

AGREEMENT FOR SALE

Flat. No – 1602, Bldg. No – 4A,

In

SPACE RESIDENCE 2

at

Mira,

Mira Road (E), Dist.-Thane – 401107

393/6758

पावती

Original/Duplicate

Tuesday, April 16, 2024

नोंदणी क्र. :39म

12:25 PM

Regn.:39M

पावती क्र.: 7136 दिनांक: 16/04/2024

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-6758-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जागृति राजेशकुमार पाण्डेय - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकूण:

रु. 33200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10

सह दुय्यम निबंधक वर्ग २ ठाणे - १०

बाजार मूल्य: रु.4895100 /-

मोबदला रु.6292800/-

भरलेले मुद्रांक शुल्क : रु. 440500/-

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424154423077 दिनांक: 15/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

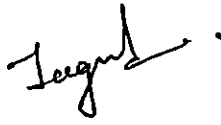
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424154323063 दिनांक: 15/04/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000451053202425R दिनांक: 10/04/2024

बँकेचे नाव व पत्ता: Panjab National Bank



मुळ दस्त परत मिळाला

PW7C

4/16/2024



e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: MIRA ROAD(4509)	GRAS GRN	: MH000451053202425R
Challan Number	: MBST10042450067	Bank Txn ID	: 100424M514961
PaymentDate	: 10/04/2024 12:26:47 PM	Office Name	: IGR122-THN10_THANE NO 10 JOINT SUB REGISTR
District	: 1201-THANE		
Stamp Duty	: 0030046401-75		
Amount	: 440500.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	: 470500.00		
Duty Payer Name	: JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY	Duty Payer ID	: PAN-AAQPO1710R
Duty Payer Mob No	: +91-8268012816		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 6292800.00
Prop Descr	: FLAT NO 1602,WING-A, BLDG NO,4A, SPACE, RESIDENCE 2,MIRE,MIRA ROAD EAST,THANE Maharashtra 401107		
Property Area	: 42.37 Sq.Meter		
Other Party Name	: MS SPACE REALTY	Other Party ID	: PAN-ABNFS0689P

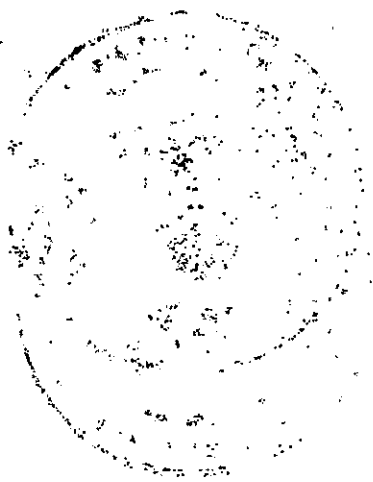
Print Receipt

कृते पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK
वरिष्ठ प्रबंधक / Sr. Manager

Jagriti R Pandey
Rajesh Kumar S Pandey



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Data of Bank Receipt for GRN MH000451053202425R
Bank - PUNJAB NATIONAL BANK

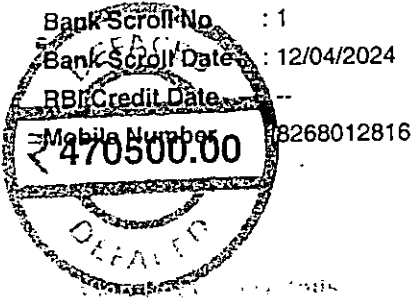
Bank/Branch :
 Pmt Txn id : 100424M514961 Simple Receipt
 Pmt DtTime : 10/04/2024 12:26:47 Print DtTime :
 ChallanIdNo : 03006172024041050067 GRAS GRN : MH000451053202425R
 District : 1201 / THANE GRN Date : 10/04/2024 14:02:10
 Office Name : IGR122 / THN10_THANE NO 10 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,40,500.00/- (Rs Four Lakh Forty Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 62,92,800.00/-
 Prop Descr : FLAT NO 1602,WING-A, BLDG NO,4A, SPACE,RESIDENCE 2 , MIRE
 : MIRA ROAD EAST,THANE,Maharashtra
 : 401107
 Duty Payer : PAN-AAQPO1710R JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY
 Other Party : PAN-ABNFS0689P MS SPACE REALTY



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-393-6758	0000389590202425	16/04/2024-12:25:21	IGR122	30000.00
2	(iS)-393-6758	0000389590202425	16/04/2024-12:25:21	IGR122	440500.00
Total Defacement Amount					4,70,500.00

Jagriti R Pandey

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

Receipt of Document Handling Charges

PRN 0424154323063

Receipt Date 16/04/2024

Received from Thane Ten, Mobile number 8268012816, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6758 dated 16/04/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.

DEFACED

₹ 2000

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Payment Details

Bank Name SBIN

Payment Date 15/04/2024

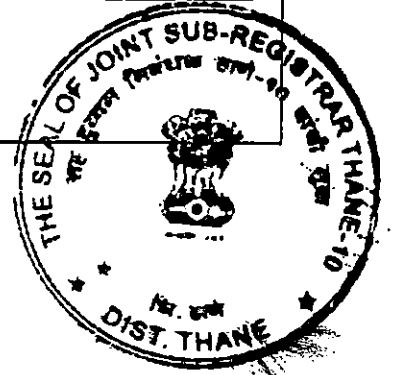
Bank CIN 10004152024041521795

REF No. 410656078213

Deface No 0424154323063D

Deface Date 16/04/2024

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



Thane Ten
8268012816

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

Receipt of Document Handling Charges

PRN 0424154423077 Receipt Date 16/04/2024

Received from Thane Ten, Mobile number 8268012816, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 6758 dated 16/04/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.

DEFACED

₹ 1200

DEFACED

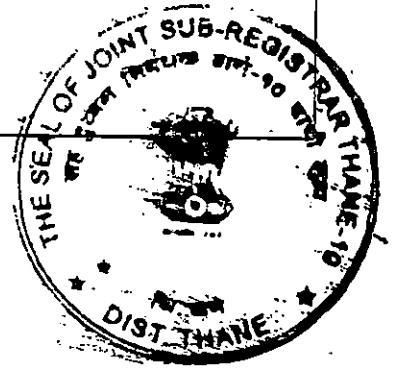
Payment Details

Bank Name SBIN Payment Date 15/04/2024

Bank CIN 10004152024041521808 REF No. 410656175474

Deface No 0424154423077D Deface Date 16/04/2024

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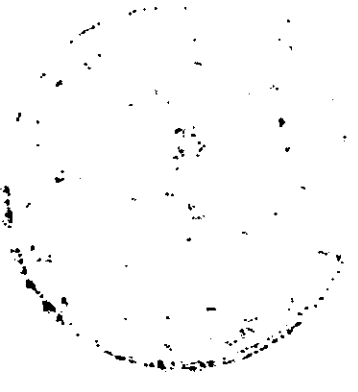
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AGREEMENT FOR SALE

THIS AGREEMENT is made on this 16th day of April 2024

BETWEEN

M/S. SPACE REALTY, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at A/606 Express Zone, Opp: Adani Power, Malad (East), Mumbai-400 097, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include Partner/Partners for the time being, their survivors, successors and assigns) of the **FIRST PART, MARUTI DWELLERS PRIVATE LIMITED**, a Company Incorporated under the Companies Act, 1956, having its registered office at 10, Meher Tiles Compound, Opposite Satellite Park Building, Subhash Road, Jogeshwari East, Mumbai - 400060, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the **SECOND PART:**

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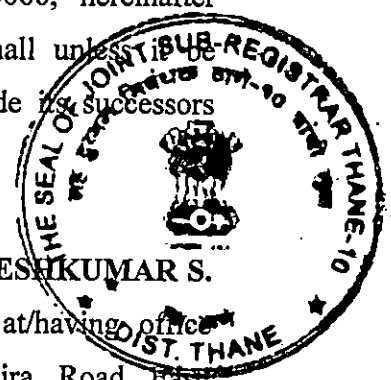
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Registered

AND

1) MRS. JAGRITI RAJESHKUMAR PANDEY & 2) MR. RAJESHKUMAR S. PANDEY of, Mumbai/Thane, Indian Inhabitant/s, residing at/having office at B/504, Rajmandir Complex, Hatkesh Near Posh Complex, Mira Road East, Thane -401107, hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective/its heirs, legal representatives, executors, administrators, successors, and assigns) of the **THIRD PART:**



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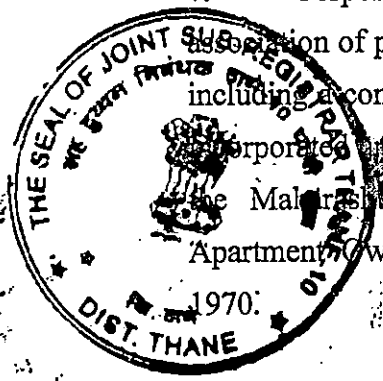
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DEFINITIONS:

In this agreement unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them:

- i. The singular whenever used herein shall include plural and vice versa.
- ii. The masculine gender used herein shall include feminine and or neutral gender wherever applicable.
- iii. "Building No. 4, A & B wing and Building No.5 A, B & C" wing means "Space Residence-II" to be constructed by the Promoters on the Portion of the said Properties.
- iv. "Building No.7" means "Maruti Square" to be constructed by the Confirming Party on the Portion of the said Properties.



v. "Corporate Body/ Society/ Ltd Co./ Condominium" shall mean any association of persons duly incorporated under any law for the time being in force including a company incorporated under the Companies Act, 1956 or a company incorporated under the Companies Act, 2013 a Co-operative Society formed under the Maharashtra Co-operative Societies Act, 1960 and an Association of Apartment Owners formed under the Maharashtra Apartment Ownership Act,

vi. "Government" means the government of the State of Maharashtra and central government.

vii. "The First Larger Property" means the land described in the First Schedule hereunder written.

viii. "The Portion of the Second Larger Property" means the land described in the Second Schedule hereunder written.

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Mentioned
Jagub

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Large Property and/Portion	2018
development potential with available F.S.I, Premium F.S.I, Ancillary F.S.I, T.D.R and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I of the	200

ix. "The said Properties" means the land described as the Portion of the First Larger Property and/Portion of the Second Larger Property together with full development potential with available F.S.I, Premium F.S.I, Ancillary F.S.I, T.D.R and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I of the said First Larger Property and the said the Portion of the Second Larger Property and more particularly described in the Third Schedule hereunder written.

Handwritten signatures: Jagub, [Signature]

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x. "The First Portion of the said Properties" means the Building No. 4 having "A & B wing" and Building No. 5 having "A, B & C wing" and the land appurtenant thereto and more particularly described in the Fourth Schedule hereunder written and shown with dark colour boundary lines in on the layout plan thereof being "Annexure-1".

xi. "The Second Portion of the said Properties" means the Building No. 7 and the land appurtenant thereto and more particularly described in the Fifth Schedule hereunder written and shown with dark colour boundary lines in on the layout plan thereof being "Annexure- 2".

xii. "Purchaser/s".

(a) In relation to a Company means Companies incorporated under the Companies Act, 1956 / 2013 and shall mean and include its successors and permitted assigns.

(b) In relation to a Partnership it shall mean and include partners whose names and addresses have been furnished and partners thereof from time to time and survivors or survivor of them and the heirs, executors, administrators and last survivor and their/his permitted assigns.

(c) In relation to HUF (Hindu Undivided Family) it means HUF recognized under Hindu Law.

(d) In relation to Corporations it means Body Corporate established under any Special Act of Parliament and/or State Legislature such as LIC, GIC.

(e) In relation to TRUST means Trust constituted and established under the Indian Trust Act formed by a Deed of Settlement, Will or otherwise or a public trust registered under any local public trusts act or regulation in force from time to time.

xiii. "Tenement" means the Flats/ Shops/offices/Units any and/or other necessary appurtenances thereto as are specified hereafter agreed to be acquired by Purchaser/s under this Agreement.

xiv. "T.D.R." means the Transferable Development Rights.

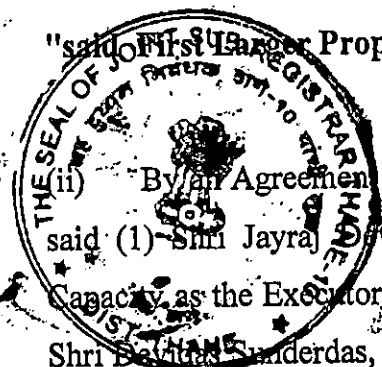
xv. "MBMC" means Mira Bhayander Municipal Corporation.



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WHEREAS:

(a) (i) One (1) Shri Jayraj Devidas, (2) Shri Mahendra Devidas, (3) Shri Tulshidas Devidas, (4) Shri Dilip Padamshi, (5) Shri Harish Padamshi, (6) Shri Hemant Ranjit, (7) Shri Bhikamdas Jethalal, (8) Shri Kishor Krishnakumar, (9) Shri Yogesh Krishnakumar, (10) Smt. Bhanubai Dharamshi, (11) Shri Janak Hansraj, (12) Smt. Krishnabai Hansraj and (13) Shri Chatubhai Dwarkadas, were seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of agricultural lands situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane and an area admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "said **First Schedule Property**").



