, 10, 6

ट न न - ५
दस्तावे. क्र. ४००८/२०२४
१०९/१४२



Copy To

1. Collector of Thane
2. Dy. Municipal Commissioner
3. E.E. (Water Works) T.M.C.
4. Assessor Tax Department, T.M.C.
5. Vigilance Department T.D.D., T.M.C.
6. Additional Collector & Competent Authority, Thane Agglomeration, Thane.



Certificate No. 000464

उ न न - ५
दस्ता क्र. ४१००८/२०२४
१०२/१४२

THANE MUNICIPAL CORPORATION, THANE
 (Incorporated No. 13 & 21)
 SANCTION OF DEVELOPMENT
 PERMITS - PERMISSION (COMMENCEMENT CERTIFICATE)

(By Utilizing D.R.C. No.058 (Reservation))
 इमारत क्र. ३-३ ९२ वा नो १८ वा भूजा (पार्ट) व इमारत क्र. ३ी = रिस्ट - १ भूजा

V.P. NO. _____ TMC ID/D /96
 To, Shri Smt. श्री. श्री. _____ (Architect)
 Shri. श्री. _____ (Owners)



With reference to your application No. २९६४ dated २५.०८.२००८ for development permission of Commencement certificate under section 45 & 46 of Maharashtra Regional and Town Planning Act, 1966 to carry out development work for erect building 'खेतील घरणो' in village 'शेळवा' Sector No. ५ Shingadi Road S.No. ३५२ S.No. EP-NO भोळी घरणो

the development permission the commencement certificate is granted subject to the following conditions:

- 1) The land area as in consequence of the enclosure of the set back line shall be Part of the public road
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 3) The development permission Commencement Certificate shall remain valid for a period of twenty years commencing from the date of its issue
- 4) This permission does not entitle you to develop the land which does not vest in you

५. मुधारित घराणो नो. ३५, ४. १. १०२/१४२, स. २५, २५/१/१०२/१०२, २५/१/१०२, २५/१/१०२
 स्थील घराणो नो. ३५/१/१०२

६. मुळा घराणो नो. ३५/१/१०२, २५/१/१०२, २५/१/१०२, २५/१/१०२
 दिनांक २५/१/१०२, २५/१/१०२, २५/१/१०२, २५/१/१०२
 व. २५/१/१०२, २५/१/१०२, २५/१/१०२, २५/१/१०२
 व. २५/१/१०२, २५/१/१०२, २५/१/१०२, २५/१/१०२

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

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



महाराष्ट्र नगरपालिका
 Municipal Corporation of
 the city of Thane



Certificate No.:- 644

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

फॉर्म 'सी' - इमारत ए - ३ [स्ट्रिक्ट + १७ मजले व १८ वा मजला (घाटी)]

V.P. No. ८८४२५ TMC/TDD /४९ Date 21/12/20१४

To, श्री. शशिकांत व्हि. देशमुख (वा. वि.)

मे. शुभव तुलन मिल्स प्रा. लि. (मालक)

ट न न - ५
दस्त क्र. ४१००८/२०२४
१०४/१४२

Sub - वापरपरवाना ए-३ (स्ट्रिक्ट + १७ मजले व १८ वा मजला (घाटी))

Ref. V. P. No. ८८४२५

Your Letter No. १०११५ दि. ०५. ०२. १४

Sir,

The part/full development work/extension/re-erection alteration in / of building / part containing no.

वरील प्रमाण

situated at

Road / Street

Ward No.

Sector

No. ५ S. No. / C.T.S. No. / F. P. No.

गादील घाटल Village

ढाकाढी

under the

supervision of एस. व्हि. देशमुख Licensed Surveyor or Engineer/ Structural Engineer/ Supervisor /

Architect/ Licence No.

सीए/७६/३२६२

may be occupied on the following conditions.

१. मलनि:सारण विभागाकडील माहकात दाखला क्र. ठामपा/काथ अभि/मलनि/इनेज/एनओसी १२
दि: १२.११.१० मधील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

~~Yours faithfully~~

Office Stamp:

Date:

मागे परा...

Municipal Corporation of
the city of Thane

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mum. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

Owner

Page 67 of 74

THANE
Purchaser's Name

ट न न - ५

दस्त क्र. ४७००८/२०२४

७९ / १४२



३/१, ३/३, ४अ/१/६, ४क/१ सर्वे नं. ४५/१अ/३, १ब/२, २ब, ३, ४ब, ५ ते १अ/१, ५ब, ६ ते १६ व १७अ, सर्वे नं. ४७/२ ते ५, ७, सर्वे नं. ४९/३ ते ६ व ९, २, सर्वे नं. ५१/२ब, ३, ४, ५, ६अ, ६ब, ७ ते १५, सर्वे नं. ५२/१ ते ३, सर्वे नं. ५४/१, २, ३, ४, ५अ + ६, ५ब, ५क, ५ड, ५ग, ८अ, सर्वे नं. ५५/१अ, १ब, सर्वे नं. ५६/१ ते ६)

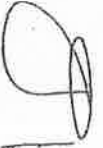
२. स्टॉर्म वॉटर विभागाकडील इमारत क्र. ए-३ करीता ना हरकत दाखला क्र. ठामपा/का.अ./म.नि./SWD Compl./१८ दि.०१.०९.२०१० तसेच इमारत क्र. सी-१ व सी-२ करीता ना हरकत दाखला क्र. ठामपा/का.अ./म.नि./SWD Compl./१८ दि.०१.०९.२०१० मधील अटी आपणांवर बंधनकारक राहतील.
३. अग्निशमन विभागाकडील इमारत क्र. ए-३ करीता ना हरकत दाखला क्र. ठामपा/मुअअ/मु-३४०२/२३२ दि.०४.०३.२०१४ मधील अटी आपणांवर बंधनकारक राहतील.
४. सोलर वॉटर हिटिंग सिस्टम व वर्षा जलसंचयन योजना कायम स्वरुपी कार्यान्वीत ठेवणे बंधनकारक राहिल.
५. वृक्ष विभागाकडील नाहरकत दाखला क्र. वृपा/वृअ-११३ दि.२९.०७.२०११ मधील अटी आपणांवर बंधनकारक राहतील.
६. उचरित डि.पी. रस्त्याखालील क्षेत्र ठामपा चे नावे पुढील वापरपरवान्यापूर्वी सादर करणे आवश्यक.




सावधान

‘नगर नकाशाद्वारा वांधकाम न करणे वसेध विकास विचंगण निवभावावीद्वारा आवश्यक त्या एवधानया ना देवा वांधकाम वापर करणे, नहराएव प्रादेशिक व नगर रचना अधिनियमाचे करण ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी वास्तविक जास्ता ३ वर्षे कैद व ₹. ५०००/- दंड होऊ शकतो.’

मा. सहायक संचालक नगर रचना यांच्या मान्यतेनुसार


कार्यकारी अभियंता
(शहर विकास विभाग)
ठाणे महानगरपालिका, ठाणे


216114

ANNEXURE 'G'

Particulars of the said Flat / Premises

रजत - ५
दस्ता क्र. X10001/2028
७६ / १४२

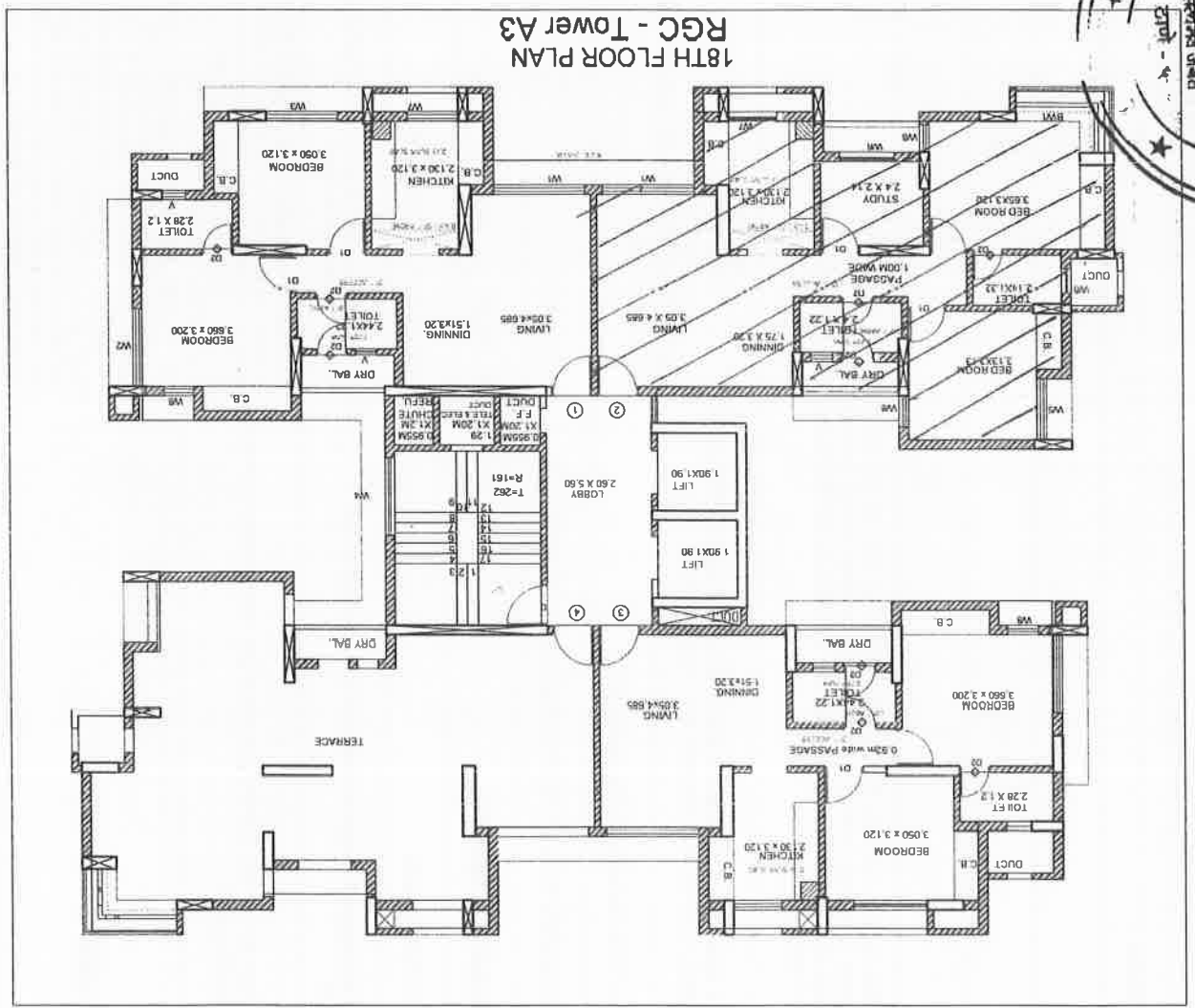
Sr. No	Particulars	
1.	Name of Purchaser/s	Mr. KALPESH VASANT TRAWARS, and Mrs. KOMAL KALPESH TRAWAR
2.	Address of Purchaser/s	1704, DHALLIA RESIDENTIAL PHASE-1, TORNAMENT, THANE, MAHARASHTRA, INDIA. 400072
3.	Description of the said Flat/ Premises	2.5 BHK (2+1) (अर्ध-सुविधा वाला) फ्लैट RUNMA GARDENS-5
4.	Project	IVY
5.	Building Name	A3
6.	Wing	18
7.	Floor	A3-1802
8.	Flat No.	
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 738 Sq. Feet.
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. - Sq. Mts b. - Sq. Mts c. - Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	One Car Park - 01
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.10260050/-
13.	Other Charges and Deposits	Rs. 77500/-
14.	PAN No. of Purchaser/s	AEGPT9103H, BRWPS1561A
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property is not mortgaged with any bank or Financial Institution
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.

Yashwantrao
J.K. Thakkar

Owner

उत्तर क्र. 81002/2028
 600 / 982

ANNEXURE 'H'



FOR DHRUVA WOOLLEN MILLS PVT. LTD.

[Signature]
 Authorised Signatory

Carpet Area :- 738 sqft.

A3-1802

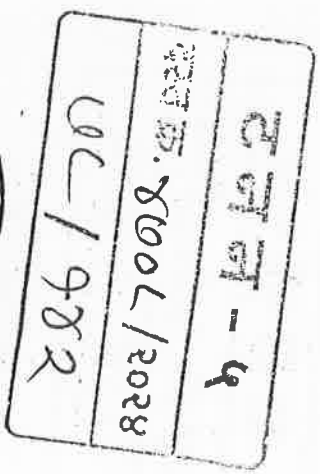
[Handwritten notes]
 K.V. Thakur
 K.K. Thakur

Owner

Page 70 of 74

Purchaser/s

ANNEXURE '1'
Payment Schedule



Project: RUNWAL GARDEN CITY

Flat No. A3-1802 on FLOOR 18 Floor in "Ivy" Wing of "RUNWAL GARDEN CITY"

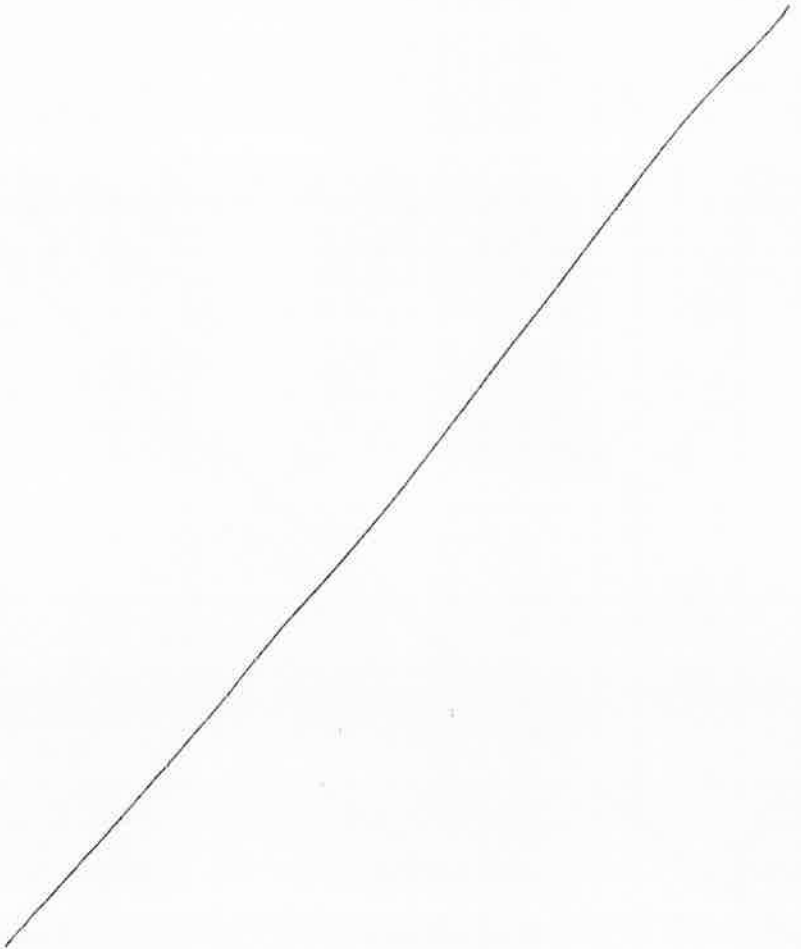
Rs. 10260050/- (Rupees One Crore Two Lac Sixty Thousand Fifty Only)



Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs. 108000
2	BOOKING	Rs. 918005
3	WITHIN 75 DAYS FROM DOB	Rs. 9234045
	Total	Rs. 10260050

*Plus GST and any other taxes as applicable



Owner 

Purchaser/s

ट न न - ५
 दस्ता क्र. ४००८/२०२४
 १०२/१४२



ANNEXURE 'J'
 Other Charges

Particulars	Amount in Rs.
1 SOCIETY FORMATION CHARGES	30000
2 MEEB and PROPORTINATE SHARE OF SUBSTATION	27500
3 Club Usages Charges	20000
Total	Rs.77500

* The above charges are estimated & actual charges will be communicated at the time of possession.
 * Monthly Club House / Fitness Centre / Gym maintenance charges shall be charged extra
 * Plus GST and any other taxes as applicable

(A large diagonal line is drawn across the page, likely indicating a signature or a mark.)