(ii) By an Agreement for Sale cum Development dated 27th January, 2004 the said (1) Shri Jayraj Devidas, (2) Shri Mahendra Devidas for self and in the Capacity as the Executors of last Will and Testament dated 15th July, 1982 of one Shri Balabhai Sunderdas, (3) Shri Jayant Tulshidas and (4) Shri Ashwin Tulshidas Sr. Nos.3 & 4 are the Legal Executors of Estate of Late Shri Tulshidas Devidas Khatai, (5) Shri Dilip Padamshi, (6) Shri Harish Padamshi Sr. Nos. 5 & 6 for self and in the Capacity as the Executors of last Will and Testament dated 10th January, 1989 of one Shri Padamshi Khatai, (7) Shri Hemant Ranjit for self and in the Capacity as the Executors of last Will and Testament dated 18th November, 1968 of one Shri Ranjit Ramdas, (8) Shri Trikamdas Jethalal, (9) Shri Kishor Krishnakumar for self and in the Capacity as the Executors of last Will and Testament dated 15th May, 1968 of one Shri Krishnakumar Jethabhai, (10) Shri Bharat Khatai, (11) Shri Dhiren Khatai, (12) Shri Vinay Khatai Sr. Nos. 10, 11 & 12 for self and in the Capacity as the Executors of last Will and Testament dated 24th July, 1993 of one Shri Dharamshi Jethabhai, (13) Shri Yogesh Krishnakumar, (14) Smt. Bhanubai Dharamshi, (15) Shri Janak Hansraj for self and in the Capacity as the Executors of last Will and Testament of one Shri Hansraj Jethabhai, (16) Smt. Krishnabai Hansraj and (17) Shri Chatubhai Dwarkadas (hereinafter for brevity's sake referred to as "the said **Original Owners**") have

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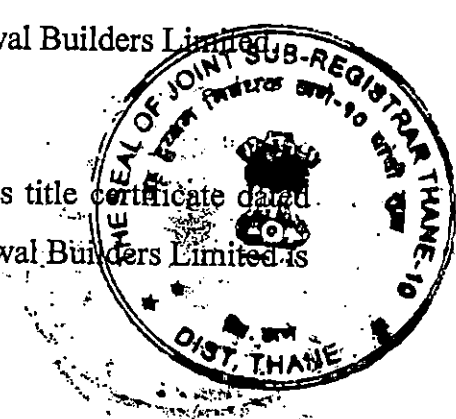
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agreed to sell and/or transfer the said First Larger Property to M/s. Shree Ostwal Builders Limited for the price and upon the terms and conditions therein mentioned.

(iii) In pursuance of the said Agreement for Sale cum Development dated 27th January, 2004, the said Original Owners have also executed an irrevocable Power of Attorney dated 13th February, 2004 in favour of Shri Umrao Singh Ostwal the Director of the said M/s. Shree Ostwal Builders Limited in respect of the said First Larger Property.

(iv) In pursuance of the aforesaid Agreement for Sale cum Development dated 27th January, 2004 the said Original Owners have also handed over the possession of the said First Larger Property to the said M/s. Shree Ostwal Builders Limited.

(v) Mr. D.G. Naik, Advocate High Court has issued his title certificate dated 21st July, 2004 interalia stating that the said M/s. Shree Ostwal Builders Limited is entitled to develop the said First Larger property.



(vi) On 27th February, 2005 the said M/s. Shree Ostwal Builders Limited paid to the said Original Owners full and final consideration payable under the said Agreement for Sale cum Development dated 27th January, 2004 in respect of the said First Larger Property and have obtained the receipt for the same.

Approved

(vii) The Additional Collector & Competent Authority, Thane Urban Agglomeration, vide his order dated 14th October, 2005 granted the exemption under Section 20 of the said UL (C& R) Act, 1976 to develop the said First Larger Property upon the terms and conditions therein mentioned.

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(viii) By the Development Agreement dated 25th April, 2006 made between the said M/s. Shree Ostwal Builders Limited therein referred to as the Vendor of the one part and the Confirming Party herein therein referred to as the Developer of

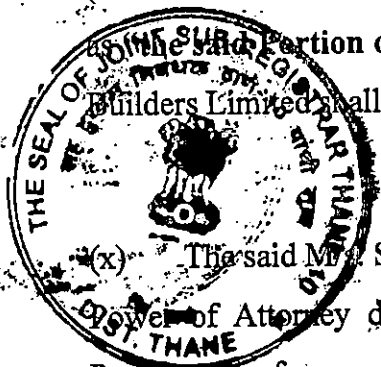
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the other part, the said M/s. Shree Ostwal Builders Limited had granted the development rights of the said First Larger Property for 2,17,550 sq. feet municipal sanctioned F.S.I together with TDR rights of the said Larger Property as therein mentioned but had reserved the rights of the portion of the land admeasuring 40 X 40 sq. meters for constructing the petrol pump thereon and for further F.S.I if any, accrues from the said First Larger Property. The said Development Agreement dated 25th April, 2006 is duly stamped and registered with the Sub-Registrar of Assurance at Thane under Serial No.TNN-10/03258 of 2006 on 25th April, 2006.

(ix) It is further stated in the said Development Agreement dated 25th April, 2006 that if the said M/s. Shree Ostwal Builders Limited desire to sell and/or transfer the said Portion of First Larger Property admeasuring 40 X 40 sq. meters (hereinafter the said Portion of First Larger Property for brevity's sake referred to as "the said Portion of the First Larger Property"), the said M/s. Shree Ostwal Builders Limited shall first offer the same to the Confirming Party herein.



(x) The said M/s. Shree Ostwal Builders Limited had also given an Irrevocable Power of Attorney dated 26th April, 2006 in respect of the said First Larger Property in favour of Shri Mukesh Chetram Agrawal the Director of the Confirming Party empowering him to do all such acts, deeds and matters for the said First Larger Property and the said Irrevocable Power is also duly registered with the Sub-Registrar of Assurance at Thane under Serial No.TNN-10/03267 of 2006 on 26th April, 2006.

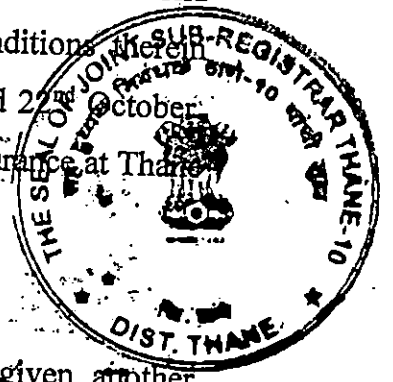
(xi) By an Agreement dated 9th July, 2007 made between one Janabai Laxman Bhoir therein referred to as the First Assignor of the First Part, Shri Harishchandra Laxman Bhoir & others therein referred to as the Second Assignors of the Second Part, Shri Santosh Rajaram Ghag & Anr. therein referred to as the First Confirming Party of the Third Part, the said M/s. Shree Ostwal Builders Limited therein referred to as the Second Confirming Party of the Fourth Part and the Confirming Party herein therein referred to as the Assignee of the Fifth Part, the said Janabai Laxman Bhoir and all other parties therein assigned and/or

Amended
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Jagub *Amended*
JH *JH* *SHA*

transferred their respective rights, title and interest in the said First Larger Property to and in favour of the Confirming Party upon the terms and conditions therein mentioned.

(xii) By an Agreement For Sale Cum Development dated 22nd October, 2007 made between the said M/s. Shree Ostwal Builders Limited therein referred to as the Vendor of the one part and the Confirming Party herein therein referred to as the Purchaser/ Developer of the other part, the said M/s. Shree Ostwal Builders Limited agreed to sell and/or transfer to the Confirming Party said Portion of the First Larger Property i.e. admeasuring 40 X 40 sq. meters out of the said First Larger Property with the right to develop the same together with the right to use the F.S.I and T.D.R. thereof along with other benefits arises by way of an additional F.S.I of the property more particularly described in the Second Schedule thereunder for the price and upon the terms and conditions therein mentioned. The said Agreement for Sale Cum Development dated 22nd October, 2007 is duly stamped and registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-4/09184 of 2007 on 22nd October, 2007.



(xiii) The said M/s. Shree Ostwal Builders Limited had also given another Irrevocable Power of Attorney dated 22nd October, 2007 in respect of the said First Larger Property in favour of Shri Mukesh Chetram Agrawal the Director of the Confirming Party empowering him to do all such acts, deeds and matters for the said First Larger Property and the said Irrevocable Power of Attorney dated 22nd October, 2007 is also duly registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-4/09185 of 2007 on 22nd October, 2007.

(xiv) The Collector, Thane vide his order dated 27-10/2006 bearing No. Revenue/K-1/T-1/NAP/S/R-17106 granted the permission to use of the said First Larger Property for non-agricultural purposes and for constructing the commercial cum residential building thereon.

27-10/2006 bearing No. Revenue/K-1/T-1/NAP/S/R-17106 granted the permission to use of the said First Larger Property for non-agricultural purposes and for constructing the commercial cum residential building thereon.	
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(xv) The Promoters and the Confirming Party have already constructed the

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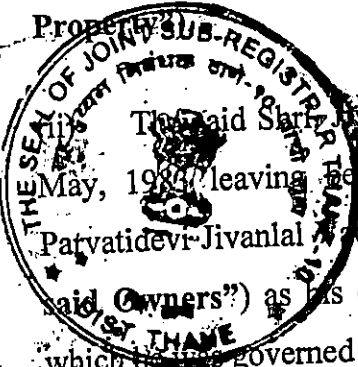
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Phase I with Occupation Certificate on the Portion of the said First Larger Property having the Building Nos.1 to 3 each having A and B Wings and Commercial Building No.6.

(b) (i) Prior to 20th May, 1983 one Shri. Jivanlal Meghji Vadagam was the Owner and as such the Owner was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of non-agricultural land together with the said staff quarters and/or other structures on the property situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12394.71 Sq. meters or thereabouts of Old Survey No. 14, New Survey No. 69 (hereinafter referred to as the "said Second Larger



The said Shri. Jivanlal Meghji Vadagama died intestate at Gujarat on 20th May, 1984 leaving behind him Shri. Rajendra Jivanlal Vadagama and Smt. Parvatidevi Jivanlal Vadagama (hereinafter for brevity's sake referred to as "the said Owners") as his only legal heirs and representatives according to law by which he was governed at the time of his death.

(iii) The said Second Larger Property is transferred in the name of the said Owners vide mutation Entry No. 1757 dated 24th February, 2003 in the Village Form No. 6.

(iv) Thereafter the said Owners of the said Second Larger Property have put the said Second Larger Property in the hotch potch of the said partnership firm i.e. M/s. Jankar Mechanical Works herein as the capital contribution and the said M/s. Jankar Mechanical Works became entitled to the said Second Larger Property more particularly described in the Second Schedule hereunder written.

(v) The said Owners were carrying on their business in the name of the said M/s. Jankar Mechanical Works and the M/s. Jankar Engineering Private Limited from the said Second Larger Property and in the circumstances herein above the said Owners and the M/s. Jankar Mechanical Works were jointly entitled to the

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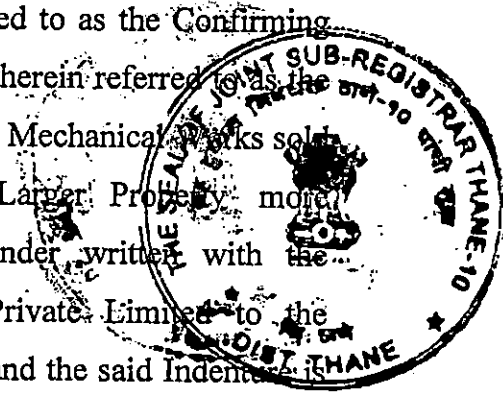
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said Second Larger Property as the said Owners thereof and were in exclusive use, occupation and possession of the said Second Larger Property.

(vi) Out of the said Second Larger Property a portion admeasuring 990 sq. meters have been naturally sub-divided due to the D. P. Road passing through the said Second Larger Property and said Portion of the Second Larger Property is more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "**Portion of the said Second Larger Property**").

(vii) By Indenture dated 7th December, 2006 made between the Owners herein therein referred to as the First Vendors of the First Part, M/s. Jankar Mechanical Works herein therein referred to as the Second Vendors of the Second Part, M/s. Jankar Engineering Private Limited herein therein referred to as the Confirming Party of the Third Part and the Confirming Party herein therein referred to as the Purchaser of The Fourth Part, the Owners and M/s. Jankar Mechanical Works sold and/or transferred the said Portion of the Second Larger Property more particularly described in the Second Schedule hereunder, written with the confirmation of the said M/s. Jankar Engineering Private Limited to the Confirming Party herein for the price therein mentioned and the said Indenture is duly registered with the Sub-Registrar of Assurance at Thane -10 under Serial No.TNN-10-09824 of 2008.



(viii) In pursuance of the said Indenture dated 7th December, 2006 the said Owners and M/s. Jankar Mechanical Works handed over the vacant and peaceful possession of the said Portion of the Second Larger Property with the confirmation of the said M/s. Jankar Engineering Private Limited to the Confirming Party.

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(ix) The Tahshildar Thane vide his order dated 2nd January, 2018 bearing No. Revenue/K-1/T-2/JAMINBAB/KAVI-6553/2017 granted the permission to use of the said Second Larger Property for non-agricultural purposes and for constructing the building/s thereon.

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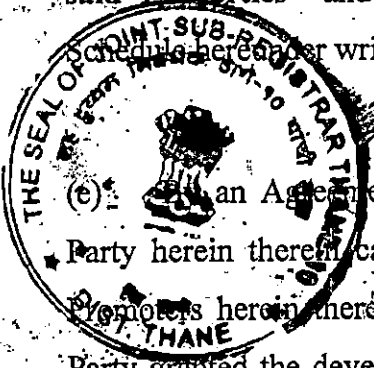
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(c) The name of the Confirming Party is recorded in Other Right's Column on the 7/12 uttaras in respect of the said First Larger Property more particularly described in the First Schedule hereunder written and further name of the said Confirming party is also recorded in Holder's Column on the 7/12 uttaras in respect of the said Portion of the Second Larger Property more particularly described in the Second Schedule hereunder written.

(d) The Portion of the said First Larger Property and the Portion of the Second Larger Property together with full development potential with available F.S.I., Premium F.S.I., Ancillary F.S.I, T.D.R. and additional/ incentive/ special/ premium/ fungible/compensatory F.S.I. of the said First Larger Property and the said the Portion of the Second Larger Property are collectively referred to as "the said Properties" and the same is more particularly described in the Third Schedule hereunder written.

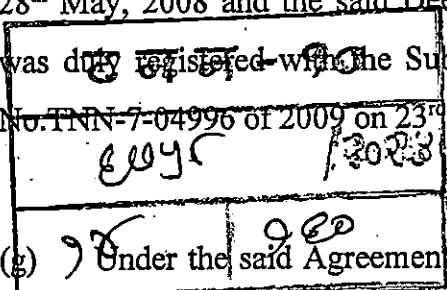


(e) an Agreement dated 28th May, 2008 made between the Confirming Party herein therein called the Party of the First Part of the one part and the Promoters herein therein called the Parties of the Second Part, the Confirming Party granted the development rights of the said Properties to the Promoters for the price and upon the terms and conditions therein mentioned.

(f) The said Agreement dated 28th May, 2008 was not registered within the specified time limit prescribed under the Indian Registration Act, 1908 and therefore the parties thereto have signed and executed the Deed Of Confirmation dated 23rd September, 2009 whereby confirming the aforesaid Agreement dated 28th May, 2008 and the said Deed of Confirmation dated 23rd September, 2009 was duly registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-7-04996 of 2009 on 23rd September, 2009.

(g) Under the said Agreement dated 28th May, 2008 the Promoters herein are entitled to 52% of the Constructed Tenement and the Parking Spaces and the remaining 48% of the Constructed Tenement and the Parking Spaces will belong to the Confirming Party herein in the buildings to be constructed on the said Properties.

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(h) By a Supplementary Agreement dated 4th November, 2010 made between the Promoters and the Confirming Party herein have distributed the allocation of their respective shares of the constructed Tenement as per the terms and conditions of the Agreement dated 28th May, 2008.

(i) By the further Supplementary Agreement dated 5th September, 2017 made between the Promoters and the Confirming Party herein have distributed the allocation of their respective shares of the constructed Tenement which is to be constructed as per the terms and conditions therein mentioned.

(j) As agreed by and between the Confirming Party and the Promoters herein that the Confirming Party will be entitled to construct the Building No.7 to be constructed on the said Properties more particularly described in the Schedule hereunder written.

(k) In the circumstances herein above, the Promoters are entitled to develop the said Properties.

(l) Accordingly, the Promoters are absolutely entitled to construct the building/s on the said Properties with the right to use the F.S.I., Premium F.S.I., Ancillary F.S.I, T.D.R. and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I. as per the terms and conditions of the said Agreement dated 28th May, 2008 and are entitled to deal with or dispose of their entitlement in the proposed construction of the buildings for such consideration, as they deem fit and proper.

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(m) The Promoters and the Confirming Party have appointed Architect - registered with the Council of Architect and the Promoters have appointed a Structural Engineer and Designer for design and drawings of the building and the Promoters have accepted the professional Supervision of the Architect and the structural Engineer till the completion of the buildings.

(n) The Confirming Party and the Promoters have obtained the revised layout

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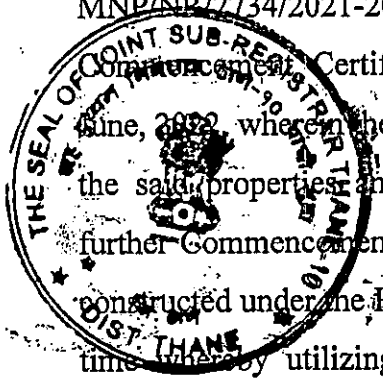
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plan duly sanctioned from Mira Bhayander Municipal Corporation on 4th May, 2018 in respect of the said Properties and further for the Phase II construction of buildings, the Confirming Party and the Promoters have obtained further sanction of the layout from Mira Bhayander Municipal Corporation for construction of Residential Building No.4 consisting of wings "A" and "B", Residential Cum Commercial Building No.5 consisting of wings "A" and "B" which is to be constructed on the land more particularly described in the Fourth Schedule hereunder written and Commercial Building No.7 which is to be constructed on the land more particularly described in the Fifth Schedule hereunder written, under Commencement Certificate bearing No. J.K.MBMC/MNP/NR/665/2018-2019 dated 4th May, 2018 further Commencement Certificate bearing No. MNP/NR/2734/2021-2022 dated 07th December, 2021, and thereafter further Commencement Certificate bearing No. MNP/NR/1179/2022-2023 dated 23rd June, 2022, wherein the permission is granted in respect of **Building No. 4 "A"** of the said properties and the Confirming Party and the Promoters shall obtain further Commencement Certificate for upper floors of each such buildings to be constructed under the Phase Wise construction on the said Properties from time to time thereby utilizing the full development potential, F.S.I, Premium F.S.I., Ancillary F.S.I, T.D.R and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I in respect of the said First Larger Properties and the Portion of the said Second Larger Property thereon and the layout plan is annexed and marked as "Annexure -3". The copies of the Commencement Certificates (A) Dated 07th December, 2021 bearing C. C. No. MNP/NR/2734/2021-2022 (B) Dated 23rd June, 2022 bearing C. C. No. MNP/NR/1179/2022-2023 is annexed and marked as "Annexure -4 A & B".



(o) By an Order dated 14th February, 2019, the Member Secretary, State Level Environment Impact Assessment Authority issued the Environment Clearance for the Proposed Residential Cum Commercial Building/s to be constructed on the said Properties in favour of the Confirming Party and the Promoters, and by permission dated 13th September, 2022, the Member Secretary, SEIAA-

(Maharashtra) Granted the proposed expansion of Residential Cum Commercial Building/s to be Constructed on the said Properties in favour of the Confirming Party and the Promoters

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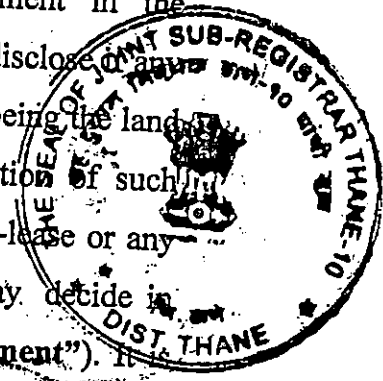
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(p) While sanctioning the revised building plan, Mira Bhayander Municipal Corporation has imposed certain terms and conditions. In accordance therewith, the Promoters and the Confirming party have given written undertaking to the Mira Bhayander Municipal Corporation.

(q) The Promoters and the Confirming Party have made full and true disclosure of the nature of their title of the said Properties. The Promoters, however agrees that before vesting the said Building/s and the proportionate rights in the said Properties being the land as described in the Fourth Schedule hereunder written in the favour of the society/ltd., Co./Corporate Body/Condominium/Association of the acquirers of the Tenement in the Building/s, the Promoters and the Confirming Party shall ensure to disclose of any the encumbrances on the proportionate rights in the said Properties being the land as described in the Fourth Schedule hereunder written on execution of such document vesting the same which may be by way of a lease or sub-lease or any other document which the Promoters and the Confirming Party may decide in their absolute discretion (hereinafter referred "as the vesting document"). It is made very clear that the Promoters and the Confirming Party may transfer by way of lease or sub-lease the Portion of the Land more particularly described in the Fourth Schedule reserving all the rights of further constructions thereon and neither the said society/ltd., Co./Corporate Body/Condominium/ Association of the acquirers of the Tenement in the Building/s nor the Purchaser/s herein shall be entitled to take any objection for the same.



(r) The Promoter and the Confirming Party have represented to the Purchaser/s that they are constructing the Building No. "4 A & B wings, Building No. 5 A, B & C wings and Building No.7" on the said Properties as Phase II and at present got the sanctioned plan duly approved for the Building No. 4 having "A" wing consisting of Stilt plus Podiums, 23 (Twenty Three) floors and "B" wing consisting of Stilt plus Podiums, 23 (Twenty Three) floors, sanctioned plan duly approved for the Commercial Cum Residential Building No. 5 having "A" and "B" wings both consisting of Part Ground floor, Part Stilt, Part 1st Floor, Part 1st Podium plus 2nd Podium plus 3rd floor but Promoter and the Confirming Party intent to construct further 42 (forty Two) upper floors or more or less as may be

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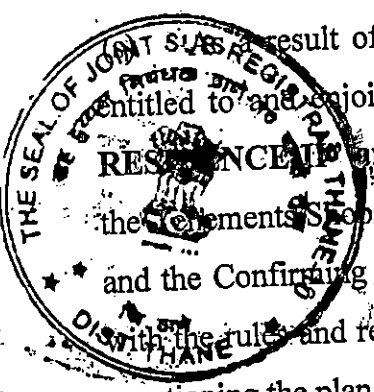
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sanctioned and/or permitted thereon and sanctioned plan duly approved for the Building No. 7 for Basement plus Ground plus 16 (Sixteen) upper floors and may construct more upper floors or less floors thereon as may be sanctioned and/or permitted with the FSI, Premium F.S.I., Ancillary F.S.I and TDR including additional/ incentive/ special/ premium/ fungible/ compensatory/ Ancillary F.S.I present or future if any increased in respect of the said First Larger Property and the Portion of the Second Larger Property and shall modify or reduce the common amenities like Floor, RG, open spaces, open parking spaces etc., on the said Properties.



As a result of the aforesaid the Promoters and the Confirming Party are entitled to and enjoined upon to construct buildings to be known as "SPACE RESIDENCE" and "MARUTI SQUARE" and to deal with and dispose of the Apartments/Shops/offices/Units any being constructed thereto. The Promoters and the Confirming Party have commenced the construction work in accordance with the rules and regulation and /or the terms and conditions incorporated while sanctioning the plan.

(t) While sanctioning the said plan the concerned Local Authority, MBMC and/or State and Central Government has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Promoters and the Confirming Party while developing the said Properties and only upon the observance and performance of such terms, conditions, stipulations and restrictions the Occupation Certificate in respect of the said Properties shall be granted by the concerned Local Authority. Such terms and conditions shall also be fulfilled and/or complied by the flat purchaser/s individually and/or jointly by the Society being formed and registered.

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(u)	The Purchaser/s demanded from the Promoters and the Confirming Party

and the Promoters and the Confirming Party have given to the Purchaser/s inspection of all the documents of title relating to the said Properties and the layout plans, designs and specifications prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and

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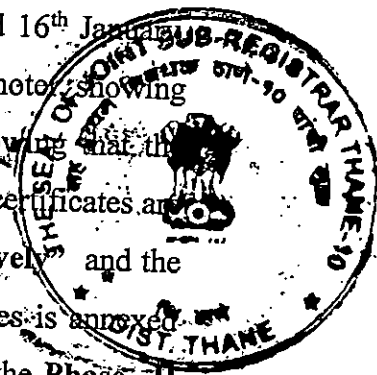
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Development) Act, 2016 (hereinafter referred to as "the Said Act") and the Rules made there under and the Purchaser/s has/have satisfied himself/themselves with the title of the Promoters and the Confirming Party in respect of the Properties and shall hereafter not raise any requisition or objection for the same nor the Promoters and the Confirming Party shall be liable to entertain any such requisitions from the Purchaser/s.