(Signature)
 Owner

(Signature)
 Purchaser/s

ए न न - ५
दस्ता क्र. ४००८/२०२४
६.० १९४२

ANNEXURE 'K'

List of Amenities Provided at Runwal



1. Decorative main door with all fittings of good quality.
2. Ceramic designer flooring in the entire flat.
3. Kitchen platform of granite with stainless steel sink.
4. Bathroom dado full height tiles.
5. All C.P. fittings of superior quality.
6. Concealed wiring of copper which adequate electrical points.
7. Oil-bournd distemper paint in the entire flat.
8. Concealed plumbing line with ISI marked good quality.
9. Aluminum anodized sliding Windows.
10. Geyser with shower in each bathroom.

(A large diagonal line is drawn across the page, likely indicating a signature or a mark.)

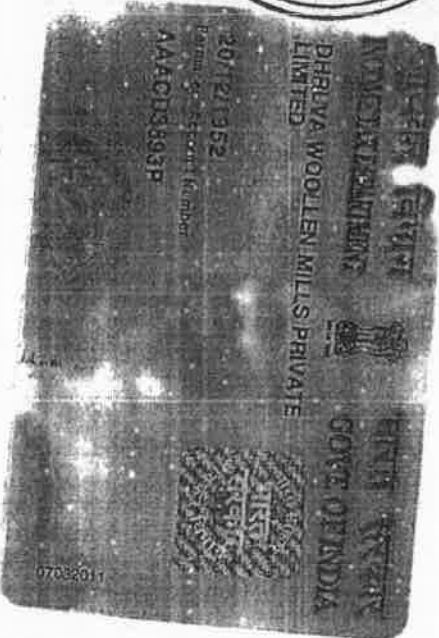
Owner

Page 73 of 74

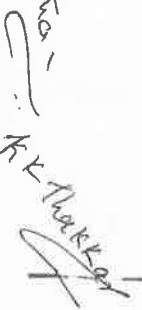
Purchaser/s

(Handwritten signatures and names of the purchaser/s)

रजत - ५
दस्ता क्र. ४००८/२०२४
८९१९४२



Owner 

Purchaser/s
A. N. Thakkar


रजव - ५
 दाख क्र. ४७००१/२०२४
 २२/१४२



Original/Duplicate
 दिनांक : २१/१०/२०२२
 Regn.:39M
 गांधी नं.: 28017 दिनांक: 21/10/2022

भाषण :
 कर्तव्यवत्ता : २१/१०/२०२२
 कर्तव्यवत्ता प्रकार : कर्तव्य वरदान
 गांधी नं.: 28017 दिनांक: 21/10/2022
 गांधी नं.: 28017 दिनांक: 21/10/2022

मूल्यांकन कर : २१/१०/२०२२
 १/२४ M.M. गांधी नं.: 28017 दिनांक: 21/10/2022
 Joint Deputy Registrar Thane 2

१) कर्तव्य कर : DHO कर : २१/१०/२०२२
 दिनांक/दिनांक : २०१९/१०/२०२२ दिनांक: २१/१०/२०२२
 २) कर्तव्य कर : CHSL कर : २१/१०/२०२२
 दिनांक/दिनांक : २०१९/१०/२०२२ दिनांक: २१/१०/२०२२

74/23458
 Friday, 21 October 2022 5:27 PM
 दिनांक : २६/१०/२०२२
 Regn.:39M

मूल्यांकन कर : २१/१०/२०२२
 दिनांक/दिनांक : २०१९/१०/२०२२ दिनांक: २१/१०/२०२२
 १) कर्तव्य कर : DHO कर : २१/१०/२०२२
 दिनांक/दिनांक : २०१९/१०/२०२२ दिनांक: २१/१०/२०२२

२) कर्तव्य कर : CHSL कर : २१/१०/२०२२
 दिनांक/दिनांक : २०१९/१०/२०२२ दिनांक: २१/१०/२०२२

टनन - २
 दस्ता क्रमांक 2384/L/2022
 १/५१

टनन - २
 दस्ता क्रमांक 2384/L/2022
 २/५१



CHALLAN
 MTR Form Number-6

GRN	MR009631201202223E	BARCODE	[Barcode]		Date	20/10/2022-18:09:29	Form ID	480
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment		Registration Fee		PAN No.(If Applicable)				
Office Name		THANE,THANE-HQ-5 JOINT SUB OFFICE, THANE		Full Name		DHURVA WOOLLEN MILLS PVT LTD		
Location		THANE		Flat/Block No.		SHIRVADE NRY NGR BLDG		
Year		2022-2023, One Time		Road/Street		BALKUM		
Amount In Rs.		600.00		Area/Locality		DHOKALI THANE W		
Amount In Words		Six Hundred Rupees Only		Town/City/District		THANE		
Total		600.00		Remarks (If Any)		SecondPartyName=DHRUVA WOOLLEN MILLS PVT LTD-		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Ref No		69103332022102021268 2773190216		
Cheque/DD No		Bank Date		RBI Date		20/10/2022-10:10:06 Not Verified with RBI		
Name of Bank		Bank Branch		IDBI BANK				
Name of Branch		Branch No., Utle		Not Verified with Scroll				

Department ID: 0382510340
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर नोंद घ्या. हा दस्ता नोंद घ्या. या दस्ताचा वापर केवळ उप-नोंद घ्या. या दस्ताचा वापर केवळ उप-नोंद घ्या. या दस्ताचा वापर केवळ उप-नोंद घ्या.

GRN



टनन - ५
 दस्ता क्र. १००८/२०२४
 ६३ / १४२

ट न न - ५
 दस्ता क्र. 5002/2028
 08/19/22



२०२१-२
दस्ता क्र. 0384/2022
३/५१

I

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE
 DIRUVA WOOLLEN MILLS PRIVATE LIMITED, company
 incorporated under the provisions of the Companies Act, 1956
 through its Directors (1) Ms. Sangeeta Prasad and (2) Mr.
 Mr. Pradeep Divedi, having its registered office at Runwal
 Garden City, Balkum Naka, Koiшет, Thane (West) and having
 its registered office at Runwal & Omkar Esquare, 3th floor,
 Upp. Sion Chunnahall Signal, On Eastern Express Highway,
 Sion (East), Mumbai-400 022 SENDS GREETINGS:



(i) Dhruva Woollen Mills Private Limited, a company registered under the Companies Act, 1956 ("Company") is developing and constructing a residential/commercial projects on the lands more particularly described in the Schedule I and II hereinafter written ("said lands") per the plans approved/ to be approved by the concerned authorities.

For the purpose of selling the flat/premises/units/shops being constructed on the said lands to the various prospective buyers an Agreement for Sale and/or any other agreement, deed/ Leave and License agreement document/s etc. and any other documents subsequent thereto and the deeds, documents, declaration, indemnities, loan documents, TDR agreements etc. with respect to the said lands or project to be developed on the said lands are required to be signed on the agreed terms and conditions. The aforesaid Agreements/deeds/documents are required to be signed, executed, lodged and registered before the Office of Sub-Registrar of Assurances at Thane and/or before the appropriate Sub-Registrar of Assurances of the area where the said lands is situated to complete the transaction in all respect.

२०२१-२
दस्ता क्र. 0384/2022
४/५१

(iii) Vide Resolution dated 27th September 2022, We have been authorized to sign, execute, register and do the various acts and things as necessary for execution and registration of Agreement for Sale and/or any deed/document/s subsequent thereto with prospective purchasers of flats/premises/units/shops in the project being constructed on the said Lands

(iv) Whereas due to the job preoccupation and in order to meet timely commitments of agreement execution to prospective purchasers or with any other party, we are desirous of appointing (1) Mr. Yogesh Bagrecha, (2) Ms. Shobha Malkar, (3) Ms. Shobha Malkar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Modya Gupta and (7) Mr. Deepak Shah as our attorney to act and perform on behalf of the Company to sign the Agreement for Sale and or any other agreement, deed and documents as mentioned hereinabove and to lodge, admit and register the



Verify
 21/9/22

ट न न - २
 2384 / 2022
 ४ / ५९

aforesaid Agreement/ deeds / documents and also to complete all other formalities as may be required from time to time in respect of the agreement/s/ Deeds/ documents and the Deeds/ documents with respect to the said Lands more particularly described in the Schedule I and II hereunder.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES

1. We, (1) Ms. Sangeeta Prasad and (2) Mr. Pradeep Dwivedi, the Directors of the Company hereby jointly and severally appoint, nominate and constitute (1) Mr. Yogesh Bagrecha, (2) Mr. Ritesh Ghai, (3) Ms. Shobha Malkar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and (7) Mr. Deepak Shah being authorised signatories of the Company, having office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 to be our true and lawful attorneys to act and perform on behalf of the Company to sign, execute, lodge, declare, register, admit and acknowledge with the respective office of Sub-Registrar/s of Assurances the various Agreements for sale, and/or any other agreement, deeds, documents, declarations, undertakings and affidavits from time to time and any other documents subsequent thereto in respect of flats/units which are being developed/constructed by the Company on the said Lands more particularly described in the Schedule I and II hereunder and the deeds, documents, declaration indemnities, loan documents, FDR agreements etc. with respect to the said Lands or projects to be developed on the said Lands or amenities/ facilities to be provided on the said Lands

(Handwritten signatures and initials)



ट न न - २
 दस्त क्रमांक 2384 / 2022
 ४ / ५९

2. Our Attorneys are entitled to constitute this Power of Attorney in favour of aforesaid (1) Mr. Sudhir Palay, (2) Mr. Tripathi K, (3) Ms. Shweta Salve and (4) Ms. Mehrosh Khan the employees of the Company jointly and / or severally for the purpose of lodging, admitting and registering any of the above documents.

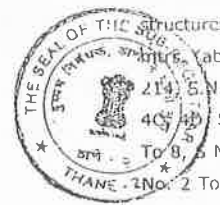
3. This Power of Attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorneys. The Attorneys hereby grant their irrevocable and unconditional consent for a unilateral revocation / cancellation of this instrument.

4. This power of attorney is valid for the period up to 30th September 2024.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the said attorneys in pursuance of the powers herein contained.

SCHEDULE I OF THE PROPERTY AS ABOVE REFERRED TO

All those piece or parcel of Land/Property along with structures standing thereon admeasuring about 110600 sq. meters (about 27 Acres) bearing S. No.208 (P) To 212(P), S.N. 214 S. N. 215(P) To 221 and New S.N. 43, H. No.2, 3, 4A, 4B, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To B, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 to 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B,



(Handwritten signatures and initials)



ट न न - ५
 दस्ता क्र. ४००६/२०२४
 ८५/१९४२

उ न न - ५
 दस्ता क्र. ४७००८/२०२४
 ८६/१९४२



२४३ - २
 २३४८/२०२३
 ७/५९

२४३ - २
 २३४८/२०२३
 ७/५९

& 2, 5, No. 56, H. No. 1 To, 6 at Village Balkun - Dhokali in the Regional District and Sub-District Thane. AS ABOVE REFERRED TO SCHEDULE II OF THE PROPERTY

The plot area of parcel of Land/Property along with structures standing on plot area admeasuring about 7200 square meters or per 712 extracts, (an area addressed bearing 15 Nos. 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1666 corresponding to Gat Nos. 2/2 and 2/5 of Village, Chitaisar Manpada, Taluka Thane, District Thane, Thane and another plot bearing Gat Nos. 7/1 and 7/2 aggregate admeasuring 19,730 sq. mtrs. Or thereabouts of Village Chitaisar Manpada, Taluka Thane, District Thane (West).



IN WITNESS WHEREOF we have set and subscribed our hands to this Power of Attorney this 25th day of October, 2022.

SIGNED SEALED AND DELIVERED)
 By the within named executed by)
 Dhruva Woollen Mills Private Limited)
 through the hands of its Directors)
 1. Ms. Sangeta Prasad and)
 For Dhruva Woollen Mills Pvt. Ltd)
 Director



2. Mr. Pradeep Dwivedi)
 in the presence of)
 2. VISHY CHIRK)
 For Dhruva Woollen Mills Pvt. Ltd)
 Director



We accept and confirm

SIGNED SEALED AND DELIVERED)
 By the within named executed by)
 Dhruva Woollen Mills Private Limited)
 through the hands of its)
 Authorized Signatories)
 1. Mr. Yogesh Bagrecha)
 Authorized signatory



2. Mr. Ritesh Ghal)
 Authorized Signatory



3. Ms. Shobha Malkar)
 Authorized Signatory






4. Ms. Pushpa Latha V.)
 Authorized Signatory



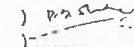

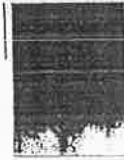
5. Ms. Sweena Nair)
 Authorized Signatory



6. Ms. Monica Gupte
Authorized Signatory

7. Mr. Deepak Shah
Authorized Signatory

(Signature of Attorneys)

ट न न - २
सं. क्र. २३४५ / २०२४
१० / ५१



८७ / १४२
सं. क्र. ४००८ / २०२४
ट न न - ५

ट न न - २
सं. क्र. २३४५ / २०२४
१ / ५१



ट न न - २
 दस्त क्रमिक 23804 / 2022
 93 / 49

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. Q2/21 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 5TH FLOOR, OPP SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022.

AUTHORITY FOR THE PROJECT "KUNWAL GARDEN CITY / EIRENE"

"RESOLVED THAT Ms. Sangeta Prasad, Mr. Pradeep Divivedi - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/ or any deed/ documents with related to the property and/ or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below.

All those piece or parcel of Land/ Property along with structure standing thereon measuring about 110600 sq. mts. (about 27 Acres) bearing S. No. 208 (P) To 213(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No. 1, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No. 1, 2A, 2B, S.N. 45, H. No. 1A, 1D & 2 To 4, S.No. 46, H. No. 1, 2, 3, 4, 5, 6, 7, 8 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. No. 50, H. No. 1 & 2, S. No. 51, H. No. 1 To 5, 6A & 6B, 7 to 13, S. No. 52, H. No. 1 To 3, S. No. 53, H. No. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S.No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Bahadur, Dhokali, in the Registration District and Sub-District Thane.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorised to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorised Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorised to substitute the power in favour Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorised Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorised to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorised Officials of the Company.

Regd. Office : Runwal & Omkar Esquare, 5th floor, off : Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion (E) Mumbai - 400022
 Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
 CIN : U17110MH1952P1C08960



ट न न - २
 दस्त क्रमिक 23804 / 2022
 98 / 49

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

RESOLVED FURTHER THAT a certified true copy of the resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

For Dhruva Woollen Mills Private Limited
 Hassan
 Anandharamaiah
 Vivaswara
 Hassan Anandharamaiah Vivaswara
 Director
 DIN: 08510384



ट न न - ५
 दस्त क्र. 8000 / 2022
 1982



Regd. Office : Runwal & Omkar Esquare, 5th floor, off : Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion (E) Mumbai - 400022
 Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
 CIN : U17110MH1952P1C08960

ट न न - २
 दस्तावेज क्र. 2385/L/2022
 90/59

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. Q1/23 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR SQUARE, 5TH FLOOR, OPP SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022

AUTHORITY TO MS. SANGEETA PRASAD AND MR. PRADEEP DWIVEDI FOR PROJECT P.H.GLOBAL

"RESOLVED THAT Mr. Sangeeta Prasad, Mr. Pradsep Dwivedi - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/ or any deed/ documents subsequent thereto which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/ or any deed/ documents with related to the property and/ or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All those piece or parcel of Land/ Property along with structure standing thereon plot area admeasuring about 37,400 square metres as per 7/12 extracts, (an area admeasuring 35,325.10 square metres (as per the physical measurement) bearing CTS Nos. 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1666 corresponding to Gat Nos. 2/2 and 2/5 of Village Chitalsar Manpada, Taluka Thane, District Thane, Thane and another plot bearing Gat Nos. 7/1 and 7/2 aggregately admeasuring 19,730 square metres or thereabouts of Village Chitalsar Manpada, Taluka Thane, District Thane, Thane (West)

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorised to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorised Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorised to substitute the power in favour Mr. Yogesh Bajrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/ or any deed/ documents/ subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bajrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorised to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorised Officials of the Company.

Regd. Office: Runwal & Omkar Square, 5th floor, off Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion-(E) Mumbai - 400022
 Tel: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporates@runwal.com • www.runwal.com
 CIN: U17110MH1952PTC068960



ट न न - २
 दस्तावेज क्र. 2385/L/2022
 90/59

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities for their attention and record.