(v) Copies of Title Certificate dated 1st January, 2008, Subsequent Title Certificate dated 25th March, 2011, Supplementary Title Certificate dated 13th December, 2019 and Further Supplementary Title Certificate dated 16th January, 2023 issued by Vimla & Co., the Advocates & Solicitors of the Promoter, showing the nature of title of the Promoter to the said Properties and showing that the Promoter is entitled to develop the said Properties and the said title certificates are annexed hereto and marked as "Annexures- 5, 6, 7 and 8 respectively" and the copies of the extract of Properties 7/12 uttaras of the said Properties is annexed hereto and marked as "Annexures- 9". The copy of the layout of the Phase-II are annexed hereto and marked as "Annexure- 10". The copy of the Environment Clearance (A) dated 14th February, 2019 and Environment Clearance (B) dated 13th September, 2022 are annexed and marked as "Annexure - 11 A & B". The copies of the N.A. orders dated 27th October, 2006 and 2nd January, 2018 are annexed and marked as "Annexure-12 and 13 respectively". The Copy of the U.L.C. order dated 14th October, 2005 is annexed and marked as "Annexure-14".



(w) The said buildings are constructed for Residential cum Commercial purposes and Purchaser/s shall not be entitled to use the same for any other purpose without obtaining the prior written consent from the Promoters and the Confirming Party.

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(x) The Purchaser/s being fully satisfied in respect of the title of the Promoters to the said Properties including the right of the Promoters to develop the said Properties by constructing the Building No. 4 and Building No.5 having several wing/s as herein mentioned on the Portion of the said Properties and the Purchaser/s has/have approached the Promoters and applied to the Promoters for

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the allotment of Tenement No. 1602 in the Building No. 4 "A" Wing having RERA carpet area admeasuring 42.37 square meters (456 Sq. Ft.) known as "SPACE RESIDENCE - II BUILDING NO. 4 A" and more particularly shown and surrounded by dark colour on the floor plan annexed hereto and marked as Annexure- "15" (hereinafter for brevity's sake referred to as "the said Tenement") to be constructed on the land more particularly described in the Fourth Schedule hereunder written and accordingly the Promoters with the confirmation of the Confirming Party agreed to allot the said Tenement to the Purchaser/s herein upon the terms and conditions set out herein and the said building under construction is being registered under Real Estate project under registered No. P51700051349 with Real Estate (Regulation

Development) Act, 2016 (The copy of the registration certificate is hereto annexed and marked as "Annexure-16"



The Purchaser/s has/have investigated the title in respect of the said Tenement and the said Properties and after satisfying with the same has/have entered into this agreement with full knowledge of all the terms and conditions contained in the documents, papers, plans, orders, schemes, etc., recited and referred to above;

(z) Under Section 13 of the said Act, the Promoters is required to execute an Agreement for Sale of the said Tenement to the Purchaser/s being these presents as hereinafter appearing:

(aa) Relying upon the said application, declaration, indemnity, and agreements contained in this Agreement given by the Purchaser/s to the Promoters, the Promoters with the confirmation of the Confirming Party agree to sell to the Purchaser/s the said Tenement at the lump sum price of Rs. 62,92,800/- (Rupees Sixty Two Lakh Ninety Two Thousand Eight Hundred Only), without car parking space after deducting therefrom the applicable TDS as per the prevalent provisions of the Income Tax Act, 1961 as amended upto date and on the terms and conditions hereinafter appearing.

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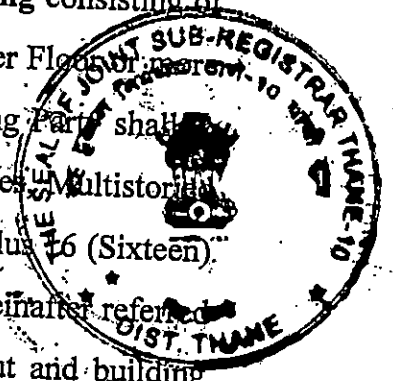
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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals hereinabove shall form an integral part of this Agreement as if the same are incorporated herein verbatim in the operative part hereof and to be interpreted and construed and read accordingly.
2. The Promoters shall in **Phase Wise** manner construct on the portion of the said Properties, Multistoried **Building/s No. 4** having "A" & "B" wing consisting of Stilt plus Podium/s, 23 (Twenty Three) Upper floor or more and Commercial Cum Residential **Building/s No. 5** having "A", "B" and "C" wing consisting of Part Ground, Part Stilt Plus Podium/s plus 42 (Forty Two) Upper Floors to be known as "**SPACE RESIDENCE-II**" and the Confirming Party shall **Phase Wise** manner construct on the Portion of the said Properties, Multistoried **Building No.7** Consisting of Basement plus Ground, Podium/s plus 16 (Sixteen) upper floors or more to be known as "**MARUTI SQUARE**" (hereinafter referred to as the said building/s), and/or such building/s as per the layout and building plans sanctioned by MBMC and the sanctioned plans and/or amended plans which have been seen and approved by the Purchaser/s, with the full and clear knowledge that the Promoters and the Confirming Party shall be entitled to do such variations and modifications in the sanctioned plans, as may be considered necessary or as may be required by the concerned authorities or Government, to be made in them. It is hereby agreed by and between the parties hereto that the Promoters and the Confirming Party shall be entitled to make variations or amendments or modifications in the said layout and building/s plans as they may deem fit, provided that the same does not adversely affect the said Tenement purchased by the Purchaser/s. As part of such variations, amendments or modifications in the layout and/or in the building/s plans the Promoters and the Confirming Party may change the location of the said building/s or any one or more of them and the Promoters and the Confirming Party may also construct additional areas by constructing additional wings and/or additional floors to one or more of the said building/s and may also construct further building/s on the said Properties as may be approved by the concerned authorities. The Purchaser/s



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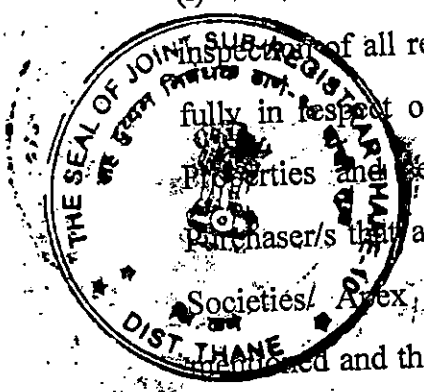
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hereby expressly consent/s to the Promoters and the Confirming Party for making variations or modifications in the said layout and the building/s plans as they may deem fit, so as long as the same does not adversely affect the said Premises. The Promoters and the Confirming Party shall not be required to take any further permission of the Purchaser/s for the same. The consent hereinabove given by the Purchaser/s shall be considered as the Purchaser/s' consent contemplated by Section 14(2) of the Act.

3. The Purchaser/s declares that:

(i) Prior to the execution of this Agreement the Purchaser/s has/have taken full inspection of all relevant documents and has satisfied himself/herself/themselves fully in respect of the Promoters and the Confirming Party's title to the said Properties and seen the site and the Promoters have also informed to the Purchaser/s that all the common amenities will be handed over to the Society/Societies/ Apex Body upon the completion of the entire project as herein mentioned and the Purchaser/s do and each of them/doth hereby accept the same and agree/s not to raise any requisition or objection/s relating thereto at any stage.

(ii) The Purchaser/s has/have read and understood and is/are fully aware of the terms and conditions of the said N.A. order, ULC order, C.C. and other permission granted by the concerned authorities and the Promoters rights and liabilities there under in respect of the said Properties and the said Building/s and also in respect of the rights reserved for the common areas and facilities in the said Building/s which shall absolutely belong to the Promoters and the Confirming Party and neither the Purchaser/s nor his/her/their nominees and neither the Society/Organization/ Apex Body of the Society of the Building/s of the purchasers of Tenement in the Building/s to be formed and registered in terms hereof, shall have any right, title, interest and claim therein and the Purchaser/s hereby accord his/her/their express "No Objection" thereto and further hereby agree/s to accept the said terms and conditions unconditionally and absolutely and further that the Promoters have agreed to sell and transfer the said Tenement to the Purchaser/s, expressly relying on the assurance and declaration of the Purchaser/s to that effect and as hereinabove mentioned.



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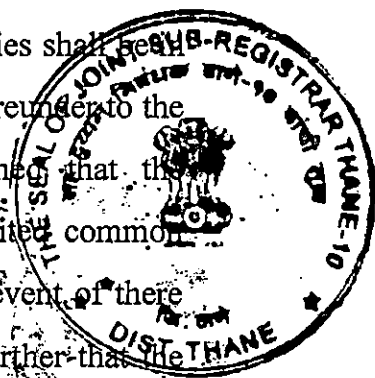
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(iii) The Purchaser/s has/have been informed by the Promoters and is/are aware that notwithstanding what is agreed herein, for the use of the car parking spaces if allotted to the Purchaser/s, the Purchaser/s may be charged parking fees on such basis as may be decided by the Promoters at their absolute discretion and the Purchaser/s shall not dispute the same and/or delay payment of such charges on any pretext whatsoever.

(iv) The Purchaser/s has/have been informed by the Promoters that the percentage of the undivided interest of the Purchaser/s in Properties shall be in the proportion of the area of the said Tenement agreed to be sold hereunder to the total area of the Building/s and have been further informed that the proportionate share of the Purchaser/s in the said common/limited common areas and facilities is liable to be increased or decreased in the event of there being any change in the building/s plans or layout plans and further that the apportionment of the proportionate price towards the common/limited common areas and facilities as herein mentioned, is only notional and the same is not subject to change, even if the percentage of undivided share of the said Tenement in the common/limited common areas and facilities increases or decreases and the said Tenement is being agreed to sell to and purchased by the Purchaser/s with all the appurtenant rights for the lump sum price as herein mentioned and the Purchaser/s hereby expressly consent/s to such changes in the said share and hereby expressly authorizes the Promoters and the Confirming Party to do so increase or decrease the said share of the said Tenement and/or of the Purchaser/s in the said common areas and facilities and limited common areas and facilities of the said Building/s and the Purchaser/s hereby irrevocably agree/s to accept such share changes as aforesaid.



Consent

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(v) The Purchaser/s shall have right, title and interest in respect of the said Tenement only and shall have no right title or interest in respect of the area reserved for by the Promoters and the Confirming Party herein in any manner whatsoever.

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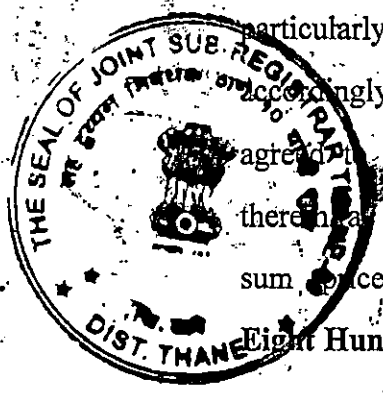
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4. The Promoters are undertaking the development of the said Building/s as Phase II in a phase-wise manner as mentioned in the recital (r) hereinabove.

5. (a) The Purchaser/s has/have approached the Promoters and applied to the Promoters for the allotment of Tenement No. 1602 in Building No. 4 Wing "A" having RERA carpet area admeasuring 42.37 square meters in the Building No. 4 A known as "SPACE RESIDENCE-II" and more particularly shown and surrounded by dark colour on the floor plan annexed hereto and marked as Annexure-"15" (hereinafter for brevity's sake referred to as "the said Tenements") to be constructed on the land more

particularly described in the Fourth Schedule hereunder written and accordingly the Promoters with the confirmation of the Confirming Party agreed to allot the said Tenement to the Purchaser/s herein with the amenities thereon as per the list annexed hereto being the "Annexure-17", at the lump sum price of Rs. 62,92,800/- (Rupees Sixty Two Lakh Ninety Two Thousand Eight Hundred Only) including the proportionate price of the common areas and facilities appurtenant to the said Tenement in terms of the list annexed hereto (after deducting the applicable TDS in accordance with the provisions of the Income Tax Act, 1961 as amended upto date). The Purchaser/s shall deposit TDS so deducted in the government treasury by furnishing challan-cum-statement in Form No.26QB to the Director General of Income-tax (System) or to the person authorized by him in this behalf, within seven days from the end of the month in which the

deduction is made, and issue a TDS certificate in Form No.16B to the Promoters within fifteen days from the due date for furnishing the challan-cum-statement in Form No.26QB, after generating and downloading the same from the web portal specified by the Director General of Income-tax (System) or the person authorized by him, so as to enable the Promoters to give credit to the Purchaser/s for the same. The lump sum consideration as herein mentioned shall be paid by the Purchaser/s to the Promoters in the following manner:



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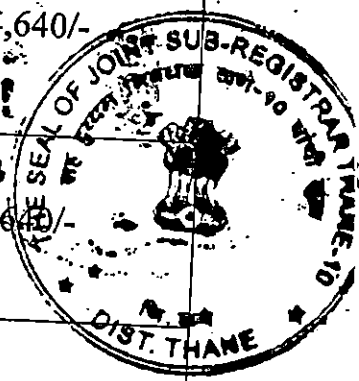
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Signatures:
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Arun

Signatures:
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PAYMENT SCHEDULE

SR. NO.	PARTICULARS	%	AMOUNT
1	Being the Booking Amount payable at the time of booking (not exceeding 10% of the total consideration).	10	6,29,280/-
2	On execution of Agreement for Sale (not exceeding 30% of the total consideration).	20	12,58,560/-
3	On Completion of plinth (not exceeding 45% of the total consideration).	15	9,43,920/-
4	Proportionate installments upon Completion of Slabs (not exceeding 70% of the total consideration).	25	15,73,200/-
5	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Tenement (not exceeding 75% of the total consideration).	5	3,14,640/-
6	On Completion of Sanitary Fittings, Staircase, Lift Wells, Lobbies, upto the floor level of the said tenement (not exceeding 80% of the total consideration).	5	3,14,640/-
7	On Completion of External Plumbing and External Plaster, Elevation and Terraces with waterproofing of the said Building in which is the said Tenement is located (not exceeding 85% of the total consideration).	5	3,14,640/-
8	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Tenement is located (not exceeding 95% of the total consideration).	10	6,29,280/-
9	Balance Amount at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.	5	3,14,640/-
TOTAL		100	62,92,800/-



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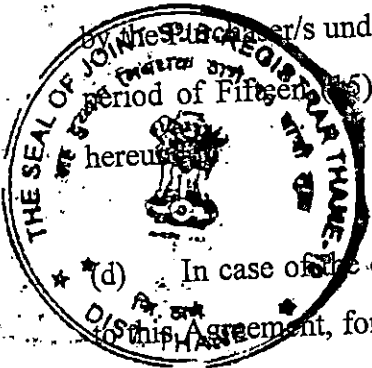
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(b) The Consideration Value above excludes Additional Charges and Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Tenement.

(c) The time for payment of each of the installments/ payment/ deposits to be made by the Purchaser/s, is of the essence of the contract and the Purchaser/s shall be liable to pay to the Promoters interest @ the State Bank of India Highest Marginal Cost of Lending rate plus 2% per annum on all amounts due and payable

by the Purchaser/s under this Agreement, if any such amount remains unpaid for a period of Fifteen (15) days or more after becoming due in terms aforesaid and hereunder.



(d) In case of the dishonor of any cheque, issued by the Purchaser/s, pursuant to this Agreement, for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' the cheque bouncing charges shall be Rs. 1000/- at per instance, which shall be payable by the Purchaser/s, who issued the cheque in question. The Purchaser/s must also ensure payment of the amount of the cheque in question and the cheque bouncing charges within 15 days from the date of the dishonor of the cheque, failing which such cheque dishonoring charges for first 15 days from the date of dishonour of the cheque of Rs. 1000/- (Rupees One Thousand Only) per day shall increase to Rs. 2,000/- (Rupees Two Thousand

Only) per day after completion of the 15 days thereof and shall continue till the said amount is paid.

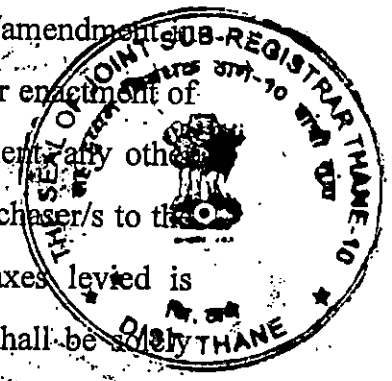
(e) In case the Purchaser/s enter(s) into any loan/financing arrangement with any bank/financial institution against the purchase of the said Tenement, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoters under this Agreement, in the same manner detailed herein.

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6. (a) The Purchaser/s are aware that as per prevalent statute, GST is leviable/applicable on the purchase price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoters in respect of this transaction, shall proportionately increase to the extent of the liability of such taxes. The Purchaser/s hereby undertake(s) to pay the amount of the GST along with each installment from the effective date and further shall not dispute or object to the payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of GST applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable GST and/or any other taxes levied thereon etc., Provided Further that, if on account of change/amendment of the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoters in respect of this transaction and/or the aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Promoters shall not be liable to pay the same in any manner whatsoever.



(b) The Purchaser/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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7. The Purchaser/s agree/s and undertake/s to pay all the amounts payable under this agreement within Fifteen (15) days from the date of Promoters intimating to the Purchaser/s that the amount is due and payable and the Purchaser/s shall without any objections or requisitions as regards to the payment of the amount payable as per the intimation, make due payment of the same and further the Promoters are not bound to give any further notice/intimation as a reminder and further in absence of any such reminder shall not be deemed as an

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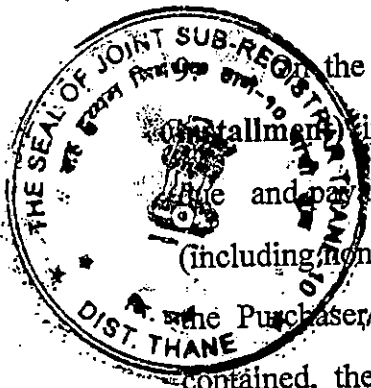
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excuse for non- payments of any amounts on the due dates.

8. Without prejudice to the right of the Promoters to receive interest @ the State Bank of India Highest Marginal Cost of Lending rate plus 2% per annum on the delayed payments, if the Purchaser/s commit default (a) in payment of any of the installments aforesaid on their respective due dates (time being the essence of the contract) and/or (b) in observing and performing any of the terms and conditions of this Agreement and if the default continues on any three installment, inspite of 15 days' notice sent by Promoters to the Purchaser/s (prior to the Purchaser/s taking possession of the said Premises), the Promoters shall be at liberty to terminate this Agreement.



the Purchaser/s committing default on the due dates (on any three installment) in respect of payment of any three installment of the amounts due and payable by the Purchaser/s to the Promoters under this Agreement (including non-payment of GST etc., levied under the relevant statutes) and upon the Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at its own option to terminate this Agreement.

Provided always that the power of termination herein before contained shall not be exercised by the Promoters, unless and until the Promoters have given to the Purchaser/s' 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within 15 (fifteen) days after receipt of such notice.

In the event of termination of this agreement as aforesaid, the consequences hereinafter set out shall follow:

(a) The Purchaser/s shall cease to have any right or interest in the said Tenement or any part thereof;

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(b) The Promoters shall be entitled to sell the said Tenement at such consideration and on such terms and conditions to such other person or party as the Promoters may in their absolute discretion deem fit and the Purchaser/s shall not be entitled to question such sale or to claim any amount from the Promoters.

(c) The Promoters shall be entitled to sale and/or transfer the said Tenement to any third party being prospective Purchasers of the said Tenement at such price as may be decided by the Promoters without any further recourse or notice to the Purchaser/s and upon the receipt of the sale proceeds thereof the Promoters shall refund to the Purchaser/s in pursuance of this Agreement after deducting therefrom the following amount without any interest i.e. to say

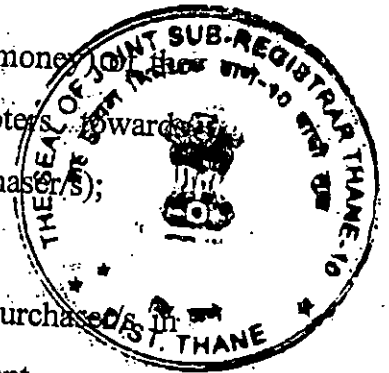
(i) 10% of the agreed consideration value (Booking / earnest money) of the said Tenement (which is to stand forfeited by the Promoters towards predetermined liquidated damages for default on the part of the Purchaser/s);

(ii) The taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Tenement upto date of termination of this Agreement.

(iii) The amount of interest payable by the Purchaser/s to the Promoters in terms of this Agreement from the dates of default in payment till the date of termination of this agreement.

(iv) In case if the Promoters receives deficits sale proceeds upon the sale of the Tenement, then the total amount agreed by the Purchaser/s herein as the total consideration amount then in such case the Promoters shall also deduct the deficit amount from the sale proceeds and the Purchaser/s shall under no circumstances object for the same.

(v) The Purchaser/s agree/s that receipt of the said refund vide Cheque from the Promoters by the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these presents, whether the Purchaser/s



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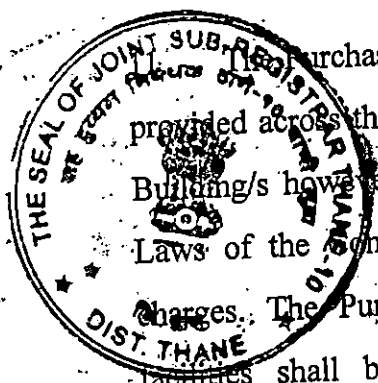
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accept/s or encash/es the Cheque/NEFT/RTGS or not, will amount to due refund by the Promoters in terms of these presents.

10. The common area and amenities to be provided by the Promoters in the said Building/s in which the said Tenement is situated are those that are set out in "Annexure 18" captioned under shared amenities, annexed hereto. The same is subject to change. The Purchaser/s further agrees to use only the Limited Areas and Facilities specifically identified for the Purchaser/s in the said Tenement and appurtenant to the said Tenement as herein mentioned.



Purchaser/s have the right to use the Common amenities and facilities provided across the remaining portion of the said Properties irrespective of their Building/s however, subject to the compliance of Rules, Regulations and Bye-Laws of the Common Organization and on payment of regular maintenance charges. The Purchaser/s agree/s that the aforesaid common amenities and facilities shall be used only by his/her/their family member/s and their servants/any outsiders are not permitted to use the same. As it is a large layout, the infrastructure development including the facilities and the amenities to be provided shall continue to be under construction/development even after the purchaser/s have taken possession of the said Tenement.

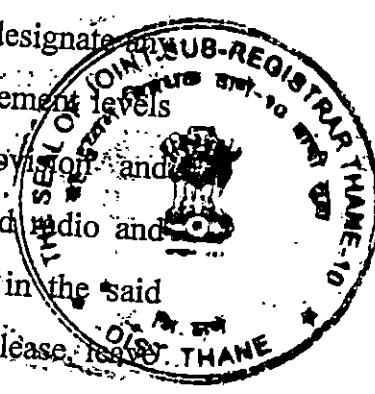
12. The restrictive use of common amenities / facilities shall not be objected by the Purchaser/s and the Purchaser/s shall not intervene into the smooth functioning of the construction/development activity of the common amenities/facilities in Phase Wise manner till the completion of the Entire Project. It is clarified that in the event the said Tenement is ready to be handed over for possession, the Promoters shall not be obliged to hand over the amenities and facilities in the Project fully completed and the same shall be completed by the Promoters and the Confirming Party at the time of completion of the Entire Project. The Purchaser/s has/have agreed not to raise any objection in this regard, whatsoever.

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13. The Promoters and the Confirming Party shall be entitled to avail loans from financial institutions and/or Banks etc., for development of the above Building/s on the land more particularly described in the **Fourth Schedule** hereunder written aforesaid Properties in which the said Tenement is situated, against the security of the Tenement forming part of the Building/s, subject however that any such encumbrance, mortgage and/or charge created by the Promoters and the Confirming Party shall not adversely affect the rights of the Purchaser/s in respect of the said Tenement agreed to be sold to him/her/them hereunder and in terms of these presents.

14. The Promoters and the Confirming Party shall be entitled to designate spaces/areas in the Entire Project (including on the terrace and basement levels thereof) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other Purchaser/s in the said Properties. Such designation may be undertaken by the Promoters on lease,  and license basis or such other method. For this purpose, the Promoters and the Confirming Party may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc. in the Whole Project.

15. The Promoters hereby agree that:

(i) The Promoters shall observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by any concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Tenement to the Purchaser/s, obtain from the concerned local authority, occupation certificate and/or part occupation certificate in respect of the new building in which the said Tenement is situated. It is agreed that after the receipt of the Occupation Certificate, all such obligations shall be complied and performed by the Purchaser/s along with other purchasers of Tenement in the Building/s.

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(ii) The Promoters shall deliver the possession of the said Tenement to the

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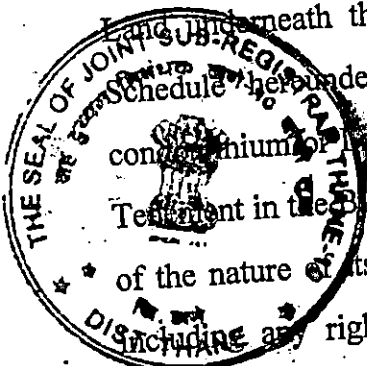
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Purchaser/s after the said Tenement is ready for use, provided that all the amounts due and payable by the Purchaser/s under this Agreement have been paid to the Promoters from time to time without committing any default in payment thereof and the Purchaser/s has/have complied with and/or have observed and performed all the terms and conditions of this Agreement. The Purchaser/s shall take possession of the said Tenement within a period of 21 (Twenty-One) days from the date of the Promoters giving written notice to the Purchaser/s intimating that the said Tenement is ready for use and occupation.