For Dhruva Woollen Mills Private Limited
 Hassan Digitally signed by Hassan
 Anantharamaiah Anantharamaiah Visweswara
 Visweswara 40530
 Hassan Anantharamaiah Visweswara
 Director
 DIN: 08510384



ट न न - ५
 दस्तावेज क्र. 2100/L/2022
 29/982

Regd. Office: Runwal & Omkar Square, 5th floor, off Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion-(E) Mumbai - 400022
 Tel: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporates@runwal.com • www.runwal.com
 CIN: U17110MH1952PTC068960



रज नं - ५
 दर नं क्र. ४१००८/२०२४
 २२/१४२



२४४ - २
 २३४८/२०२२
 १९/५१

RESOLVED THAT THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT RUMWAL & OMKAR ESQUARE, OPP. STON CHUNABHAI SIGNAL, SION (EAST), MUMBAI-400022

RESOLVED THAT THE JOINT MANAGERS, MR. RITESH GHAI, MS. SHOBHA MALKAR, MS. SWENA NAIK, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swena Naik, Ms. Monica Gupta and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreement for Sale, deeds, documents and Easie Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of Rates/ units/ facility/ LDK/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All those piece or parcel of Land/ Property along with structure standing thereon plot area addressing about 37,400 square metres as per 7/12 extracts, (an area addressing 58,335.10 square metres (as per the physical measurement) bearing CT'S Nos. 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1477, 1478, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1488 corresponding to Gat Nos. 7/2 and 2/5 of Village Chitlaser Manpada, Taluka Thane, District Thane, Thane and another plot bearing Gat Nos. 7/1 and 7/2 aggregate measuring 19,730 square metres or thereabouts of Village Chitlaser Manpada, Taluka Thane, District Thane, Thane (West)

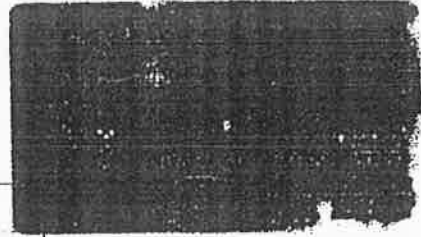
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swena Naik, Ms. Monica Gupta and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Tripalith K. M. Shweta Salve and Ms. Mehrosh Khan Authorised Officials of the Company

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required "

Legal Office : Rumwal & Omkar Esquare, 5th floor, off. : Eastern Exp Highway
 Opp Ston Chunabhai signal, sion-(E) Mumbai - 400022
 Tel : +91 - 22 - 2409 3749 - E : corporate@rumwal.com
 CIN : U1110NMH1952PTCTC008960



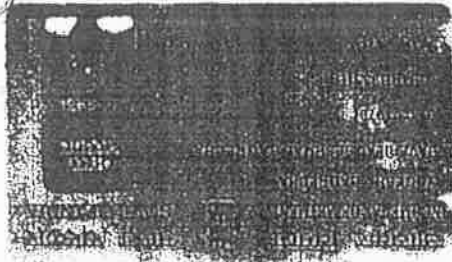
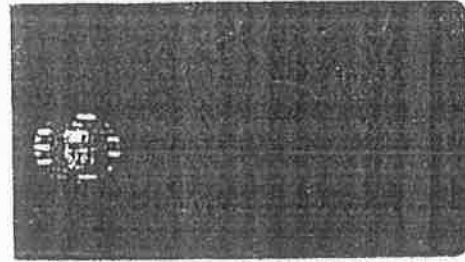
२४४ - २
 २३४८/२०२२
 २०/५१



found



P.L. Sawmalkar



टब न - २
 238W / 2028
 29/49

आयकर विभाग
 INCOME TAX DEPARTMENT
 RITESH GHAI
 MAHESHCHANDER GHAI

16/12/1979
 Permanent Account Number
 AEIPG1521L



टब न - ५
 दस्त क्र. 860L/2028
 03/1982

PERMANENT ACCOUNT NUMBER
 AEWPM3281K

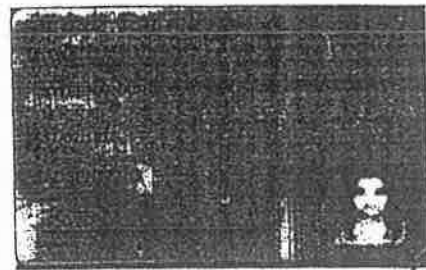
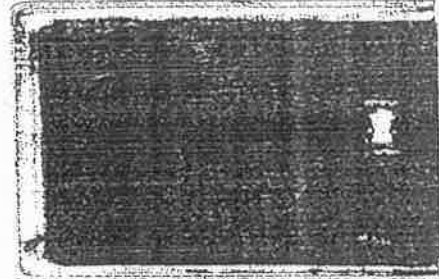
नाम / NAME
 SHORHA SANJAY MAJKAR

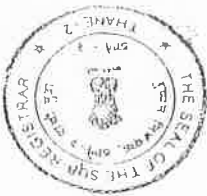
पिता का नाम / FATHER'S NAME
 VISHNU SHANKAR TAYBHETE

जन्म तिथि / DATE OF BIRTH
 08-02-1970

हस्ताक्षर / SIGNATURE
 [Signature]

अधीक्षक आयकर (आय) / DIRECTOR OF INCOME TAX (AY)





२४-१-२
 २३४६/२०२२
 २४/१९
 भारत सरकार
 GOVT OF INDIA
 INCOME TAX DEPARTMENT
 MONICA PRAKASH GUPTA
 PRAKASH GOPAL GUPTA
 ३४/११९७६
 ADDRESS ३३४
 Signature



राज - ५
 दस्त क्र. ४००७/२०२४
 २४/१९२२

२४-१-२
 २३४६/२०२२
 २४/१९

ट न न - २
 दस्त क्रमांक 2388L / 2022
 25/19



दस्त क्र. 2388/2022
 25/19

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

ट न न - २
 दस्त क्रमांक 2388L / 2022
 ₹. 100.00
 ₹. 200.00

मावणी क्र.: 1206 दिनांक: 25/01/2022
 मूल्य: ₹. 360.00

[Signature]
 सह दुय्यम विवेक, जिल्हा क्र. ५
 मुंबई उपनगर जिल्हा

वाचनात मूल्य: ₹. 1/-
 मीवदेवता ₹. 0/-
 भरनेले पुढांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: DHC खजम ₹. 280/-
 सीडी/अनादेवते/अनार क्लासिक 2501202200549 दिनांक: 25/01/2022
 वेंकटेश नाथ व पत्नी
- 2) देयकाचा प्रकार: eChallan खजम: ₹. 100/-
 सीडी/अनादेवते/अनार प्रजासि 2501202200549 दिनांक: 25/01/2022
 वेंकटेश नाथ व पत्नी

[Handwritten Signature]

REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON... 25/01/2022



ट न न - २
 दस्त क्रमिक २३६५६ / २०२२
 २९/५९



दस्त क्र. ४०६८/२०२४
 २७/१९४२

ii. In my individual capacity, or in the capacity as a partner of any of the firm or LLP, or a member/shareholder/representative of a society or a body or a representative of an association of persons or joint venture or in the capacity as Director of the Company or in capacity as Trustee or in my capacity of Karta of HUF (Hindu Undivided Family) may sign, execute, admit and register the various deeds, agreements, writing and documents in respect of sale, transfer, purchase, develop, licence, lease, exchange, tenancy, mortgage, lien, encumber, charge, assign etc. in respect of properties, lands, plots, buildings, flats, shops, commercial premises, units, godowns, galas, offices, industrial premises, parking areas, agricultural land including but not limited to Agreement for sale, Supplementary Agreement, Sale Deed, Transfer Deed, Deed of Conveyance, Supplementary Conveyance Deed, Development Agreement, Joint Development Agreement, Tenancy Agreement, Transfer/ Surrender of Tenancy Agreement, Leave & License Agreement, Agreement for Amenities, Agreement for Common Area Maintenance Charges, Business Conducting Agreement, Management Agreement, Revenue sharing Agreement, Franchises Agreement, Lease Deed, Sub-Lease Deed, TDR Agreement, Surety/Guarantor related documents Advertisement Agreement, Deed of Rectification, Deed of Modification, Deed of Addendum, Deed of adherence, Lis-Pendense, Notice Mortgage Deed, Deed of Re-Conveyance, Deed of Hypothecation, Loan Agreement, Deed of Surrender, Debenture Trust Deed, Share Transfer/Purchase Agreement, Facilities Agreement, Power of Attorney, Undertaking, Declaration, Undertaking, Indemnity, Bond, Deed of Exchange, Deed of Cancellation, Gift Deed, and/or any other deed and documents, writings that may require during the course of business which is required to be registered with the office of the Sub-Registrar of Assurances at Mumbai, Thane, Kalyan, Pune and other parts of the State/Country.



iii. Due to exigency of work, I am not in position to personally be present before the Sub-Registrar of Assurances for presenting, lodging, admitting execution of above deeds and documents for registration and therefore I am desirous of appointing, nominating and constituting Mr. Ramesh Lunkad and Mr. Dinesh Mhatre, having address at 5th floor, Runwal & Omkar Esquare, Opp. Sion Churnabhathi Signal, Opp. Eastern Express Highway, Sion(East) Mumbai 400 022, to be my true and lawful attorneys in my name and behalf of the firm/LLP/ company/ trust/ HUF to enable them only to present, lodge, admit and register any or all the above documents on my behalf as hereinafter appearing

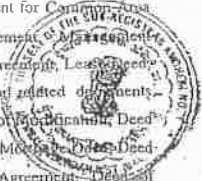


WE ALL AND THESE PRESENTS WITNESSETH THAT I, MS. SANGEETA PRASAD in my individual capacity, or in the capacity as partner of any of the firm or LLP, or a member/ shareholder/ representative of a

body or representative of an association of persons or joint venture or in the capacity as a Director of any of the company or in capacity as Trustee, or in capacity of Karta of HUF (Hindu Undivided Family), do hereby nominate, constitute and appoint Mr. Ramesh Lunkad and Mr. Dinesh Mhatre, having address at 5th floor, Runwal & Omkar Esquare, Opp. Sion Churnabhathi Signal, Opp. Eastern Express Highway, Sion(East) Mumbai 400 022, to be my true and lawful attorney for me, in my name and on behalf of the firm/LLP/ company, trust, society, HUF at my own cost & expenses to do, execute and perform the following acts, deeds matter and things that is to say.

दस्त क्र. २३६५६ / २०२२
 २९/५९

To only present/ lodge for registration and to admit execution of all the deeds, agreements, writing and documents in respect of sale and transfer or purchase, develop flats, shops, commercial premises, units, godowns, galas, offices, land, buildings, industrial premises, commercial premises packing areas, agricultural land including but not limited to Agreement for sale, Supplementary Agreement, Sale Deed, Transfer Deed, Deed of Conveyance, Supplementary Conveyance Deed, Development Agreement, Joint Development Agreement, Tenancy Agreement, Transfer/ Surrender of Tenancy Agreement, Leave & License Agreement, Agreement for Amenities, Agreement for Common Area Maintenance Charges, Business Conducting Agreement, Management Agreement, Revenue sharing Agreement, Franchises Agreement, Lease Deed, Sub -Lease Deed, TDR Agreement, Surety/Guarantor related documents Advertisement Agreement, Deed of Rectification, Deed of Modification, Deed of Addendum, Deed of adherence, Lis-Pendense, Notice Mortgage Deed, Deed of Re-Conveyance, Deed of Hypothecation, Loan Agreement, Deed of Surrender, Debenture Trust Deed, Share Transfer/Purchase Agreement, Facilities Agreement, Power of Attorney, Undertaking, Indemnity, Bond, Deed of Exchange, Deed of Cancellation, Gift Deed and/or any other deeds, agreements, documents, writings that may be required during the course of business and required to be registered with the office of the Sub-Registrar of Assurances at Mumbai, Thane, Kalyan, Pune and/ or any other parts of the state or any other registering authority appointed under the act for the time being in force in India for registration of the documents and deeds as may be necessary for effecting and completing the registration thereof in accordance with law.



दस्त क्र. ४०६८ / २०२४
 २७/१९४२

2. AND GENERALLY to do perform and all acts, deeds, matters, documents and things as may be required from time to time for effectively completing the procedure of registration in all manners, but only relating to the registration of the aforesaid deeds and documents already executed by me and for the purposes aforesaid as fully and effectually as if I was personally present and have executed, admitted and performed the same myself.

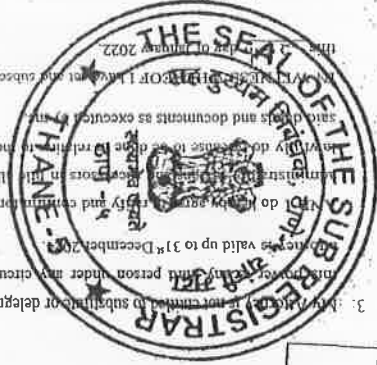


रजत - ५

दस्तावेज क्र. ४७००६/२०२४

२८/११२२

रजत - २
२३४८/२०२३
३१/५१



3: This document is not intended to substitute or delegate this power or any terms of our power to any third person under any circumstances and this power of attorney shall be valid up to 31st December 2023.

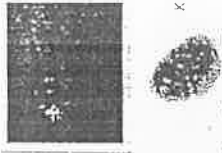
I do hereby agree, ratify and confirm for myself, my heirs, executors, administrators, assigns and assigns in law that the said Attorney shall have the right to cause to be done in relation to the aforesaid registration of the said deeds and documents as executor of the said power of attorney.

IN WITNESS WHEREOF I have hereunto subscribed my hand to this writing this 27th day of January 2022.

SIGNED SEALED AND DELIVERED

By the within named executed by
MS. SANGEETA PRASAD

in presence of



Signed
MS. Sangeeta Prasad

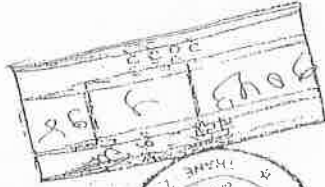
Mr. Dinesh Khatri

(Signature of Attorney)



I accept and confirm

Ramesh Lambh

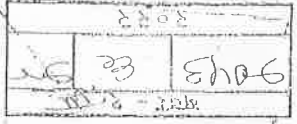


8907 4932 4055

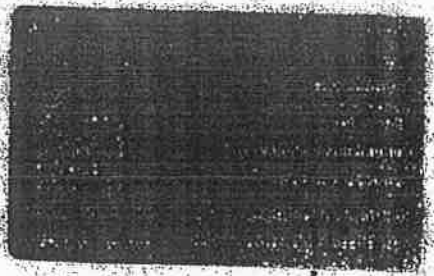
Signed
MS. Sangeeta Prasad



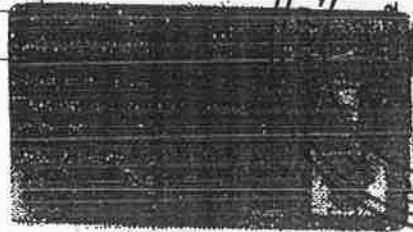
400052



रजत - २
२३४८/२०२३
३२/५१



त न न - २
 क्रमांक 2384/2022
 33/49



दस्ता क्र. 8100/2028
 ee/982



त न न - २
 क्रमांक 2384/2022
 38/49



भारत सरकार
 Unique Identification Authority of India

नोदविषयाचा क्रमांक / Enrollment No.: 272240619/12614
 19, रमेश पुंजराव लुंकर
 Ramesh Punjrao Lunkar
 Flat No.501, Runwal Plaza Tower,
 Ganga Road
 Vashiwadi, Thane West, Thane
 Maharashtra 400636
 5273118039

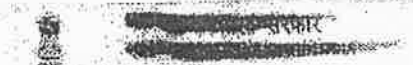


आपला आधार क्रमांक / Your Aadhaar No.
6631 9020 7825
 माझे आधार, माझी ओळख

नाम: रमेश पुंजराव लुंकर
 Ramesh Punjrao Lunkar
 जन्म तारीख / DOB: 01/06/1957
 574/Male



6631 9020 7825
 माझे आधार, माझी ओळख
 तारीख: ३०/०५/२०२२



दिनेश हरिचंद्र म्हात्रे
 Dinesh Harichandra Mhatre
 जन्म तारीख / 1966
 पुरुष / Male

7023 7190 7239

आधार - सामान्य माणसांचा अधिकार



पत्ता:
 S/O हरिचंद्र म्हात्रे, महागणपती
 S/O Harichandra Mhatre,
 Gavanpada 470, Mulund
 Sagar-Prasad CHSL,
 Gavanpada Road, Mulund
 (East), Mumbai
 Maharashtra, 400081

Aadhaar - Aam Aadhaar

३०५३
 २०२२





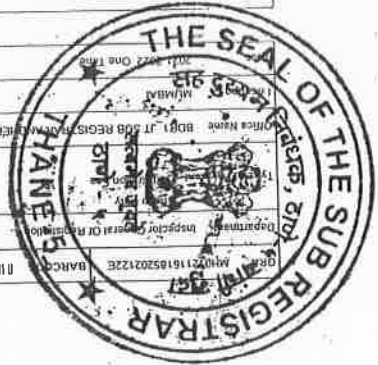
Sr. No.	Remarks	Debitment No.	Debitment Date	Debitment Amount
1	(65) 122-1053	0005816812202122	25/01/2022-09-26	100.00

Challan Debitment Details

शुद्ध - १५३६९० रु.
२५०६९० रु.

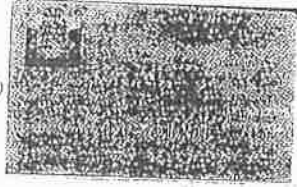
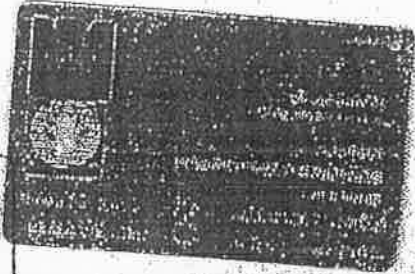
NOTE: This Challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.
 NOTE: This Challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.

FOR USE IN REGISTRATION OFFICE		Amount in Words		600.00	
Title		Cheque/DD Details		Bank Name, Branch, Date, Amount	
Account Head Details		Amount in Rs.		500.00 Road/Sheet, 100.00 Aerial/locality	
Municipality/District		Mumbai		PIN 400 005	
Remarks (If Any)		Second Party Name - Kamlesh P Lunkad		MTR Form Number - 6	
MTR Form Number - 6		Date: 24/01/2022-19-45-45		Form ID: 49(1)	



शुद्ध - ५
 शुद्ध रु. १५०६९० / २०२४
 १०० / १९४२

शुद्ध - २
 शुद्ध रु. १५३६९० / २०२४
 १५३ / ५९



शुद्ध - १५३६९० रु.
 शुद्ध - १५३६९० रु.



GRN: MH012116185202122E Amount: 600.00 Bank: IOBI BANK Date: 24/01/2022-19:45:45

2	(IS) 322-1053	00050130812202122	25/01/2022-09:52:36	IGR186	500.00
Total Debitment Amount					600.00

टनन - २
 टनन क्र. २३४५ / २०२२
 ३० / ५९

THE SEAL OF THE SUB-REGISTRAR
 THE SEAL OF THE SUB-REGISTRAR
 THE SEAL OF THE SUB-REGISTRAR

Document Handling Charges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN: 2501202200549 Receipt Date: 25/01/2022

Received from DHC, Mobile number 000010000, an amount of Rs. 280/- towards Document Handling Charges for the Document to be registered on Document No. 1053 dated 25/01/2022 at the Sub Registrar Office, Joint S.R. Area, Thane District, Mumbai Urban District.

₹ 280

Payment Details

Bank Name: SBIN	Payment Date: 25/01/2022
Bank CIN: 10004152022012500497	REF No.: 202508827695
Debit No: 2501202200549D	Debit Date: 25/01/2022

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

टनन - ५
 टनन क्र. ४००८८ / २०२४
 १०९ / १४२



THE SEAL OF THE SUB-REGISTRAR
 THE SEAL OF THE SUB-REGISTRAR

THANE - 2

9043 99 96
 २०२२



9043 92 98
 २०२२



रजत - ५
 दस क्र. ४६०६/२०२४
 १०२/१९४२



Summary (Dasigswara bhag 1)
 दास शिवाजी भाग-१
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

दास शिवाजी भाग-१
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

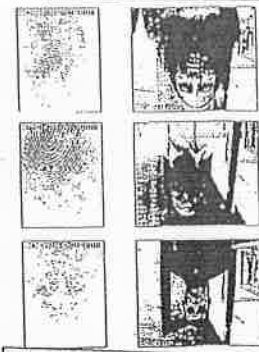
दास शिवाजी भाग-१
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

दास शिवाजी भाग-१
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

दास शिवाजी भाग-१
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

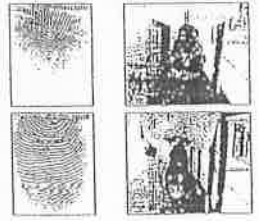
दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022



दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022



दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022



दास शिवाजी भाग-२
 दास क्रमांक: 1053/2022
 दिनांक: 25/01/2022

Sl.	Purchasee	Type	Verification no/Vendor	GVN/Licence	Amount
1	SANGETA	echallan	6910332022012420954	MH012116185202122E	500.00
2	PRAASAD	echallan	MH012116185202122E	MH012116185202122E	100
3		DHC	2501202200549	2501202200549C	280

ट न न - २
क 2384C / 2022
89 / 19



ट न न - ५
दस्ता क्र. 80001/2028
903/982

ट न न - २
2384C / 2022
2/19

आयकर विभाग
INCOME TAX
DINESH M
HARISHCHAN
02/02/1966
Permanent Account Number
ACBR180202F
Signature

भारत सरकार

Mhatre

भारत सरकार

दिनेश हरिचंद्र म्हात्रे
Dinesh Hanschandra Mhatre
जन्म वर्ष/YoB 1966
पुल्ल Male

7023 7190 7239

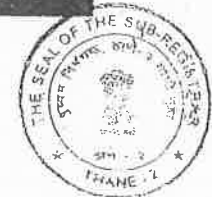
Mhatre

आधार - सामान्य मणसस्य मणिकार

पत्ता
S/O हरिचंद्र म्हात्रे, गवणपडा
सी/२०, मुलुंड सागर प्रसाद
को. ही. सी. गवणपडा रोड, मुलुंड
पूर्व, मुंबई
महाराष्ट्र, 400061

Address
S/O Harishchandra Mhatre,
Gavanpada C/20, Mulund
Sagar Prasad CHSI,
Gavanpada Road, Mulund
(East), Mumbai
Maharashtra, 400081

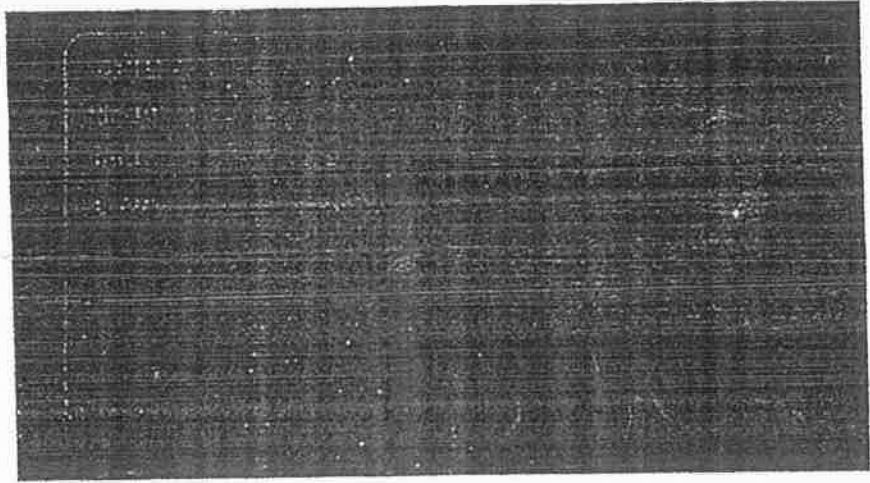
Aadhaar - आम आधार



टन न - २
दस्तावेज क्र. 23842 / 2022
४५ / ५१



टन न - ५
दस्तावेज क्र. 8001 / 2028
१०५ / १४२



Handwritten signature or initials.



रजत - ५

दस्ता क्र. ४००१/२०२४

१०६/१४४



दस्ता नम्बर: 23458/2022

पारदर्शी रजिस्ट्रार: 21/10/2022

रजिस्ट्रार की १००.००
दस्ता रजिस्ट्रार की २००.००
पारदर्शी रजिस्ट्रार: १५

दस्ता नम्बर: 21/10/2022 09:13:31 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)
रजिस्ट्रार: 21/10/2022 09:14:10 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)



Handwritten signatures and notes in the top right corner of the page.

दस्ता नम्बर: 23458/2022

पारदर्शी रजिस्ट्रार: 21/10/2022

रजिस्ट्रार की १००.००
दस्ता रजिस्ट्रार की २००.००
पारदर्शी रजिस्ट्रार: १५

दस्ता नम्बर: 21/10/2022 09:13:31 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)
रजिस्ट्रार: 21/10/2022 09:14:10 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)

दस्ता नम्बर: 23458/2022

पारदर्शी रजिस्ट्रार: 21/10/2022

रजिस्ट्रार की १००.००
दस्ता रजिस्ट्रार की २००.००
पारदर्शी रजिस्ट्रार: १५

दस्ता नम्बर: 21/10/2022 09:13:31 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)
रजिस्ट्रार: 21/10/2022 09:14:10 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)

दस्ता नम्बर: 23458/2022

पारदर्शी रजिस्ट्रार: 21/10/2022

रजिस्ट्रार की १००.००
दस्ता रजिस्ट्रार की २००.००
पारदर्शी रजिस्ट्रार: १५

दस्ता नम्बर: 21/10/2022 09:13:31 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)
रजिस्ट्रार: 21/10/2022 09:14:10 AM की रजिस्ट्रार (पारदर्शी रजिस्ट्रार)

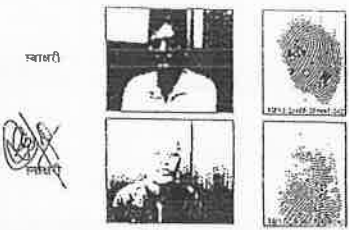
Registration details table with columns for registration number, date, and amount. Includes handwritten notes and signatures.



Handwritten notes and signatures in the top right corner of the page.



दस्त क. 23001/2022
 2009/198



दस्त नोंदवारा भाग-2

दस्तावेज क्रमांक: 23458/2022

दस्तावेज क्रमांक: 21/10/2022
 दस्तावेजा प्रकार: मंजूर वॉलर ऑफ अटॉर्नी

1 नाव विवरण मि...
 वय: 45
 पत्ता: नरई ठाणे
 पिन कोड: 400601

व्यक्तिगत विवरण मि...
 पत्ता: नरई ठाणे
 पिन कोड: 400601

Initial Sub Registrar, Thane 2

Payment Details

Sr.	Purchaser	Type	Vcification no/Vendor	GRN/Licence	Amount	Deface AI	Deface Number	Deface Date
1	DHRUVA WOOLLEN MILLS PVT LTD	eChallan	09103332022102021268	MH009631201702273E	500.00	SD	0004754005202223	21/10/2022
2		DHC		2010202215049	300	RF	2010202215049D	21/10/2022
3	DHRUVA WOOLLEN MILLS PVT LTD	eChallan		MI 1009631201202223E	100	RF	0004754055202223	21/10/2022

(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charge]

23458 /2022

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get online receipt after registration.
 For feedback, please write to us at: feedback_sanaa@ghail.com

दस्त न - 2
 दस्त क्रमांक: 2384/2022
 58/59



क्र. सं.	व्यक्तिचे नाव व पत्ता	व्यक्तिचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार गोपाळ बागडार. पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 43 स्वाक्षरी.		
2	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार दिनेश पाई पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 43 स्वाक्षरी.		
3	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार शोभा पातळकर. पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 52 स्वाक्षरी.		
4	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार पुष्पा नया डी. पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 60 स्वाक्षरी.		
5	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार लीला बागडार. पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 44 स्वाक्षरी.		
6	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार गोविंदा पुते. पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 46 स्वाक्षरी.		
7	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार दिनेश पाई पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 41 स्वाक्षरी.		
8	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार शोभा देवगार पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 56 स्वाक्षरी.		
9	नाव: ध्रुव वृत्त मिल प्रा. लि. चे अधिकृत स्वाक्षरीकार शोभा देवगार पत्ता: प्लॉट नं. 5 बा पजना, इमारतीचे नाव: रुग्णालय भेदक औषधकार फॅब्रिक, ब्लॉक नं. बायन बुनाभट्टी विगत समोर, रोड नं. इस्टर्न एक्सप्रेस हायवे, बायन पूर्व मुंबई, पट्टागट्ट, मुंबई.	वॉलर ऑफ अटॉर्नी होल्डर वय: 56 स्वाक्षरी.		





दिनांक 29/10/2022
 578. दस्तावेज संख्या क्र. 2

प्राप्ति करणाने ही कि सर
 दस्त क्र. 2384/2022
 प्राप्ति करणाने ही कि सर
 2384/2022

2384/2022
 दस्ता क्र. 2384/2022
 2384/2022

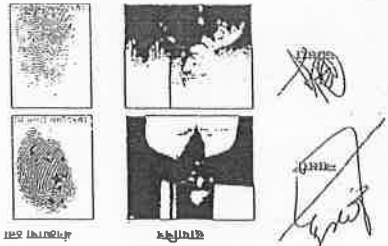
1. Your Stamp Document for retention is through the thumbprint (a page) on a valid printout after scanning
 2. Get print immediately after registration
 For feedback, please write us at feedback.thane@grnml.com

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

sr	Purchaser	Type	Verification no./Vendor GRN/Licence	Amount	Used At	Debase Number	Debase Date
1	DHRUVA WOOLLEN MILLS PVT LTD	eChallan	MH009631201202223E	500.00	SD	0004754055202223	21/10/2022
2	DHRUVA WOOLLEN MILLS PVT LTD	DHC	2010202215049	300	RF	2010202215049D	21/10/2022
3	DHRUVA WOOLLEN MILLS PVT LTD	eChallan	MH009631201202223E	100	RF	0004754055202223	21/10/2022

दिनांक 21/10/2022 10:29:08 AM
 578. दस्तावेज संख्या क्र. 2

1. प्राप्ति करणाने ही कि सर
 दस्ता क्र. 2384/2022
 प्राप्ति करणाने ही कि सर
 2384/2022



आपला दस्ताना घालून घ्यावे कि नाहीत हे ठरवण्यात येईल. घालण्यात येईल. घालण्यात येईल. घालण्यात येईल.