(iii) The Promoters before causing the execution of lease of the Portion of the Land underneath the Building/s as more particularly described in the Fourth Schedule hereunder written in favour of the Society or the Societies or Condominium/ Limited Company, Corporate Body, Association of acquirers of Tenement in the Building/s etc., as the case may be, make full and true disclosure of the nature of its title to the said Properties as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Properties and shall, as far as practicable, ensure that the leasehold rights in respect of the Portion of the Land underneath the Building/s is free from all encumbrances. It is made very clear that the Promoters and the Confirming Party may transfer by way of lease or sub-lease the Portion of the Land more particularly described in the Fourth Schedule reserving all the rights of further constructions thereon and neither the said society/ltd., Co./Corporate Body/Condominium/ Association of the acquirers of the Tenement in the Building/s nor the Purchaser/s herein shall be entitled to take any objection for the



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16. 21045 / 2024	(1) The possession of the Tenement shall be delivered by Promoters to the Purchaser/s on or before 15/12/2027; PROVIDED THAT all amounts due and payable by the Purchaser/s herein including the consideration have been paid in full and the Purchaser/s has/have otherwise complied with the terms and conditions of this Agreement PROVIDED HOWEVER the Promoters are entitled to reasonable extension of time for giving delivery of the Tenement on the Possession Date if the completion of the Building in which the Tenement is

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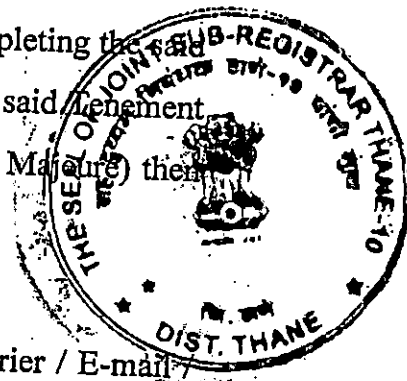
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situated, is delayed on account of any force majeure/vis majeure event including the following clause 16(ii) ("Force Majeure"):-

(ii) Notwithstanding anything contained to the contrary herein, the Promoters shall not incur any liability, if it is unable to deliver possession of the Tenement by the aforesaid date, if the completion of the Building is delayed on account of any force majeure events; i.e. (i) war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature, (ii) any notice or injunction order from any Court of law, or Tribunal, competent authority, statutory authority, high power committee, etc.

17. If the Promoters fails to abide by the time schedule for completing the Real Estate Project i.e. the said Building and for handing over the said Tenement to the Purchaser/s on the possession Date (save and except Force Majeure) then the Purchaser/s shall be entitled to either of the Following: -



(i) Call upon the Promoters by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoters ("Interest Notice") to pay interest @ the State Bank of India Highest Marginal Cost of Lending rate plus 2% per annum for every month of delay from the possession date of the Consideration paid by the Purchaser/s. the interest shall be paid by the Promoter to the Purchaser/s till the date of offering to hand over of the possession of the said Tenement by the Promoters to the Purchaser/s; OR

(ii) The Purchaser/s shall be entitled to terminate this Agreement by giving written notice to the Promoters by Courier / E-mail / Registered Post A.D. at the address provided by the Promoters ("Purchaser/s Termination Notice"). On the receipt of the Purchaser/s Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Purchaser/s Termination Notice by the Promoters, the Promoters shall refund to the Purchaser/s the amounts already received by the Promoters under this Agreement with interest @ the State Bank of India Highest Marginal Cost of Lending rate plus 2% per annum to be computed from the date the

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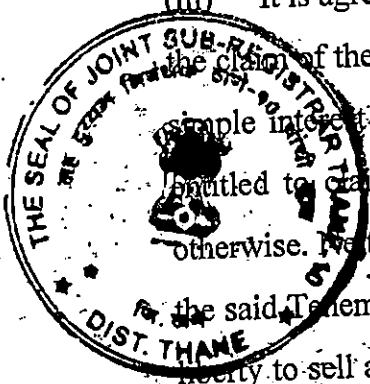
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Promoters received such amount/part thereof till the date such amounts with interest thereon are duly repaid. On such repayment of the amounts by the Promoters (as stated in this clause), the Purchaser/s shall have no claim of any nature whatsoever on the Promoters and/or the said Tenement and/or Car Park/s and the Promoters shall be entitled to deal with and/or dispose off the said Tenement and/or the car park in the manner it deems fit and proper.

In case if the Purchaser/s elects his/her/their remedy under sub-clause (i) above, then the Purchaser/s shall not subsequently be entitled to the remedy under sub-clause (ii) above.

(iii) It is agreed that upon the termination of this Agreement by the Purchaser/s, the interest of the Purchaser/s shall be restricted to refund of monies to be paid with simple interest as herein above mentioned and that the Purchaser/s shall not be entitled to claim any amounts towards loss, damages and/or mental trauma or otherwise. Neither party shall have any other claim against the other in respect of the said Tenement and/or arising out of this Agreement and Promoters shall be at liberty to sell and dispose off the said Tenement to any other person at such price and upon such term and conditions as Promoters may deem fit.

(iv) If as a result of any legislative order or regulation or direction of the Government or Public Authorities or for any natural calamity or for any other reason beyond the control of the Promoters, the aforesaid Building/s is not completed and/or the possession of the said Tenement is not given to the Purchaser/s, the only responsibility and liability of Promoters will be to pay over to the Purchaser/s and the other persons who may have purchased or who may purchase hereafter, the said Tenement in the said Building/s, the total amount that may be received by the Promoters but without any interest thereon and save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement, or otherwise howsoever. The amount so refunded shall be in full and final satisfaction and settlement of the claim of the Purchaser/s under this Agreement. The Purchaser/s agree that receipt of the said refund by cheque/NEFT/RTGS from the Promoters by the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these presents,



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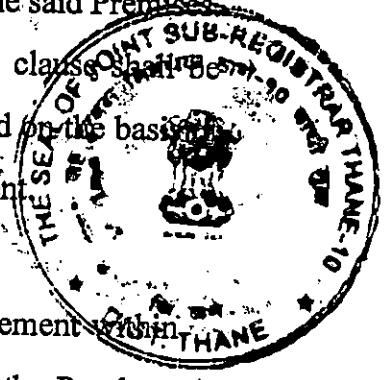
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whether the Purchaser/s accept/s or encash/es the Cheque/NEFT/RTGS or not, will be considered as refund of the said amount in terms of these presents.

(v) The Promoters shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building/s is complete and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to the variation cap of 3% (three percent). The total price payable for the carpet area of the said Tenement shall be recalculated upon confirmation by the Promoters. It is expressly agreed that if there is any increase in the carpet area allotted to Purchaser/s, the Promoters shall demand the additional amount from the Purchaser/s towards consideration, which shall be payable by the Purchaser/s prior to taking possession of the said Premises.

It is clarified that all monetary adjustments as envisaged in this clause shall be made at the same rate per square feet/ square meters and computed on the basis of the total consideration as mentioned in clause 5(a) of this Agreement.



18. (i) The Purchaser/s shall take possession of the said Tenement within 21 (Twenty-One) days of the Promoters giving written notice to the Purchaser/s informing that the said Tenement is ready for use and occupation.

(ii) Upon possession of the said Tenement being delivered to the Purchaser/s, he/she/they shall be entitled to the use and occupation of the said Tenement and thereafter he/she/they shall have no claim against the Promoters in respect of any item of work or amenities in the said Tenement or otherwise in the said Building/s, which may be alleged not to have been carried out or completed.

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(iii) Provided that if within the defect liability period specified under the said Act i.e. within a period of five years from the date of handing over the Possession of the Tenement, the Purchaser/s bring/s to the notice of the Promoters any structural defect in the said Tenement or the Building/s in which the said Tenement is situated or the material used therein in the construction of the said Building/s, then, wherever possible such defects shall be rectified by the

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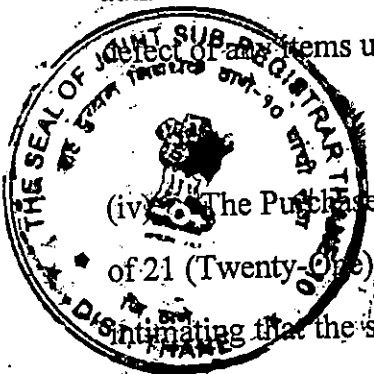
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Promoters, as per the said RERA Act, at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoters reasonable compensation for such defect or change. However, if the Purchaser/s carry out any alteration or addition or change in the said Tenement and/or the said Building/s without obtaining prior written permission of the Promoters and the concerned authorities wherever required, the liability of the Promoters shall come to an end and the Purchaser/s alone shall be responsible to rectify such defect or change at his/her/their own costs. In any event it is made very clear that the Confirming Party shall not be liable for the same under any circumstances whatsoever to the Purchaser/s or otherwise to any concerned authorities as the case may be. The word defect means only the manufacturing



defect or change items used.

(iv) The Purchaser/s shall take possession of the said Tenement within a period of 21 (Twenty-One) days of the Promoters giving written notice to the Purchaser/s intimating that the said Tenement is ready for use and occupation. On the expiry of a period of 21 days from the date of such notice in writing given by the Promoters to the Purchaser/s that the said Tenement is ready for use and occupation, irrespective of whether the possession of the said Tenement is taken or not in accordance with the provisions of this Agreement, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the RERA Carpet area, inclusive of the enclosed Balcony area of the said Tenement) of all outgoing in respect of the said Properties and the said Building/s namely local taxes, tax, betterment charges, lease rent, lease premium, if any payable to the MBMC or such other levies by the concerned local authority and/or government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security staffs, sweepers and other expenses necessary and incidental to the management and maintenance of the said Properties or such part thereof and the said Building/s thereon, until the society and/or societies is formed and registered in respect of the Building/s together with the land underneath thereof and/or the said Properties together with the Building/s thereon is leased to the said society and/or the concerned authorities as the case may be. Furthermore, if on the expiry of 21 (Twenty-One) days from the date of the aforesaid possession

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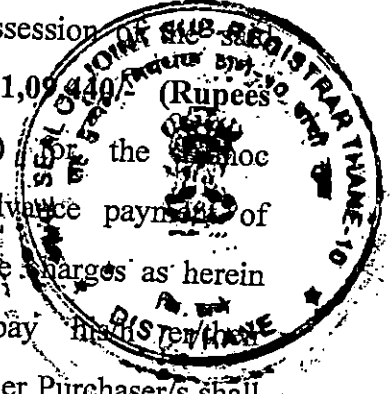
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notice and for any reason whatsoever, the Purchaser/s fails to take exclusive physical possession of the said Premises, the Purchaser/s shall become liable to pay holding charges @ Rs.10/- per square feet of carpet area of the said Tenement per month to the Promoters.

(v) The Purchaser/s shall pay to the Promoters such a proportionate share of outgoings as may be determined by the Promoters. The Purchaser/s further agree/s and undertake/s that the Purchaser/s shall pay to the Promoters provisional monthly contribution of **4,560/- (Rupees Four Thousand Five Hundred Sixty Only)** per month towards outgoings and maintenance expenses. However, the Purchaser/s shall before taking possession of the Tenement pay to the Promoters the total sum of **Rs.1,09,440/- (Rupees One Lakh Nine Thousand Four Hundred Forty Only)** for the period towards the maintenance adhoc charges as advance payment of maintenance charges. In case of the deficit of the maintenance charges as herein mentioned above then the Purchaser/s shall further pay proportionate share of outgoings and after the 15 months either Purchaser/s shall pay further advance 6 (six) months maintenance charges or shall pay regularly on or before the 5th day of each and every month in advance as may be decided by the Promoters and shall not withhold the same for any reason whatsoever. A sum of **Rs. 30,000/- (Rupees Thirty Thousand Only)** shall be paid by the Purchaser/s to the Promoters being the Corpus amount for the maintenance of the said Tenement and proportionate shares of all general maintenance charges and in case if the Purchaser/s fails to make the payment of maintenance charges on or before due date to the Promoters then in such case the Promoters will without any further notice or recourse deduct the amount out of the said corpus amount and if any balance amount from the corpus or the maintenance with the Promoters, the Promoters shall refund the same without any interest to the Purchaser/s individual or the Society within three months from the date of the Promoters handing over of the charge to the Society.