दस्ता क्र. 2384/2022
 2384/2022



ट न न - ५
दस्त क्र. ४००८/२०२४
१०८/१४२



टजल - ५

दस्ता क्र. ४००१/२०२४

११०/१४२

74/23459

Friday, October 21, 2022

9:23 AM

Regn.:39M

Original/Duplicate

दिनांक : 39M

Regn.:39M



पत्राची क्र. : 26010

दिनांक: 21/10/2022

₹. 100.00

₹. 280.00

₹. 300.00

9:35 AM for Thane 2
Joint Sub Registrar Thane 2
Joint Sub Registrar Thane 2

वास्तव मुद्रा : ₹. 1/-

वास्तव ₹. 1/-

प्रतीक मुद्रा मुद्रा : ₹. 500/-

1) डेप्युटा वकालत: DHC क्रमांक: ₹. 300/-

दिनांक/प्रमाणित/अधिकार मुद्रा: 20102022/15122 दिनांक: 21/10/2022

प्रतीक मुद्रा व पत्रा:

2) डेप्युटा वकालत: e-Charhin क्रमांक: ₹. 100/-

दिनांक/प्रमाणित/अधिकार क्रमांक: MH009630928202223C दिनांक: 21/10/2022

प्रतीक मुद्रा व पत्रा:

Joint Sub Registrar Thane 2

पत्राची क्र. २

द्वार पत्राची

74/23459

Friday, 21 October 2022 6:09 PM

Original/Duplicate

दिनांक : 39M

Regn.:39M

पत्राची क्र. : 26143

दिनांक: 21/10/2022

पत्राची मुद्रा: दीकाला

दस्तावेजाचा पत्रांक: दिनांक पत्राची मुद्राची

क्रमांक: २०१२-२३४५९-२०२२

प्रमाणित/अधिकार मुद्रा व पत्रा: दिनांक/प्रमाणित/अधिकार मुद्रा: २०१०२०२२/१५१२२ दिनांक: २१/१०/२०२२

प्रतीक मुद्रा: 38

₹. 760.00

₹. 760.00

Joint Sub Registrar Thane 2

1) डेप्युटा वकालत: DHC क्रमांक: ₹. 760/-

दिनांक/प्रमाणित/अधिकार क्रमांक: MH009630928202223C दिनांक: 21/10/2022

प्रतीक मुद्रा व पत्रा:

टन न - २
 दस्ता क्र. 23849/2022
 9/42

टन न - २
 दस्ता क्र. 23849/2022
 2/42



टन न - ५
 दस्ता क्र. 23849/2022
 999/1982



CHALLAN
 MTR Form Number-6

GRN	MH009630928202223E	BARCODE	[Barcode]		Date	2010/2022-18:05:50	Form ID	480
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Types of Payment Registration Fee				Main No. of Applicable				
Office Name THNS_THANE NO 5 JOINT SLB REGISTRA				Full Name		DHRUVA WOOLLEN MILLS PVT LTD		
Location THANE				Flat/Block No.		SURVEY NO 208 PART		
Year 2022-2023 One Time				Premises/Building		BALKUM		
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		
0030045401 Stamp Duty		500.00		Dhokali Thane W		Town/City/District		
0030063301 Registration Fee		100.00		PIN		REMARKS (If Any)		
				PIN		Secondary Party Name: DHRUVA WOOLLEN MILLS PVT LTD		
				PIN		Amount In: Six Hundred Rupees Only		
				PIN		Total 600.00 Words		
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Rel No		69103132022102021203
Cheque/DD No				Branch		RBI Code		201002021100548
Name of Bank				Branch		RBI Code		Not Verified with RBI
Name of Branch				Branch		RBI Code		Not Verified with RBI

Department ID: [Blank] Mobile No: 9327510340
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 संपूर्ण माला दस्ता क्रमांक 23849/2022 मधील दस्ता क्रमांक 999/1982 व 2/42 व 9/42 यांच्यासाठी वैध आहे. अनिश्चित व अनिश्चित दस्ता क्रमांक संपूर्ण माला मधील नाही.



रजत - ५
 दस्ता क्र. १००५/२०२४
 ११२/१४२



**SPECIAL POWER OF ATTORNEY
 ONLY FOR REGISTRATION**

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE
 DHRUVA WOOLLEN MILLS PVT. LTD., company
 incorporated under the provisions of the Companies Act, 1956
 having its office at Runwal Garden City, Balkum Naka, Koiheri,
 Thane (West) and having its registered office at Runwal &
 Omkar Esquare, 5th Floor, Opp. Sion Churnabhatti Signal, Sion
 (E), Mumbai - 400 022 through its Directors (1) Ms.
 Sangeeta Prasad and (2) Mr. Pradeep Dwivedi and the
 authorized signatories (1) Mr. Yogesh Bagrecha, (2) Mr.
 Ritesh Ghat, (3) Ms. Shobha Malakar, (4) Ms. Pushpa
 Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and
 (7) Mr. Deepak Shah SENDS GREETINGS



(ii) Dhruva Woollen Mills Pvt. Ltd., a company registered under the Companies Act, ("Company") is developing a residential/commercial projects which is being constructed on the lands more

WHEREAS:

hereunder mentioned ("the said Lands").

रजत - २
 २३४५६/२०२२
 २ / ५०

रजत - ३
 २३४५६/२०२२
 ३ / ५२

(iii) Vide Resolution dated 27th September 2022, we the Directors of the Company (1) Ms. Sangeeta Prasad and (2) Mr. Pradeep Dwivedi, have been authorized to sign, execute, register and do the various acts and things as necessary for execution and registration of Agreement for Sale and/or any other agreement deed/leave and license documents/ etc and any other document subsequent thereto with prospective purchasers of flats/premises/unit/office in the project and the deeds, documents, declaration, indemnities, loan documents, TDR agreement etc. with respect to the said Lands or Project being constructed/developed on the said Lands or amenities/ facilities to be provided on the said Lands.

(iiii) Vide Resolution dated 27th September, 2022 and

Power of Attorney dated _____ we registered under Sr. No _____ (1) Mr. Yogesh Bagrecha, (2) Mr. Ritesh Ghat, (3) Ms. Shobha Malakar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and (7) Mr. Deepak Shah have been empowered, nominated and appointed, as the attorneys to act and do the various acts and things under the said power in respect of the said Lands and said flat/ units/ Shops/office/premises to be developed and/or constructed on the said Lands, as stated therein. Under the said power, we are entitled to substitute the power in favour of (1) Mr. Sudhir Palav (2) Mr. Dipathi K, (3) Ms. Shweta Salve and (4) Ms. Mehrosh Khan jointly and/or severally for the limited purpose of lodging, admitting and registering the documents duly signed and executed by us.



Handwritten signatures and initials at the top of the page, including names like 'Dhruva Woollen Mills Pvt. Ltd.' and various initials.

ट न न - २
 23848/2022
 4/52

(iv) Due to job pre-occupation in business and/or due to personal commitments, we, the Directors of the Company (1) Ms. Sangeeta Prasad and (2) Mr. Pradeep Dwivedi, and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Mr. Ritesh Ghai, (3) Ms. Shobha Malkar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and (7) Mr. Deepak Shah are not in position to personally visit the respective offices of Sub-Registrar/s for registering and/or complying the required formalities of the agreement for sale and/or any other agreement, deed / Leave and License agreement/ document/s subsequent thereto and completing the transaction.

(v) Therefore, we the Directors of the Company (1) Ms. Sangeeta Prasad and (2) Mr. Pradeep Dwivedi, and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Mr. Ritesh Ghai, (3) Ms. Shobha Malkar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and (7) Mr. Deepak Shah do hereby appoint, nominate and constitute jointly and/or severally (1) Mr. Sudhir Palav, (2) Mr. Tripathi K, (3) Ms. Shweta Salve and (4) Ms. Mehrosh Khan the employees of the Company, all adult, Indian Inhabitant, presently having their office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chhabhatti Signal, Sion (E), Mumbai - 400 022 to be our true and law full attorney to act and perform on our behalf to lodge, admit and register the Agreement for sale or any other agreement/deeds/documents and/or any other agreement/deed/document/s subsequent thereto with respect to flat/unit/ shop/office/premises and/or the lands on which the said flats/ units /shop/ office /premises are developed and or amenities/facilities with respect

[Handwritten signatures and initials of the directors and attorneys for item (iv)]

ट न न - २
 दस्त क्रमांक 23848/2022
 4/52

thereto duly signed and executed by us and we require complete all other formalities as may be required from time to time in respect of the said agreement document/s. Our Attorney holders have full power to do and execute the following acts, deeds and things and that they have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We, the Directors of the Company (1) Ms. Sangeeta Prasad and (2) Mr. Pradeep Dwivedi, and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Mr. Ritesh Ghai, (3) Ms. Shobha Malkar, (4) Ms. Pushpa Latha V, (5) Ms. Sweena Nair, (6) Ms. Monica Gupte and (7) Mr. Deepak Shah the authorized signatories of Dhruva Woollen Mills Pvt. Ltd, do hereby jointly and severally appoint, nominate and constitute (1) Mr. Sudhir Palav (2) Mr. Tripathi K, (3) Ms. Shweta Salve and (4) Ms. Mehrosh Khan to be our true and lawful attorney to do all acts, deeds, matter and things in the respect of the said flats/ units/ shop/ office/premises, which are being developed/constructed on the said Lands and with respect to the lands more particularly described in the Schedule I and II as stated hereunder.

To lodge and register and admit and acknowledge with the respective office of Sub Registrar/s of Assurances Agreement for Sale and/or any other agreement, deeds, declarations, undertaking, affidavits which may be necessary from time to time in respect of flats/ units/shop/office/premises and the said Lands as mentioned hereinabove, which has been signed and executed by us in the respect of the said flats/ units/ shop/office/premises, which are being developed/constructed on the said Lands and the said Lands is more particularly described in the Schedule i and II herein under mentioned.

THE SEAL OF THE SUB-REGISTRAR
 THANE - 2

[Handwritten signatures and initials of the directors and attorneys for item (v)]



ट न न - ५
 दस्त क्र. 81004/2028
 993/982

२३१ - २
२३१६/२०२२
१०/१२

२३१ - २
२३१६/२०२२
१०/१२

2. And also, to do the general things and acts, which may be required from time to time in completing the transactions in all manner.

We do hereby agree and accept to ratify all lawful acts, deeds and things done by the said attorney in pursuance of the powers herein conferred. This power of attorney is irrevocable and the power of attorney is valid for the period

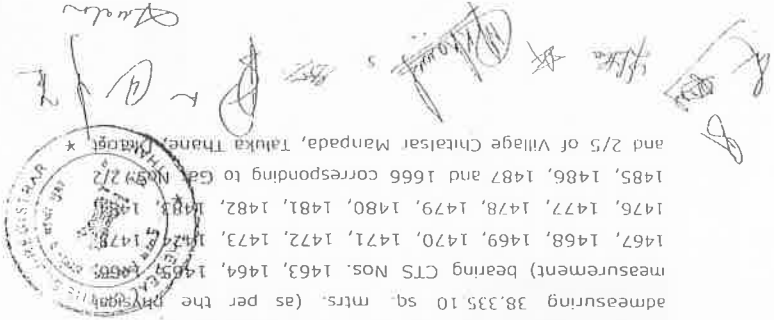


SCHEDULE II OF THE PROPERTY AS ABOVE REFERRED TO

structures standing thereon admeasuring about 110600 sq. mtrs. (about 27 Acres) bearing S. No.208 (P) To 212(P), S.N. 214, S.N. 215(P) To 221 and New S.N. 43, 11, No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 TO 8, S. No. 48, H.S. No. 1, 2, 3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & S. No. 49, H. No. 3 To 6 & 9, S. No. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5D, & 8A S No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum-Dhokali in the Registration District and Sub-District Thane.

SCHEDULE II OF THE PROPERTY AS ABOVE REFERRED TO

All those piece or parcel of Land/Property along with structures standing thereon plot area admeasuring about 37,400 square meters as per 7/12 extracts, (an area admeasuring 38,335.10 sq. mtrs. (as per the measurement) bearing CTS Nos. 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1666 corresponding to Gd. Nos. 212 and 2/5 of Village Chitaisar Manpada, Taluka Thane, District Thane.



and another plot bearing Gat Nos. 7/1 and 7/2 Village Chitaisar Manpada, Taluka Thane, District Thane, Thane (West).
IN WITNESS WHEREOF we have set and subscribed our hands to this Power of Attorney this 21st day of October, 2022.

SIGNED SEALED AND DELIVERED By the within named DHRUVA WOOLLEN MILLS PVT. LTD through the hands of its Director/Authorized Signatories

1. Ms. Sangeta Prasad
Director/Authorized Signatories
For Dhruva Woollen Mills Pvt. Ltd

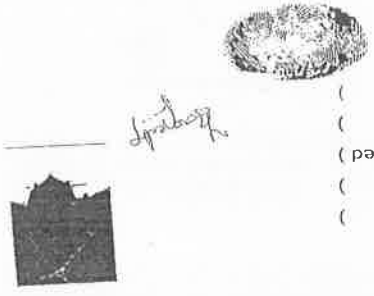
2. Mr. Pradeep Divedi

For Dhruva Woollen Mills Pvt Ltd
Director
P. C. Divedi

2 VITAY SHIRKE

We accept and confirm SIGNED SEALED AND DELIVERED By the within named executed by Woollen Mills Private Limited)

Through the hands of its Authorized Signatories
Mr. Xodesh Bagrecha
Authorized signatory



ट न न - ५
 दस्त क्र. ४६०६/२०२४
 ११५/१४२



ट न न - २
 दस्त क्र. २३४९९/२०२३
 १० / ५२
 We accept and confirm

2. Mr. Ritesh Ghai,
 Authorized Signatory



3. Ms. Shobha Malkar
 Authorized Signatory



4. Ms. Pushpa Latha V.
 Authorized Signatory



5. Ms. Sweena Nair
 Authorized Signatory



6. Ms. Monica Gupte
 Authorized Signatory



7. Mr. Deepak Shah
 Authorized Signatory
 (Signature of Attorneys)



in the presence of

1.

2.



ट न न - २
 दस्त क्र. २३४९९/२०२३
 १० / ५२



1. Dhruva Woollen Mills Pvt. Ltd)
 through its employee
 Mr. Sudhir Palav

2. Dhruva Woollen Mills Pvt. Ltd)
 through its employee
 Mr. Tripathi K

3. Dhruva Woollen Mills Pvt. Ltd)
 through its employee
 Ms. Shweta Salve

4. Dhruva Woollen Mills Pvt. Ltd)
 through its employee
 Ms. Mehrosh Khan
 (Signature of Attorney)



ट न न - २
 दस्त क्रमिक 23889E/2028
 73 / 42

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. Q2/21 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2012 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNVAL & OMKAR ESQUARE, 5TH FLOOR, OPP SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022

AUTHORITY FOR THE PROJECT "RUNVAL GARDEN CITY / EIRENE"

"RESOLVED THAT Ms. Sangeeta Prasad, Mr. Pradhep Dwivedi, Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, Documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/ or any deed/ documents with related to the property and/ or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All those piece or parcel of Land/ Property along with structure standing thereon admeasuring about 110600 sq. mtrs. (about 27 Acres) bearing S. No. 208 (P) To 212(P), S. N. 214, S. N. 215(P), To, 221 and New S.N. 43, H. No. 2, 3, 4A, 4B, 4C, 4D, 5A, 44, H. No. 1, 3A, 2B, S. N. 45, H. No. 1A, 1B & 2 To 8, S. No. 16, H. S. No. 1, 2, 3 A, 3B, 4 To 7A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No. 3 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No. 1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 3B, 3C, 3G, 3D, & 8A S. No. 55, H. No. 1A, 1B, & 2, S. No. 56, 11, No. 1 To, 6 at Village Balkun, Dhekhai, in the Registration District and Sub-District: Thane

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Kitesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweeta Hair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company in sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Kitesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweeta Hair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorized Officials of the Company.

Regd. Office - Runval & Omkar Esquare, 5th floor, off: Eastern Exp Highway,
 Opp Sion Chembhatti signal, sion (E) Mumbai - 400022
 Tel: +91-22-61113000 + Fax: +91-22-34093749 + E: corporate@runval.com + www.runval.com
 CIN: U17110MH1952PTC008960



ट न न - २
 दस्त क्रमिक 23889E/2028
 98 / 42

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to the Sub-Registrar of Assurances and other concerned authorities.

For Dhruva Woollen Mills Private Limited
 Hassan
 Anantharamalah
 Visweswara
 Hassan Anantharamalah Visweswara
 Director
 DIN: 08510384



ट न न - ५
 दस्त क्र. 81000L/2028
 9910 / 982



Regd. Office - Runval & Omkar Esquare, 5th floor, off: Eastern Exp Highway,
 Opp Sion Chembhatti signal, sion (E) Mumbai - 400022
 Tel: +91-22-61113000 + Fax: +91-22-34093749 + E: corporate@runval.com + www.runval.com
 CIN: U17110MH1952PTC008960

DRUVVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. 0222 (BR)
 (CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR SQUARE, 5TH FLOOR, OPERATION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022

AUTHORITY TO MR. YOGESH BAGRECHA, MR. RITESH GHAT, MS. SHOBHA MALIK, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL GARDEN CITY / EIRENE".

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghat, Ms. Shobha Malika, Ms. Pushpa Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, contract, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of land/ premises which are being developed/ constructed by the company on the property and/or any ancillary/ facility/ IDB/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

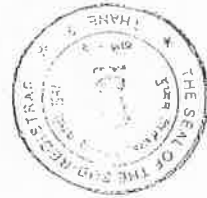
All those piece or parcel of land admeasuring about 110600 sq. mtrs (about 27 Acres) bearing S No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To. 221 and New S.N. 43, H. No. 2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No. 1, 2A, 2B, S.N. 45, H. No. 1A, 1B & 2 To 8, H.S.No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, H. No. 1 To 5, 6A & 6B, 7 to 13, S. No. 32, H. No. 1 To 3, S. No. 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghat, Ms. Shobha Malika, Ms. Pushpa Latha V. Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of land/ premises which are being developed/ constructed by the company on the property and/or any ancillary/ facility/ IDB/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

For Druva Woollen Mills Private Limited
 Director
 Hassan Anantharamiah Visweswara
 Anantharamiah
 Director
 DIN: 08510384

Regd Office: Runwal & Omkar Square, 5th floor, off. Eastern Exp Highway,
 (Opp Sion Chombhat signal, 5th floor, off. Eastern Exp Highway, - 400022
 CIN: U17110MH192PTC208960



उ न न - ५
दस्ता क्र. ४७०६/२०२४
११८/१४२



२५/१२
 २३४५/२०२३

२५/१२
 २३४५/२०२३

ट न न - २
 दा संक्र 2384E / 2022
 96 / 52

ट न न - २
 दा संक्र 2384E / 2022
 96 / 52

DHRUVA WOOLLEN MILLS PRIVATE LIMITED

Ref. No. Q2/23 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 5TH FLOOR, OPP SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022.

AUTHORITY TO MS. SANGEETA PRASAD AND MR. PRADEEP DWIVEDI FOR PROJECT P.B.GLOBAL

RESOLVED THAT Ms. Sangeeta Prasad, Mr. Pradeep Dwivedi - Director of the Company, he and she hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/ or any deed/ documents subsequent thereto which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/ or any deed/ documents with related to the property and/ or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below.

All those piece or parcel of Land/ Property along with structure standing thereon plot area admeasuring about 17,800 square metres as per 7/12 extracts, (no area admeasuring 38,335.10 square metres (as per the physical measurement) bearing CTS Nos. 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1666 corresponding to Gat Nos. 2/2 and 2/5 of Village Chitalnar Manpada, Taluka Thane, District Thane, Thane and another plot bearing Gat Nos. 7/1 and 7/2 aggregately admeasuring 19,730 square metres or thereabouts of Village Chitalnar Manpada, Taluka Thane, District Thane, Thane (West)

RESOLVED FURTHER THAT the above mentioned Directors of the Company, he and she hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, he and she hereby severally authorized to substitute the power in favour Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale deeds, documents, Sale Deed and/ or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Ghai, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, he and she hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorized Officials of the Company.

Regd. Office : Runwal & Omkar Esquare, 5th floor, off : Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion-(E) Mumbai - 400022
 Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
 CIN : U17110MH1952PTC008960



DHRUVA WOOLLEN MILLS PRIVATE LIMITED

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and where required."

For Dhruva Woollen Mills Private Limited

Hassan Anantharamaiah
 Anantharamaiah
 Visweswara

Hassan Anantharamaiah Visweswara
 Director
 DIN: 08510384



ट न न - ५
 दा संक्र. 210001/20228
 99E / 1982



Regd. Office : Runwal & Omkar Esquare, 5th floor, off : Eastern Exp Highway,
 Opp Sion Chunabhatti signal, sion-(E) Mumbai - 400022
 Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
 CIN : U17110MH1952PTC008960

२३४५२ / २०२३
१२ / ५२

२३४५२ / २०२३
२० / ५२

DHRUVA WOOLLEN MILLS PRIVATE LIMITED
Ref. No. Q224 (B)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MS DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON SEPTEMBER 27, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT RUMWAL & OMKAR ESQUARE, 5TH FLOOR, OPP SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI-400022
AUTHORITY TO MR. YOGESH BAGRECHA, MR. RITESH CHAU, MS. SHOBHA MALIK, MS. PUSHPA LATHA V, MS. SWERNA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR PROJECT P.R.GLOBAL.

RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Ritesh Chau, Ms. Shobha Malik, Ms. Pushpa Latha V, Ms. Swerna Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below.

All those piece or parcel of Land/ Property along with structure standing thereon plus area adjoining about 17,400 square meters as per 7/12 extracts, (an area admeasuring 18,135.10 square meters (as per the physical measurement) bearing CTS Nos 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487 and 1666 corresponding to Gat Nos. 272 and 275 of Village Chhalnar Manpada, Taluka Thane, District Thane and another plot bearing Gat Nos 771 and 772 aggregately admeasuring 19,730 square meters or thereabouts of Village Chhalnar Manpada, Taluka Thane, District Thane, Thane (West)

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Ritesh Chau, Ms. Shobha Malik, Ms. Pushpa Latha V, Ms. Swerna Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Talav, Mr. Tirthaji K. Mis Shweta Saise and Ms. Nehrosh Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

For Dhruva Woollen Mills Private Limited
Hassan
Anantharamiah
Date: 2022.09.10 10:28:11
h Visweswara
h Visweswara
Hassan Anantharamiah
DIN: 08510384

Regd. Office: Rumwal & Omkar Esquare, 5th floor, off. Eastern Exp Highway,
Opp Sion Chunnabhatti signal, Sion (E) Mumbai - 400022
Tel: +91 - 22 + 6113 3000 • Fax: +91 - 22 + 2409 3149 • E. corporatel@rumwal.com • www.rumwal.com
CIN: U1110MH1952PTC008960



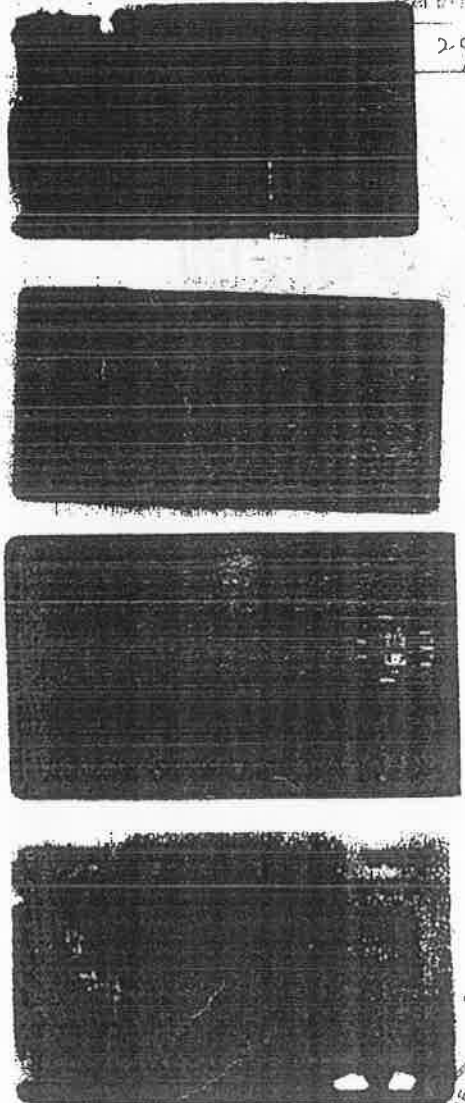
ट न न - ५
दस्ता क्र. ४००६/२०२४
१२० / १४२

ट न न - २
दस्ता क्र. 2384E/2028
29/12

ट न न - २
दस्ता क्र. 2384E/2028
29/12



ट न न - ५
दस्ता क्र. 200L/2028
29/12/28



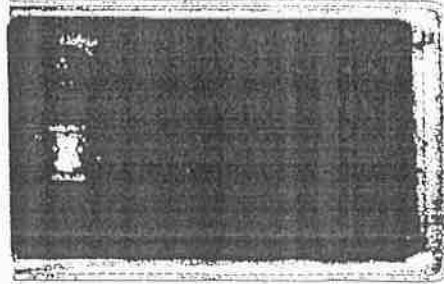
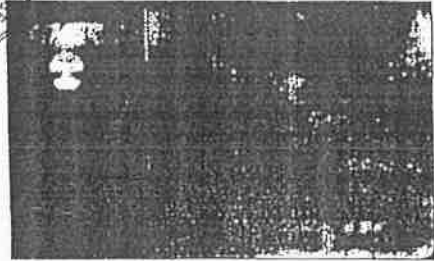
Hand

P. E. ...





Handwritten signature



Handwritten signature

REGISTRATION NO. [REDACTED]
 DATE OF REGISTRATION: 08-02-1970
 NAME OF THE WATERSHED: VISHNU SHANKAR TAYARTE
 NAME OF THE WATERSHED: SHUNKA SANJAY MALYAR
 EMPLOYMENT NUMBER: [REDACTED]
 ACCOUNT NUMBER: [REDACTED]

Handwritten signature



आर्यभट्ट फार्मा
 INCOME TAX DEPARTMENT
 RITESH GHAI

रजत - ५
 दस्ता क्र. ४/१००८/२०२४
 १२२/१४२

रजत - २
 २३४५६/२०२३
 २६/५२

रजत - २
 २३४५६/२०२३
 २३/५२

आयकर विभाग
INCOME TAX DEPARTMENT
MONICA PRAKASH GUPTA
PRAKASH GOPAL GUPTA
23859E/2022
24/52
23859E/2022
24/52

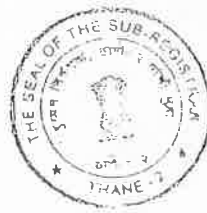
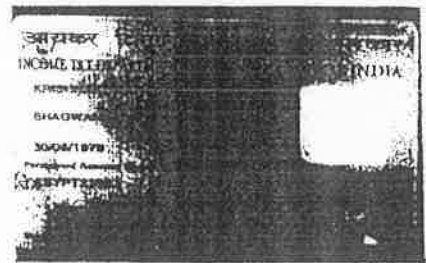
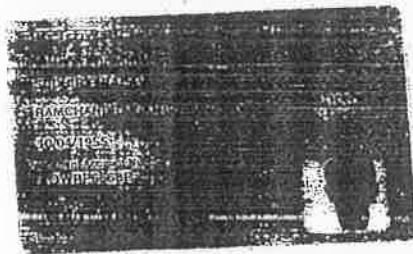
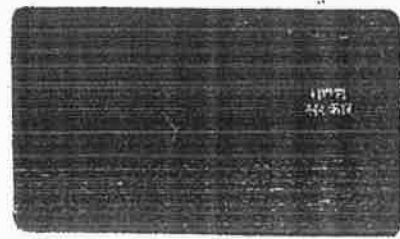
भारत सरकार
GOVT. OF INDIA

टनन-२
23859E/2022
24/52

टनन-२
23859E/2022
24/52



टनन-५
दस्ता क्र. ४७००८/२०२४
१२३/१४२

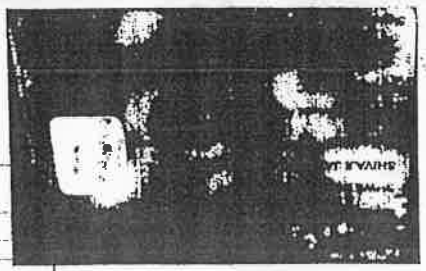
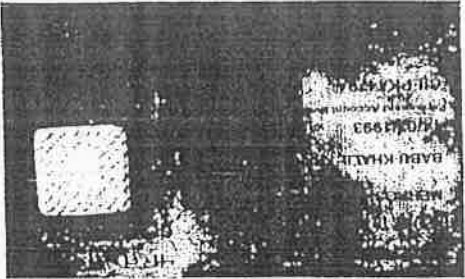




जनन - ५
 दास क्र. १००६८/२०२४
 १२४/१४२

(Handwritten signature)

(Handwritten mark)



२३४ - २
 दास क्र. २३४५६/२०२३
 २८/५२

२३४ - २
 दास क्र. २३४५६/२०२३
 २८/५२

322/1053
Tuesday, January 25, 2022
10:04 AM

पावती

Original/Duplicate

नोटीची क्र.: 394
Regn. 394
न - 2
दस्ता क्रमांक: 2389E/2022
28/12

पावती क्र.: 1206 दिनांक: 25/01/2022

पावतीचे नाव: भयेरी
दस्तावेजाचा अनुक्रमांक: वदर-1-1053-2022
दस्तावेजाचा प्रकार: पुनपुस्त्याकरण
वादात करणाऱ्याचे नाव: संगीता प्रसाद

नोटीची कि
दरद हाताळणी की
पुस्तकी संख्या: 14

₹. 100.00
₹. 280.00
₹. 380.00

एकूण

सहायक निबंधक, भयेरी क्र. 1
मुंबई उपनगर निबंधक

वाजदार पुरवठा: ₹. 1/-
गोंदखर्च: ₹. 0/-
भरवेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रसाद: DMC पत्र क्र. 200/-
सीडी/समादेश क्रमांक: 2501202200549 दिनांक: 25/01/2022
दिलेले दिनांक पर्यंत
- 2) देयकाचा प्रसाद: eChallan क्रमांक: ₹. 100/-
सीडी/समादेश क्रमांक: 2501202200549 दिनांक: 25/01/2022
दिलेले दिनांक पर्यंत

Handwritten signature

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON: 25/01/2022

न - 2
क्रमांक: 2389E/2022
30/12



CHALLAN
MTR Form Number: 2389E/2022

GRN	MH012116185202122E	BARCODE	[Barcode]	
Department	Inspector General Of Registration			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment	Registration Fee	PAN No. (If Applicable)		
Office Name	MH01_11 SUB REGISTRAR ANDHRA NO 1	Full Name	SANGHETA PRASAD	
Year	2021-2022 One Time	Flat/Block No.	SPECIFIC POWER OF ATTORNEY FOR	
		Premises/Building	[REDACTED]	

Account Head Details	Amount in Rs.	
0030045501 Stamp Duty	500.00	Road/Street
0030063301 Registration Fee	100.00	Area/Casualty
		Municipal
		Township/District
		PIN
		Remarks (If Any)
		SecondaryName=James P Lunikar
		Amount in Words
		Six Hundred Rupees Only
		Total
		₹. 600.00
Payment Details	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank Code	691033320270720951
	Branch Code	772507977
	Branch Name	24/01/2022-15/01/20
	Branch	Not Verified with HRI
	Branch	IDB Bank
	Branch	Not Verified with Scrut



Department ID: [REDACTED] Mobile No: 0000000000
NOTE: This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered documents.
सादर धरून नोंद घ्यावी. या नोंदीसाठी नोंद घ्यावी. या नोंदीसाठी नोंद घ्यावी. या नोंदीसाठी नोंद घ्यावी.

न - ५
दस्ता क्र. 2389E/2022
322/1053



न - ३
3043
3 38
2022

ट न न - ५
 दस्त क्र. ४०००५२०२४
 १२६/१४२



ट न न - २
 दस्त क्र. २३४९६/२०२३
 ३१/५२



**SPECIFIC POWER OF ATTORNEY
 FOR REGISTRATION**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MS. SANGETA PRASAD, adult, Indian Inhabitant, having address at 502, Eminent II, D/E 1st Road, Khar West, Mumbai - 400 052 SENDS GREETINGS:

W H R R A S :

I am jointly and/or individually or in my capacity as a Partner in firms or limited liability partnership or a member/shareholder/representative of a society or a body Company or Trustee of the Trust or Karta of HUF (Hindu Undivided Family), the Owner/Developer/Lessor/Licensee/Leaseholder/Agent/Trustee/Trustee-in-Trust/Karta/Member/Shareholder/Representative etc. of several lands/buildings/plots/flat/office/units/buildings/bungalow/row houses/godown etc. including properties situated in and/or around Mumbai, Thane, Pune and other parts of the Country.

in my individual capacity, or in the capacity as a partner of any of the firm or LLP,

or a member/shareholder/representative of a society or a body or a representative of an association of persons or joint venture or in the capacity as Director of the Company or in capacity as Trustee or in my capacity of Karta of HUF (Hindu Undivided Family) may sign, execute, admit and register the various deeds, agreements, writing and documents in respect of sale, transfer, purchase, develop, licence, lease, exchange, tenancy, mortgage, lien, encumber, charge, assign etc. in respect of properties, lands, plots, buildings, flats, shops, commercial premises, unit, godown, galas, offices, industrial premises, parking areas, agricultural land including but not limited to Agreement for sale, Supplementary Agreement, Sale Deed, Transfer Deed, Deed of Conveyance, Supplementary Conveyance Deed, Development Agreement, Joint Development Agreement, Tenancy Agreement, Transfer/Surrender of Tenancy Agreement, Leave & License Agreement, Agreement for Amenity, Agreement for Common Area Maintenance Charges, Business Conducting Agreement, Management Agreement, Revenue sharing Agreement, Franchise Agreement, Lease Deed, Sub-Lease Deed, TDR Agreement, Declaration, Undertaking, Indemnity, Bond, Deed of Exchange, Deed of Mortgage, Notice Mortgage Deed, Deed of Surrender, Debiture Trust Deed, Share Hypothecation, Loan Agreement, Deed of Surrender, Debiture Trust Deed, Share Transfer/Purchase Agreement, Facilities Agreement, Power of Attorney, Deed, Declaration, Declaration, Undertaking, Indemnity, Bond, Deed of Exchange, Deed of Gift Deed, and/or any other deed and documents, writings that may require registration during the course of business which is required to be registered with the office of the Sub-Registrar of Assurances at Mumbai, Thane, Kalyan, Panvel and any other parts of the State/Country

ट न न - २
 दस्त क्र. २३४९६/२०२३
 ३२/५२

Due to exigency of work, I am not in position to personally be present before the Sub-Registrar of Assurance for presenting, lodging, admitting execution or above deeds and documents for registration and therefore I am desirous of appointing, nominating and constituting Mr. Ramesh Lunikad and Mr. Dinash Wharic having address at 5th floor, Runwal & Omkar Esquare, Opp. Sion Chunabhatti Khar/Member/Shareholder/Representative etc. of several lands/buildings/plots/flat/office/units/buildings/bungalow/row houses/godown etc. including properties situated in and/or around Mumbai, Thane, Pune and other parts of the Country.