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19. The Purchaser/s shall at the time of delivery of possession of the said Tenement pay to the Promoters the following amounts: -

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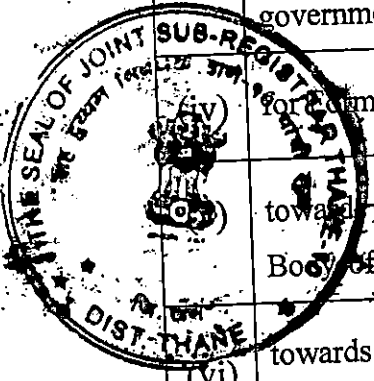
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	ADDITIONAL CHARGES	AMOUNT (INR)
(i)	Share Money and Entrance Fees of the proposed society/ltd.,co., /corporate body/ condominium/ association.	1,001 /-
(ii)	Legal Charges	15,000 /-
(iii)	towards for installation of electric meter/ electric connection or any other services from local authority or government.	50,700 /-
(iv)	for Formation and Registration of the Society.	7,000 /-
(v)	towards the Formation & Registration of the Apex Body of all the Societies.	10,000 /-
(vi)	towards the Betterment Charges, N.A. Tax, LUC Tax and/or Development Charges etc.	1,71,000 /-



Total Rs. 2,54,701/- (Rupees Two Lakh Fifty Four Thousand Seven Hundred One Only); and

(vi) Applicable amount towards GST and/or and any other tax on above said amounts or on any name whatsoever in respect of this transaction, if any, payable by Promoters to the prescribed authority will be in addition to the sale price agreed to be paid by the Purchaser/s to the Promoters in terms of these presents.

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The Promoters shall, without being accountable to utilize the sum as mentioned in clause 19 (ii), (iii), (iv), (v), (vi) and (vii) paid by the Purchaser/s for meeting all legal costs, charges and expenses including professional cost of attorney at law, Advocates and Solicitors of the Promoters in connection with formation of the Society, the cost of preparing its rules, and regulations and the bye - laws and the cost of preparing and engrossing this Agreement, and the

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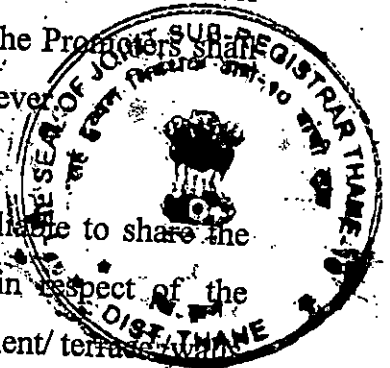
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Lease Deed etc. The Promoters also shall without having to render any account of whatsoever nature either to the Purchaser/s or to the society shall utilise the sum specified in clause 19 (ii), (iii), (iv), (v), (vi) and (vii) for the purposes mentioned herein.

21. The Promoters shall maintain a separate account in respect of sums mentioned in clause 19 (i) and the advance maintenance as received under clause 18 (v) above from the Purchaser/s on account of share money and for maintenance charges respectively shall utilize the amounts only for the purposes for which they have been received.

22. The Purchaser/s shall directly pay the actual property taxes whatsoever levied by the MBMC or any other concerned authorities and the Promoters shall not be liable for the payment of the same on any ground whatsoever.

23. The Promoters and the Confirming Party shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold Tenements/shops/offices/stilt/puzzle/stack parking/basement/ terrace/hoarding spaces and/or any other Tenement etc. The Promoters and the Confirming Party will bear the Municipal Assessments if any payable and nothing else. As and when the Promoters and the Confirming Party sells and/or transfers the said unsold Tenements, Parking spaces to any person or persons the society/ and issue the share certificate upon the said person paying membership and share money of Rs.1001/- and society/ ltd., co.,/ corporate body/ condominium/ association shall not be entitled to demand any transfer fees or donation or any other amount in any manner whatsoever from the said person and/or Promoters and the Confirming Party.



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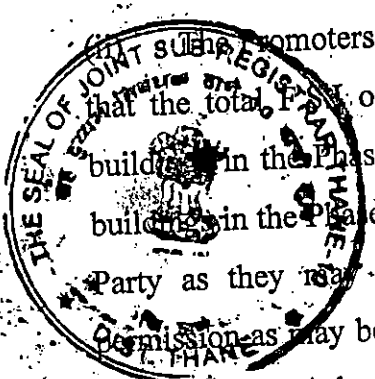
24. The Promoters shall have a first charge and lien on the said Tenement in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement.

25. It is hereby expressly clarified, agreed and understood between the parties hereto that:

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(i) The Promoters do and each of them doth hereby declare that the Promoters will construct the Building No. 4 having A & B Wing and Building No. 5 will be having A, B & C Wing and Confirming Party will construct the Building No. 7 on the Portion of the said Properties by utilizing available F.S.I, Premium F.S.I., Ancillary F.S.I., T.D.R. and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I aggregating 75,000 sq. meters plus the parking area/s and the amenities. Out of the total F.S.I as herein mentioned the Commencement Certificate for 28718.40 sq. meters is already obtained and balance Potential FSI thereof to be utilized in the course of the Phase II construction and to be constructed in the Phase Wise manner as herein mentioned.



The Promoters and the Confirming Party have disclosed to the Purchaser/s that the total F.S.I of 75,000 sq. meters to be utilized for construction of the buildings in the Phase II on the said Properties and the said construction of the buildings in the Phase II shall be carried out by the Promoters and the Confirming Party as they may deem fit in accordance with the sanction, approval and Commission as may be issued from time to time by the concerned authorities. The said Purchaser/s has/have agreed to purchase the Tenement on the basis that the Promoters and the Confirming Party is/are having unfettered rights to develop the said Properties as herein mentioned and the Purchaser/s shall at no point of time object for the same.

(iii) The entire unconsumed and residual F.S.I., Premium F.S.I., Ancillary F.S.I., T.D.R. etc., if any in respect of the said First Larger Property and Portion of the Second Larger Property and the entire increased, additional and extra F.S.I., Premium F.S.I., Ancillary F.S.I, T.D.R. and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the statute, D.P. Plan, Rules, Regulations and bye-laws governing the loading and utilization of FSI and as also the F.S.I. which may be available till the completion of the Entire Project in all respect i.e. till obtaining the Occupation Certificate of all the Wing/s / Building/s to be constructed in Phase Wise manner on the said Properties or on the Portion of the said Properties on any account or due to any reason whatsoever, including on account of handing over to the

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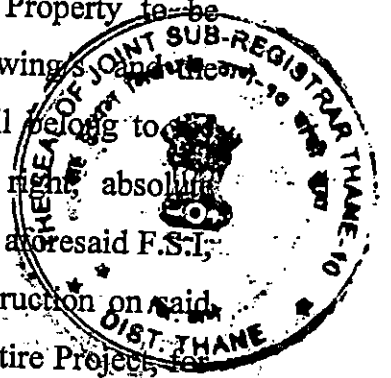
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Government or the MBMC any set back area and/or due to any change in law, rules or regulations, shall absolutely belong to and be available to the Confirming Party alone and neither the Purchaser/s herein, nor the society and/or the societies being formed and registered of the Building/s shall have or claim any rights, benefits or interest whatsoever in respect thereof including for use and consumption thereof and/or make any claims on the ground of inconvenience and/or blockage of light and/or ventilation and/or density and curtailment of environment and/or water and electricity etc., and/or in any manner whatsoever;

(iv) Save and except the F.S.I, Premium F.S.I., Ancillary F.S.I, TDR and additional/ incentive/ special/ premium/ fungible/ compensatory F.S.I of the said First Larger Property and the Portion of the Second Larger Property to be consumed in the Building No.4, Building No.5 having several wings and the Building No.7 remaining all the F.S.I and T.D.R. shall and will belong to the Confirming Party and the Confirming Party shall have full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid F.S.I, Premium F.S.I., Ancillary F.S.I and TDR, respectively for construction on said Project as MBMC may be permitted by law, including the said entire Project for the purpose of extending the new Building/s thereon and/or for constructing any new and additional structures and floors thereon and/or otherwise howsoever, as it may desire and deem fit and proper;



(v) The Promoters and Confirming Party shall also be entitled to use, utilize and consume the TDR obtained or to be obtained by it from any other outsider, for construction on the said Building No.4, Building No.5 and Building No.7 in any manner it deems fit and proper and as may be legally permitted, whether now or at any time in future, including after execution of the lease or sub lease as herein or any other vesting document in respect of the said Properties or any part thereof, as aforesaid; and the Purchaser/s and/or the society being formed and registered of the Building/s shall not be entitled to use or consume the same at any time, even after execution of lease or any other document vesting the title in respect of the said Properties or any part thereof, in favour of the Apex Body of all the societies.

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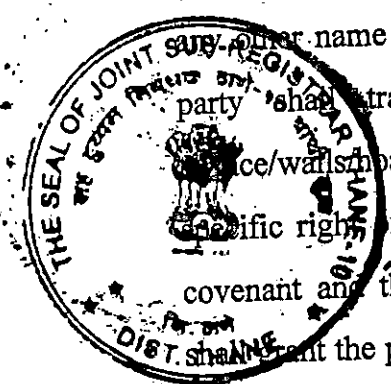
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(vi) The Purchaser/s agree/s and undertakes to permit and give the Promoters and the Confirming Party all facilities for making any additions, alterations or to put up any additional structures or floors on the said Properties more particularly described in the Third Schedule hereunder written is transferred and/or assigned and the transfer document in respect of the said Properties is executed in favour of the society/ltd., co./corporate body/condominium/association. The Purchaser/s further agree/s and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reason. The society/ltd., co./corporate body/condominium/association so formed shall admit the new Purchaser/s as member/s of the society/ltd., co./corporate body/condominium/association on giving the membership fees and entrance fees and shall not demand any amount in



of the name whatsoever. It is agreed that the Promoters and the Confirming party shall transfer the said Property subject to their rights of the terrace/walls/hoarding spaces of the said Building/s and the said Properties with specific rights of access to the terrace and said properties without any negative covenant and the said society/ltd., co./corporate body/condominium/association shall grant the perpetual lease for 999 years at the yearly rent of Rs. 1/- to and in favour of the Promoter and the Confirming Party and the Promoter and the Confirming Party shall be entitled to receive all the rent and benefits out of the said the terrace/walls/hoarding spaces. It is further agreed that all the taxes like Property Tax or any other tax levied by the Mira Bhayander Municipal Corporation shall be paid by the said society/ltd., co./corporate body/condominium/ association and the Purchaser/s.

(vii) The Society as formed shall admit as its members all purchasers of such new and additional Premises in the said Building/s or each Building shall have separate society as the case may be.

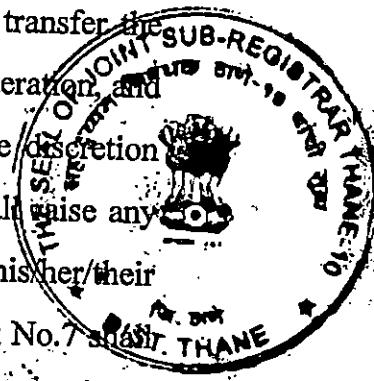
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(viii) All such new and additional premises, floors of Building Nos.4, Building No.5 having several wing/s and Building No.7 shall absolutely and exclusively belong to the Promoters and the Confirming Party as herein mentioned, the Purchaser/s or the society shall have no claim or any rights, title, benefits or

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interests whatsoever in respect thereof and the Promoters shall be entitled to deal with, sell, let or otherwise dispose off and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper and neither the Purchaser/s nor such Society shall raise any dispute or objection thereto and the Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same; It is made very clear that Building No.7 and land appurtenant thereto shall absolutely and exclusively belong to the Confirming Party and the Purchaser/s or the society shall have no claim or any rights, title, benefits or interests whatsoever in respect thereof and the Confirming Party or their assigns as the case may be shall be entitled to deal with, sell, let or otherwise dispose off and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper and neither the Purchaser/s nor such Society shall raise any dispute or objection thereto and the Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same; It is further agreed that the Building No.7 shall not join with the society either in formation or otherwise be a part of the Society formed and registered in respect of the Building No.4 and the Building No.5 or any other buildings nor the Society shall claim any right, title and interest directly or indirectly on the land on which the said Building No.7 to be constructed and the land appurtenant thereto and Building No.7 shall be independent in all respect save and except in case if the MBMC issues common property tax then in such case the Confirming Party shall pay directly their proportionate property tax in respect of the Building No.7 and land appurtenant thereto as herein mentioned to the concerned authorities and neither the Tenement purchasers in the Building No.4 or Building No.5 or the Society formed by them shall have any right of any nature to either call upon or to demand on any ground whatsoever, any maintenance or property tax, water tax etc., from the Confirming Party and the Confirming Party shall pay any such taxes to the concerned authorities directly and maintain the Building No.7 at its own costs.