MS. SANGETA PRASAD in my individual capacity, or in the capacity as a partner of any of the firm or LLP, or a member/shareholder/representative of a



society or a body or representative of an association of persons or Joint Venture or in the capacity as a Director of any of the company or in capacity of as Trustee, or in capacity of Karta of HUF (Hindu Undivided Family), do hereby nominate constitute and appoint Mr. Ramesh Lunkad and Mr. Dinesh Mhatre, work as in capacity as my employee (hereinafter referred as the "Said Attorney") as my true and lawful attorney for me, in my name and on behalf of the firm, LLP, company, trust, society, HUF at my own cost & expenses to do, execute and perform the following acts, deeds matter and things that is to say.

1. To only present/ lodge for registration and to admit execution of all the deeds, agreements, writing and documents in respect of sale and transfer or purchase, develop flats, shops, commercial premises, units, godowns, galas, offices, land, buildings, industrial premises, commercial premises parking areas, agricultural land including but not limited to Agreement for sale, Supplementary Agreement, Sale Deed, Transfer Deed, Deed of Conveyance, Supplementary Conveyance Deed, Development Agreement, Joint Development Agreement, Tenancy Agreement, Transfer/ Surrender of Tenancy Agreement, Leave & License Agreement, Agreement for Amenities, Agreement for Capital, Loan Maintenance Charges, Business Conducting Agreement, Association Agreement, Revenue sharing Agreement, Franchises Agreement, Lease Deed, Sub -Lease Deed, TDR Agreement, Surety/Guarantor, jointed documents, Advertisement Agreement, Deed of Rectification, Deed of Rectification, Deed of Addendum, Deed of adherence, Lis-Pendense, Notice Motion Deed, Deed of Re-Conveyance, Deed of Hypothecation, Loan Agreement, Deed of Surrender, Debenture Trust Deed, Share Transfer/Purchase Agreement, Facilities Agreement, Power of Attorney, Decree, Affidavit, Declaration, undertaking, Indemnity, Bond, Deed of Exchange, Deed of Cancellation, Gift Deed and/or any other deeds, agreements, documents, writings that may be required during the course of business and required to be registered with the office of the Sub-Registrar of Assurances at Mumbai, Thane, Kalyan, Pune and/ or any other parts of the state or any other registering authority appointed under the act for the time being in force in India for registration of the documents and deeds as may be necessary for effectuation and completion of the registration thereof in accordance with law.

2. AND GENERALLY to do perform and all acts, deeds, matters documents and things as may be required from time to time for effectively completing the procedure of registration in all manners but only relating to the registration of the aforesaid deeds and documents already executed by me and to the purpose aforesaid as fully and effectually as if I was personally present have done, executed, admitted and performed the same myself.

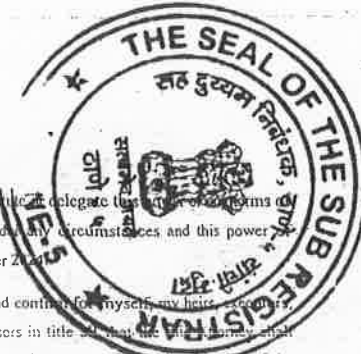
23/01/2022
23/01/2022



3043 8 28



त न न - २
दिनांक 23/01/2022
30/02



त न न - ५
दिनांक 23/01/2022
920/982

3. My Attorney is not entitled to substitute or delegate the power of this power to any third person under any circumstances and this power of attorney is valid up to 31st December 2022.

AND I do hereby agree to ratify and confirm for myself, my heirs, executors, administrators, assigns and successors in title that the said attorney shall lawfully do or cause to be done in relation to the aforesaid execution of the said deeds and documents as executed by me.

IN WITNESS WHEREOF I have set and subscribed my hand to this writing this 23rd day of January 2022

SIGNED SEALED AND DELIVERED

By the within named executed by MS SANGETA PRASAD in presence of



I accept and confirm



Ramesh Lunkad

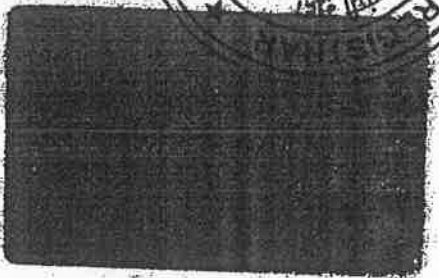
Mr. Dinesh Mhatre



(Signature of Attorney)

3043 9 18
23/01/2022

जनक - ५
दस्तावेज. १००६/१०२५
 १२८ / १४२



२४५ - २
 २३४५६/२०२३
 ४५ / ५२



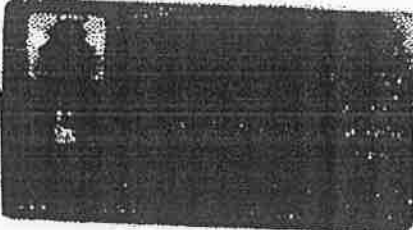
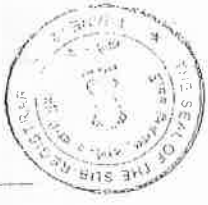
सदर निवेदन
 १७/०४/२०२३
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 W.D. अर्जुनराव, ५२२
 बंगला नं. ५२, ५०२, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत

सदर निवेदन
 १७/०४/२०२३
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 W.D. अर्जुनराव, ५२२
 बंगला नं. ५२, ५०२, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत

२०२३
 १०५३
 १०५३



२४५ - २
 २३४५६/२०२३
 ३६ / ५२

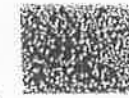


भारत सरकार
 Language Identification Authority of India

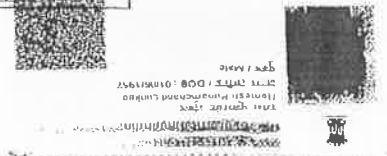
सदर निवेदन / Enrolment No.: 2722/0819/12614
 को
 ठाणे नगरपालिका
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 W.D. अर्जुनराव, ५२२
 बंगला नं. ५२, ५०२, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत



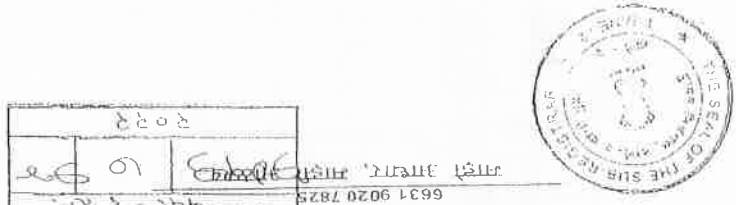
सदर निवेदन / Enrolment No.: 2722/0819/12614
 को
 ठाणे नगरपालिका
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 W.D. अर्जुनराव, ५२२
 बंगला नं. ५२, ५०२, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत
 ५०२, मध्याह्निक २, अंधे
 नगर, ठाणे, महाराष्ट्र, भारत



सदर निवेदन / Your Aadhaar No.
 6631 9020 7825
 ठाणे नगरपालिका, ठाणे शहर



सदर निवेदन / Your Aadhaar No.
 6631 9020 7825
 ठाणे नगरपालिका, ठाणे शहर



आयकर विभाग
INCOME TAX DEPARTMENT
DINESH HARISCHANDRA MHAITRE
HARISCHANDRA MHAITRE
02/02/1966
AOBP/19397F

तन - २
१५२ / २०२२
३८ / ५२

तन - २
१५२ / २०२२
३८ / ५२



तन - ५
दस्ता क्र. १००८/२०२४
१२८ / १४२

डिनेश हरिचंद्र म्हात्रे
Dinesh Harisachandra Mhatre
जन्म वर्ष Yob: 1966
पुरुष Male

7023 7190 7239

आधार - सामान्य सांख्यिकीय अभिक्रम

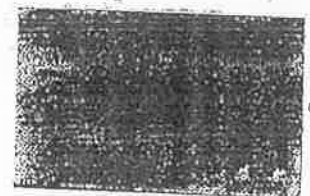
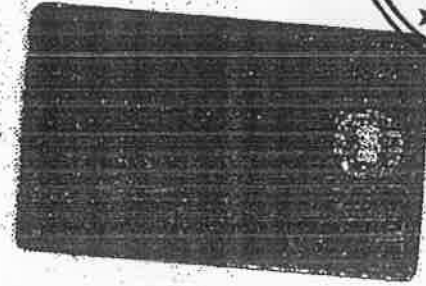


पत्ता:
S/O हरिचंद्र म्हात्रे, गव्हाणपद
मीरु मुकुंद सागर प्रसाद
बने ही भी गव्हाणपद रोड, मुलुंड
पूर्व, मुंबई
महाराष्ट्र, 400081

Address:
S/O Harisachandra Mhatre,
Gavahpau Road, Mulund
Sagar Prasad CHD,
Gavahpau Road, Mulund
(East), Mumbai
Maharashtra, 400081

Aadhaar - Aam Aadhaar

१०५३
२०२२



बंकर - १५४
१०५३
२०२२



टनन - २

Document **H**andling **C**harges
Inspector General : Registration & Stamp

Receipt of Document Handling Charges

PRN 2601202200549 Receipt Date 25/01/2022

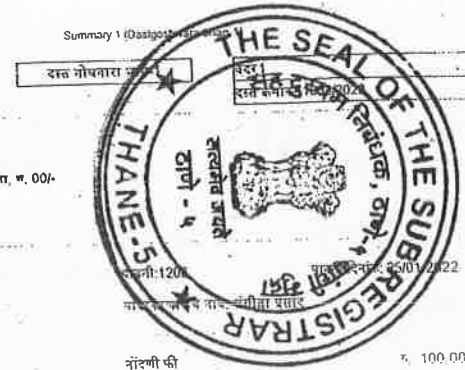
Received from DHC, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 1053 dated 25/01/2022 at the Sub Registrar office Joint S.R. Andhari 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 280
DEFACED

Payment Details	
Bank Name SBIN	Payment Date 25/01/2022
Bank CIN 10004152022012500497	REF No. 202508827695
Deface No 2501202200549D	Deface Date 25/01/2022

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

टनन - २
125/2022
322/1053 23800/2022
पंजीकरण दि. 25 जनवरी 2022 10:05 मं.
रजि. क्र. 1053/2022



टनन - ५
 रजि. क्र. 10001/2022
 939/1982

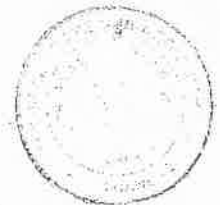
बजारा मूल्य: ₹. 01/- मोहरा, ₹. 00/-
 भरतल सुदास शुभक: ₹. 500/-
 दु. नि. प्रद. दु. नि. वदर 1 चांचे कार्यालय
 अ. क्र. 1053 का दि. 25-01-2022
 एच. 9-51 व. प. वा. इकर केला.
 सहायक न्यायाधीश (अधीनस्थ), अंधारी क. १

नोंदणी फी ₹. 100.00
 रजि. हाताळणी फी ₹. 280.00
 पुराची संख्या: 14
 एकूण: 380.00



वदर - ५
 9093 93 90
 2022

वदर - ५
 9093 92 90
 2022



25/01/2022 10:03:32 AM

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022

क्र. क्र. 4271/1053/2022



10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

Sl	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Sl	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount
1	SANGEETA PRASAD	eChallan	6910332022012420954	MH012116185202122E	500.00	1	SANGEETA PRASAD	eChallan	6910332022012420954	MH012116185202122E	500.00
2	SANGEETA PRASAD	eChallan	MH012116185202122E	0005036812202122	100	2	SANGEETA PRASAD	eChallan	MH012116185202122E	0005036812202122	100
3		DHC				3		DHC			

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

1053/2022

Know Your Rights & Register



25 JAN 2022

10:02:56 AM

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

10:02:56 AM

25/01

25/01/2022

रजत - 4
 दस्ता क्र. X0902/2028
 992/1982



रजत - 4
 दस्ता क्र. 23896/2022
 99/52



आयकर विभाग
INCOME TAX
DINESH M
HARISHCH
020 23966
Personal Account Number
AC
Monstun

त न न - २
३४४९ / २०२२
/ ५२
Shah

त न न - २
दस्ता क्रमांक 23849
२६ / ५२



त न न - ५
दस्ता क्र. 81006 / 2028
933 / 982

डिनेश हरिचंद्र म्हात्रे
Dinesh Harischandra Mhatre
जन्म वर्ष Yob. 1986
पुरुष Male

7023 7100 7230

Shah

आधार - सामान्य

पत्ता:
S/O हरिचंद्र म्हात्रे, गटवाणपाडा
सी/२०, मुकुंद, सागर परसाद
को.डी.सी. गटवाणपाडा रोड, मुकुंड
पर्व, मुंबई
महाराष्ट्र, 400081

Address:
S/O Harischandra Mhatre,
Gavanpada C/20, Mulund
Sagar Prasad CHOL,
Gavanpada Road, Mukund
(East), Mumbai
Maharashtra, 400081

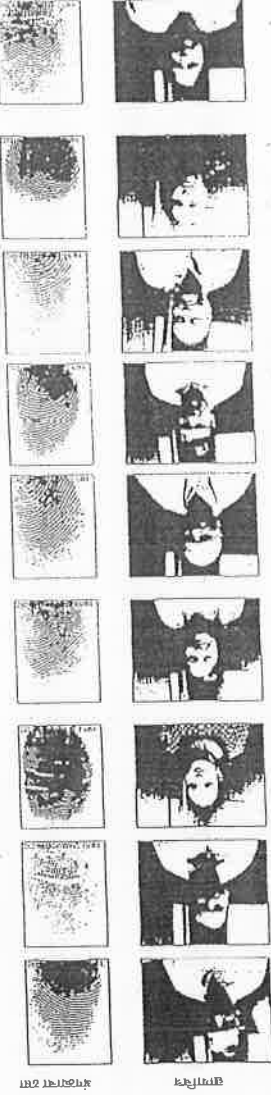
Aadhaar - Aar



ट न न - ५

दस्ता क्र. ४७०८/२०२४

१३६/१९४२



10. निम्नलिखित सूची में प्रत्येक व्यक्ति के लिए एक सेट के रूप में प्रस्तुत किया गया है। प्रत्येक सेट में एक बड़े आकार का फोटो और एक छोटे आकार का फोटो शामिल है।

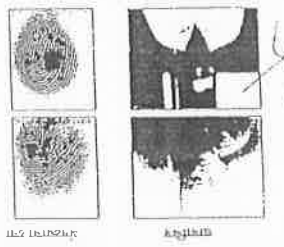
11. प्रत्येक व्यक्ति के लिए एक सेट के रूप में प्रस्तुत किया गया है। प्रत्येक सेट में एक बड़े आकार का फोटो और एक छोटे आकार का फोटो शामिल है।

12. प्रत्येक व्यक्ति के लिए एक सेट के रूप में प्रस्तुत किया गया है। प्रत्येक सेट में एक बड़े आकार का फोटो और एक छोटे आकार का फोटो शामिल है।

13. प्रत्येक व्यक्ति के लिए एक सेट के रूप में प्रस्तुत किया गया है। प्रत्येक सेट में एक बड़े आकार का फोटो और एक छोटे आकार का फोटो शामिल है।

दस्ता क्र. 23459/2022

दिनांक 21/10/2022 को 10:30 AM



1. नाम: राजेश कुमार
 2. पता: 45, राजेश नगर, मुंबई-400501

THANE

Sub-Registrar

Sl. No.	Purchaser Name	Type	Verification no./Vendor	GR/Licence	Amount	Used	Date
1	DHRUVA MILLS PVT LTD	WOOLLEN	69103132022102021204	64H00963092022223E	500.00	SD	21/10/2022
2	DHRUVA MILLS PVT LTD	DHC	2010202215122		300	BF	2010202215122
3	MILLS PVT LTD	WOOLLEN	69103132022102021204	64H00963092022223E	100	BF	21/10/2022

[SD Stamp Duty] [RF Registration Fee] [MTC Compensation (under 10% GST)]

THANE

Sub-Registrar

Sl. No.	Purchaser Name	Type	Verification no./Vendor	GR/Licence	Amount	Used	Date
1	DHRUVA MILLS PVT LTD	WOOLLEN	69103132022102021204	64H00963092022223E	500.00	SD	21/10/2022
2	DHRUVA MILLS PVT LTD	DHC	2010202215122		300	BF	2010202215122
3	MILLS PVT LTD	WOOLLEN	69103132022102021204	64H00963092022223E	100	BF	21/10/2022

23892 अर्क निकाश
 23892 अर्क निकाश
 23892 अर्क निकाश

कुलगुरुत्वार पत्राचे घोषणापत्र

मी, श्री. ~~सुरेश~~ मानव, हाचे घोषित करणे, की दुय्यम निबंधक ठाणे - 5, यांचे कार्यालयात कारभाराना या शिर्षकाचा दरज नोंदणीसाठी राह करण्यात आला आहे. शुभ वृत्तन मिला मा लि चे अधिकृत रांवातक संमिता-सत्याद / प्रदीप लिवेटी यांच्या तर्फे कु गु व्हणुन शुभ वृत्तन मिला मा लि चे अधिकृत खाश्टीकार

यांनी दिनांक 21/10/2022 रोजी मला दिलेल्या

मार्गिका गुप्त
कुलगुरुत्वारपत्राबिषय-सत्याद म्, राहट दरज नोंदणीचा यादर केला आहे / बिषयादीत करज कबूलीगबाब दिला आहे, राहट कुलगुरुत्वार लिहून देणार यांनी कुलगुरुत्वारपत्रा रड केलेले नाही, किंवा कुलगुरुत्वारपत्र लिहून देणार व्यवतीपकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणानुळे कुलगुरुत्वारपत्रा रडबातल ठरलेले नाही. राहटचे कुलगुरुत्वारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांचा मी पूर्णतः राक्षत आहे. राहटचे कथन चुकीचे आढळून आल्यात, नोंदणी अधिनियम 1908 चे कलमा 82 अन्वये शिक्तेच मी पत्र राहिलेला गला जाणिव आहे.

ठिकाण - ठाणे

दिनांक -

Manav
राही

ट न न - ५

दस क्र. ४७००७/२०२४

१३७०/१४२

कुलगुरुत्वार पत्राचे घोषणापत्र लिहून देणार



आयकर विभाग
INCOME TAX DEPARTMENT
KOMAL K THAKKAR
MADHAVJI RANCHHODAS SEPAL

भारत सरकार
GOVT. OF INDIA

13/09/1982

Permanent Account Number
BRVPS1561A

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
KALPESH V THAKKAR
VASANT VELLI THAKKAR
25/08/1961

भारत सरकार
GOVT. OF INDIA

Permanent Account Number

AEGPT9103H

Signature



Komal Thakkar

Self Attested



भारत सरकार
GOVERNMENT OF INDIA

कमल कल्पेश ठाकरे

KOMAL KALPESH THAKKAR

जन्म वर्ष / Year of Birth : 1982

पुं / Female



6561 6494 4890



आधार - सामान्य माणसाचा अधिकार

Komal Thakkar

एनन - ५

संक्र. ४७०८/३३३४

Self Attested

Self Attested

पत्ता ७०२ ब्रिन्दावन वाटिका बारावे
राष्ट्र सो रोड अफिस जवळ, बरकावाडा
विशेषतः नवीन, कल्याण पश्चिम, ठाणे,
पिनकोड ४२१३०१

Address: 702 BRINDAVAN
VATIKA BARAVE ROAD NEAR
B WARD OFFICE, KHADAKPADA
OPP CINEMAX, KALYAN WEST,
Thane, Maharashtra, 421301

1947

1800 181 1947

help@uidai.gov.in

WWW

www.uidai.gov.in

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



भारत सरकार
GOVERNMENT OF INDIA

Self Attested

2053 5554 6798



भवेश वसंत ठाकरे
BHAVESH VASANT THAKKAR
जन्म तारीख/DOB: 14/10/1982
पुं / MALE
Mobile No: 9323127657

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
७०२ ब्रिन्दावन वाटिका बारावे रोड सो रोड अफिस जवळ,
बरकावाडा नवीन, कल्याण पश्चिम, ठाणे,
पिनकोड - ४२१३०१

Address:
702 BRINDAVAN VATIKA
BARAVE ROAD NEAR B WARD
OFFICE, KHADAKPADA OPP
CINEMAX, KALYAN WEST,
Thane,
Maharashtra - 421301



1800 181 1947

help@uidai.gov.in

WWW

www.uidai.gov.in

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

25/08/1961

Permanent Account Number
AEGPT9103H

Signature

Komal Thakkar

Self Attested



भारत सरकार
GOVERNMENT OF INDIA

कल्पेश वसंत ठाकरे

KALPESH VASANT THAKKAR

जन्म वर्ष / Year of Birth : 1961

पुं / Male



8072 9894 1557



आधार - सामान्य माणसाचा अधिकार

Komal Thakkar

एनन - ५

संक्र. ४७०८/३३३४

Self Attested

Self Attested

help@uidai.gov.in

WWW

www.uidai.gov.in

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

भारत सरकार
Government of India

हेतल भवेश ठाकरे
HETAL BHAVESH THAKKAR
जन्म तारीख / DOB : 26/07/1987
पुं / Female



Self Attested

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता ७०२ ब्रिन्दावन वाटिका बारावे रोड सो रोड
अफिस जवळ, खडकावाडा विमानसेवा
सो रोड, कल्याण पश्चिम, ठाणे, महाराष्ट्र,
४२१३०१

Address: 702 BRINDAVAN VATIKA BARAVE
ROAD NEAR B WARD OFFICE, KHADAKPADA
OPP CINEMAX, KALYAN WEST, Thane,
Maharashtra, 421301

4809 6775 4788

1947

help@uidai.gov.in

WWW

www.uidai.gov.in

ट न न - ५

दस्ता क्र. 81007/2028

१३६/१४२



दस्त गोषवारा भाग-1

दन 5 १२०११२
दस्त क्रमांक: 4708/2024

335/4708

तृथ्वीर, 13 मार्च 2024 5:11 म.नं.

दस्त क्रमांक: दनन5/4708/2024

वाजार मुल्य: रु. 1,07,75,292/-

भरलेले मुद्रांक शुल्क: रु.7,54,300/-

मोबदला: रु. 1,02,60,050/-

दु. नि. सह. दु. नि. दनन5 यांचे कार्यालयात

अ. क्र. 4708 वर दि.13-03-2024

रोजी 5:07 म.नं. वा. हजर केला.

पावती:5577

सादरकरणाऱ्याचे नाव: कल्पेश वसंत डकार - -

पावती दिनांक: 13/03/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2840.00

पृथांची संख्या: 142

एकुण: 32840.00

दस्त हजर करणाऱ्याची सही:

Kalpesh Dikar

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्तावा प्रकार: करारनामा

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

शिक्रा क्र. 1 13 / 03 / 2024 05 : 07 : 25 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 13 / 03 / 2024 05 : 10 : 16 PM ची वेळ: (फी)

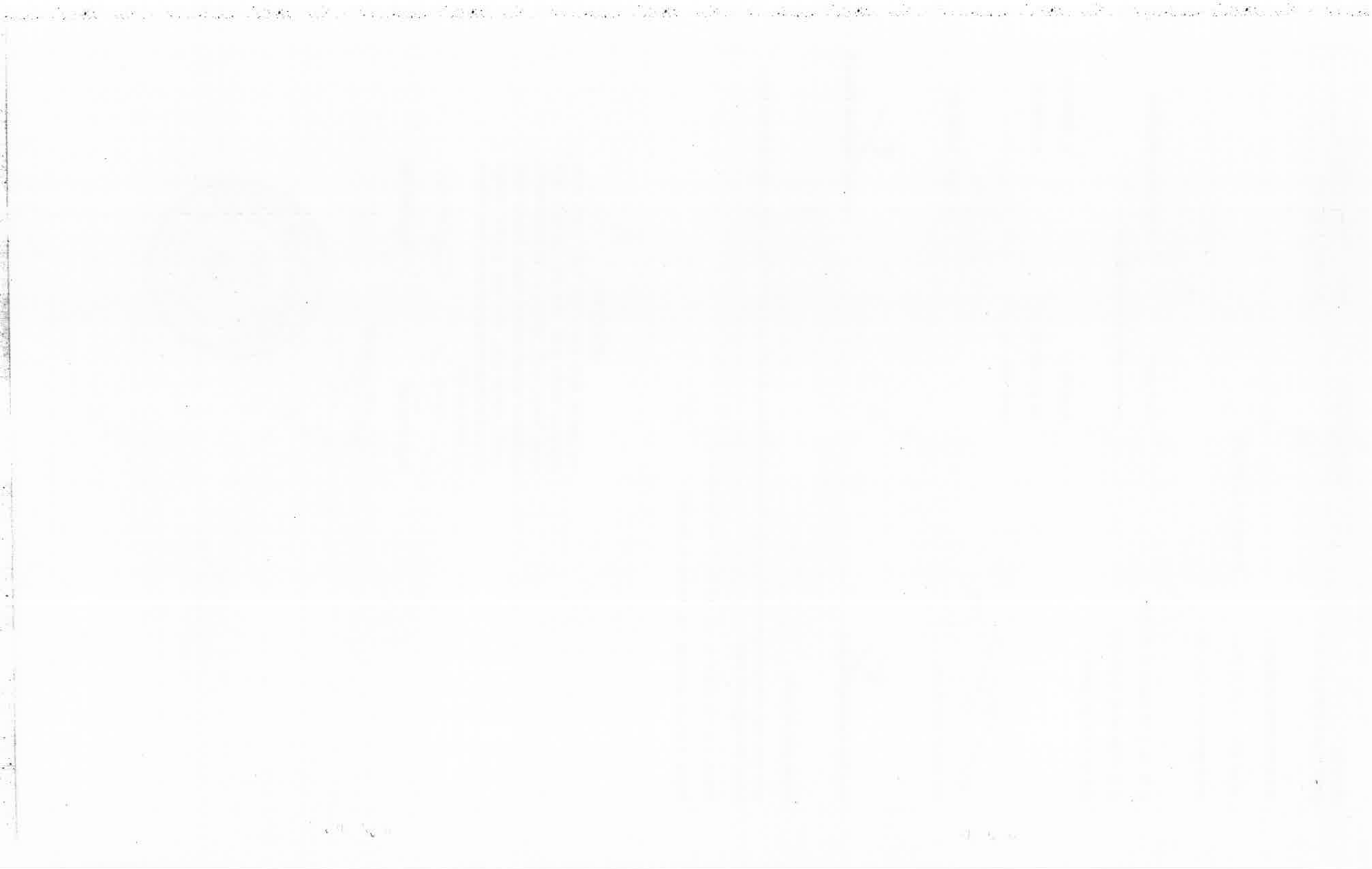
-प्रतिष्ठा पत्र-

अहम दस्तऐवज नोंदणी कार्या १९०८ विटन १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बाबत केला आहे. दस्तावटीत संपूर्ण काजकुर विषयातक व्यक्ती, साक्षीदार व सोबत जोडलेले काजकुराचे दस्तावी सत्यता कायदेशीर बाबी साठी जालीव विषयातक व्यक्ती संभुर्कपुरे जबाबदार आहे. विशेष अहम हस्तांतरण दस्तावटी दस्तऐवज / कॅम्ब्राजल यांच्या कोणताही कायदा / विधान / परिषदाक यांचे उक्तपत्र होत नाही.

Kalpesh Dikar
कित्तुन देणार सही

Kalpesh Dikar
कित्तुन देणार सही







दस्त गोपवारा भाग-2

दन 5
दस्त क्रमांक: 4708/2024
9091922

13/03/2024 5 15:56 PM

दस्त क्रमांक :दन5/4708/2024
दस्ताचा प्रकार :कारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:शुभव वृत्तन मिल्स प्रा. लि. चे अधिकृत स्वाक्षरीकार/संचालक प्रदीप द्विवेदी यांच्या तर्फे कु मु शुभव वृत्तन मिल्स प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार मोनिका गुप्ते तर्फे कु मु म्हणुन सुधीर पालव पत्ता:प्लॉट नं.: 5 वा मजला, इमारतीचे नाव: रणबाल अँड ओमकार म्हुंभर, ब्लॉक नं: चुनाथट्टी सिव्हाल समीर, ,, रोड नं: इस्टर्न गम्भोस हायवे, सायन पूर्व मुंबई ,, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACD3893P	निरहून देणार वय :-68 स्वाक्षरी:-		
2	नाव:कल्येश वसंत ठक्कर - - पत्ता:प्लॉट नं: 1704, माळा नं: -, इमारतीचे नाव: दहलिया आरजीसी, फेज-1, ब्लॉक नं: -, रोड नं: ठाणे प, महाराष्ट्र, THANE. पॅन नंबर:AEGET9103H	निरहून देणार वय :-42 स्वाक्षरी:-		
3	नाव:कोमल कल्येश ठक्कर - - पत्ता:प्लॉट नं: 1704, माळा नं: -, इमारतीचे नाव: दहलिया आरजीसी, फेज-1, ब्लॉक नं: -, रोड नं: ठाणे प, महाराष्ट्र, THANE. पॅन नंबर:BRWPS1561A	निरहून देणार वय :-41 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथित कारारनामा चा दस्त वेवज करून दिल्याचे कवुन करानात.
शुक्रा क्र.3 ची वेळ: 13 / 03 / 2024 05 : 15 : 39 PM

ओळख:-
दस्तावेज निपादनाचा कवुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत ग्राम माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	निरहून देणार कल्येश वसंत ठक्कर - -	13/03/2024 05:14:09 PM	कल्येश वसंत ठक्कर M 1217437978584440832	
2	निरहून देणार कोमल कल्येश ठक्कर - -	13/03/2024 05:14:56 PM	कोमल कल्येश ठक्कर F 1217438235347148800	
3	निरहून देणार शुभव वृत्तन मिल्स प्रा. लि. चे अधिकृत स्वाक्षरीकार/संचालक प्रदीप द्विवेदी यांच्या तर्फे कु मु शुभव वृत्तन मिल्स प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार मोनिका गुप्ते तर्फे कु मु म्हणुन सुधीर पालव	13/03/2024 05:15:18 PM	सुधीर रामचंद्र पालव M 1171376255875806208	

शिका क्र.4 ची वेळ: 13 / 03 / 2024 05 : 15 : 48 PM
शिका क्र.5 ची वेळ: 13 / 03 / 2024 05 : 15 : 53 PM नोंदणी पुस्तक 1 मध्ये
Joint Sub Registrar, Thane 5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KALPESH VASANT THAKKAR	eChallan	03006172024030800197	MH016955759202324M	754300.00	SD	0009098688202324	13/03/2024
2		DHC		0324132825752	840	RF	0324132825752D	13/03/2024
3		DHC		0324132724191	2000	RF	0324132724191D	13/03/2024
4	KALPESH VASANT THAKKAR	eChallan		MH016955759202324M	30000	RF	0009098688202324	13/03/2024

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

4708 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

प्रमाणित करण्यात येते की,
 सदर दरवासा.....१३३.....पाने असून
 सदर दरवासा पुरवठा क्र.....१३३.....हे
 दरवासा क्रमांक.....१३३०६.....वर नोंदवले.

सह मुख्य निबंधक वर्ग-२ ठाणे क्र. १
 दिनांक :- १३ / ३ / २०२४

उ न न - ५
दस्ता क्र. १३०६ / २०२४
१३३ / १३३