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(ix) The Purchaser/s shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause 25 (including

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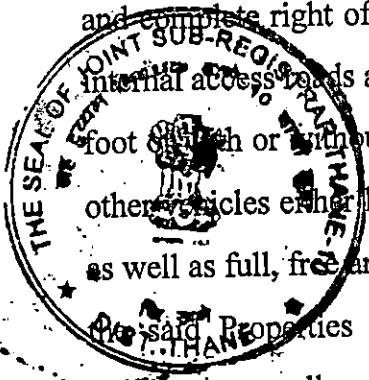
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all its sub-clauses) or to the Promoters and the Confirming Party exercising its rights as mentioned herein, nor shall he/she/they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Promoters and the Confirming Party for not being able to use the common amenities for the time being or on any ground whatsoever including the ground of any inconvenience or nuisance which may be caused as a result of the Promoters and the Confirming Party putting up and effecting such new and additional construction as mentioned hereinabove;

(x) The Promoters and the Confirming Party shall have unfettered full, free and complete right of way and means of access over, along, across and under all internal access roads at all times of the day and night for all purposes and either on foot or with or without carts, carriages, motor-cars, motor-cycles, motor-trucks or other vehicles either laden or unladen or with or without horses and other animals as well as full, free and complete right to store building material on any portion of the said Properties for the purpose of carrying on construction of the said building/s as well as for the purpose of constructing additional floors or additional structures on the said Properties for consuming the unconsumed F.A.R. (F.S.I.), Premium F.S.I., Ancillary F.S.I, T.D.R and additional/ premium/ incentive/ special/ fungible/ compensatory F.S.I of the said First Larger Property and Portion of the Second Larger Property and also full, free and complete right and liberty to lay and connect drains, pipes, electricity, telephone, telegraph, fax, cables and the equipment of other amenities and service facilities for full and proper use and enjoyment of the said Properties and/or the neighbouring Land or the Properties that may have been or that may hereafter be agreed to be purchased or taken for development by the Promoters and the Confirming Party and if necessary to connect drains, pipes, cables etc., of the additional floors or additional structures to be constructed on the said Portion of the said Properties as well as of the Building/s and structures constructed or to be constructed on such neighboring Properties or Properties under, over or along the said internal roads or on any portion of the said Properties. Specific and suitable provisions to that effect shall be made in the instrument of transfer i.e. lease deed, hereby contemplated in



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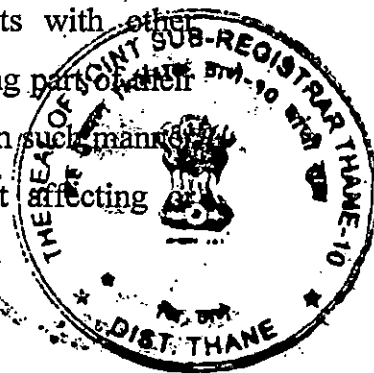
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favour of the Society or other Societies. The Purchaser/s hereby unconditionally and expressly consent/s to the same.

(xi) The Promoters and the Confirming Party shall have unfettered right to amalgamate the Portion of the said Properties as the Promoters and the Confirming Party may deem fit and proper and at their own discretion and the Purchaser/s hereby gives his/her/their irrevocable consent for the same.

(xii) The provisions of this clause shall always be the essence of this Agreement.

26. The Promoters shall be entitled to enter into agreements with other Purchaser/s in respect of unsold Tenements, Parking Spaces forming part of their respective allocations for any other permissible user in that behalf in such manner and on such terms and conditions as it may deem fit without affecting prejudicing the rights of the Purchaser/s in the said Tenement.



27. The name of the Building/s No. 4 & 5 shall be "SPACE RESIDENCE-II" and the sign/name board on the building shall and will always be the SPACE RESIDENCE-II developed by "M/S SPACE REALTY" and neither the Purchaser/s nor the society or other societies of Purchaser/s be entitled to change it under any circumstances whatsoever.

28. The Purchaser/s is/are aware that the Promoters may either itself and/or through its purchaser/s and/or nominees or any of them jointly and/or separately give the unsold Tenements, Parking Spaces or any reserved area on leave and licence and/or lease basis to banks or other institutions and / or any other party on such terms and conditions as it may deem fit and such leave and licence / lease or other writings shall be binding on the Purchaser/s and consequently on the society or other societies to be formed and registered. Neither the Purchaser/s nor such Society or any other Societies will be entitled to object to the same and / or to charge any additional amount in the form of non-occupancy charges or otherwise. The Purchaser/s shall also not at any time vote in any meetings of the said Society or other Societies or Apex Body in favour of any resolution levying any charges

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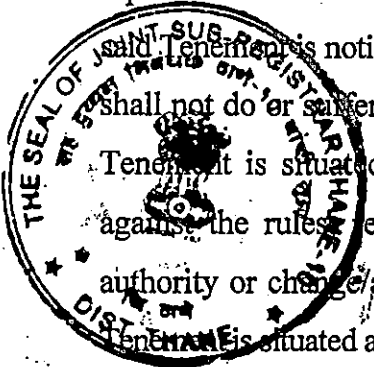
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on such Tenement after such society or other societies or Apex Body is/are formed and this covenant shall be incorporated in the ultimate lease to be executed in this regard in favour of such Society or other Societies or Apex Body or shall be separately recorded in such deed/s document as the Promoters may decide.

29. The Purchaser/s himself/herself/ themselves with intention to bind all persons into whosoever hands the said Tenement may come, doth hereby covenant/s with the Promoters and the Confirming Party as follows:

(a) **TO MAINTAIN** the said Tenement at Purchasers' costs in good tenantable repair and condition from the date the possession of the said Tenement is taken/ the said Tenement is notified by the Promoters as being ready for use and occupation and shall not do or suffer to be done anything in or to the Building/s in which the said Tenement is situated, and also in the stair-case or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said Tenement is situated and the said Tenement or any part thereof.



(b) **NOT TO STORE** in the said Tenement or any other part of the said Building/s or on any portion of the said Properties or in parking space/s any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building/s or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the said Building/s, including entrances of the said Building/s and in case of any damage is caused to the said Building/s or the said Tenement on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

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(c) **TO MAINTAIN**, from the date the said Tenement is notified by the Promoters as being ready for use and occupation, at his/her/ /their own cost/s, the said Tenement and to carry out all internal repairs in the said Tenement and maintain the said Tenement in the same condition, state and order in which they were

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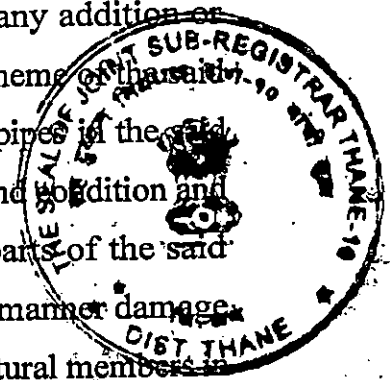
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delivered by the Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to the said Building/s or the said Tenement which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the Promoters and the Confirming Party and local authority and/or other public authority.

(d) **NOT TO DEMOLISH** or cause to be demolished the said Tenement or any part thereof, not at any time make or cause to be made any addition or alteration in the said Tenement /elevation and outside colour scheme of the said Building/s and to keep the portion partitions, sewers, drains and pipes of the said Tenement and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the said Building/s and the Purchaser/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structural members in the said Tenement without the prior written permission of the Promoters and/or the Society as and when formed and registered. In case on account of any alterations being carried out by the Purchaser/s in the said Tenement (whether such alterations are permitted by the Promoters, Concerned Authorities or not) there is caused any damage to the adjoining Tenement or to the Tenement situated below or above the said Tenement (inclusive of leakage of water and damage to the drains) the Purchaser/s shall at his/her/ /their own cost/s and expenses repair such damage (including recurrence of such damages).



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(e) **TO ABIDE BY** all the Bye-laws, Rules and Regulations of the Government, MBMC, TATA Limited, Adani Power Limited and all other Local and Public Bodies and Authorities and shall attend to, answer and will be responsible for all actions for violation of any such Bye-laws or Rules or Regulations.

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(f) **NOT TO THROW** dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Tenement in the compound or any portion of the said Properties and the said Building/s.

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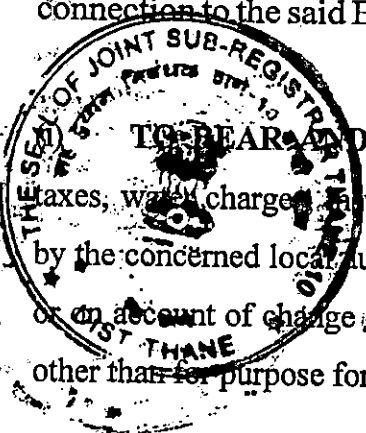
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(g) **NOT TO** enclose attached terrace, dry balcony, service slab, flower bed attached to the said Tenement and make them a part of room/hall. The Purchaser/s has/have been clearly informed that the terrace attached to the said Tenement has been approved by the MBMC as an open terrace and shall further not cover any elevation features or chajjas if any, attached to the said Tenement and make a part of the said Tenement for the use of the room/hall. These elevation features shall continue to remain as elevation features.

(h) **PAY TO** the Promoters within 15 days of demand by the Promoters his/her/their share of security deposit demanded by the Concerned Local Authority or Government for giving water, electricity, or any other service connection to the said Building/s.



TO BEAR AND PAY increase on A/c of Development Charges, local taxes, water charges, insurance, and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, or on account of change of user of the Tenement by the Allottee for any purposes other than for purpose for which it is sold.

(i) **PAY TO** Promoters the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the building in which the said Tenement is situated, irrespective of the said Tenement being occupied by the Purchaser/s on receipt of Occupation Certificate/ on taking possession (as the case may be).

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(k) **TO BEAR** and pay from 21 (Twenty-One) days from the date of intimation to take the possession of the said Premises, the proportionate share (i.e. in proportion to area of the said Premises) of outgoings in respect of the said viz. local taxes, betterment charges, water charges, insurance premium, common electricity charges, repairs and sundry maintenance costs and salaries of clerks, chowkidars, sweepers, housekeeping and all other expenses necessary and incidental to the management and maintenance of the said building and land appurtenant. At the time of being handed over possession of the said premises, the Purchaser/s shall also pay to the Promoters the Adhoc Maintenance Charges being

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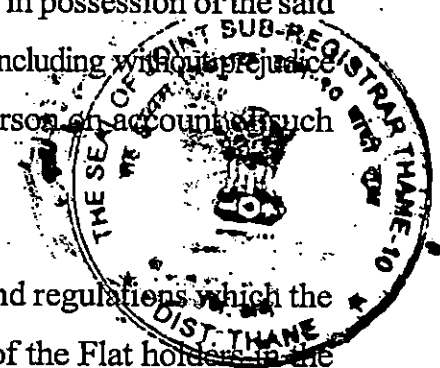
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lump sum amount towards initial outgoings expenses as set out above.

(l) **NOT TO LET**, transfer, assign, or part with the Purchaser/s interest or benefit factor of this Agreement or the said Tenement or part with the possession of the said Tenement or any part thereof until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up and possession of the said Tenement has been duly handed over by the Promoters to the Purchaser/s and only if the Purchaser/s has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained permission in writing of the Promoters for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Promoters. In the event of any contravention of what is stated hereinabove in this sub-clause the Promoters shall be entitled (but not bound) at its option to terminate this Agreement hereof and/or to treat any person who is placed in possession of the said Tenement as a trespasser and to deal with him accordingly including without prejudice to charge compensation from the Purchaser/s the said person on account of such breach.



(m) **TO OBSERVE AND PERFORM** all the rules and regulations which the Condominium/Co-operative Society/Limited Company of the Flat holders in the said Building/s 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/s and the Tenement therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Tenement in the said Building/s and shall pay and contribute regularly and punctually towards the taxes, lease rent, expenses or other outgoings in accordance with the terms of this Agreement.

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(n) **TO REMOVE** any obstruction or nuisance that may be caused by the Purchaser/s in the Tenement / Building/s /the said Properties, forthwith on being called upon to do so by the Promoters /Society and in the event the Purchaser/s failing to remove the said obstruction/nuisance, it may be removed by the

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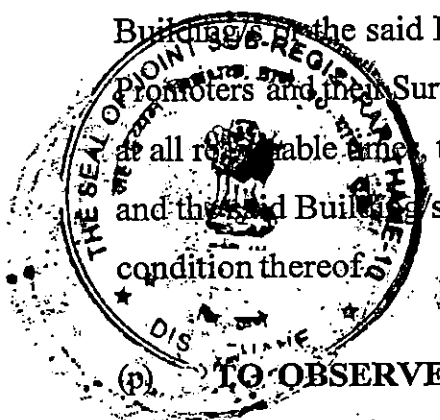
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Promoters / Society at the costs and consequences of the concerned Purchaser/s.

(o) **TO GIVE ALL FACILITIES**, assistance and co-operation as may be required by the Promoters /Society from time to time and at all times hereafter, to maintain, repair, renovate and/or replace any common area/facilities/ amenity/service line/infrastructure of and/or relating to any of the Building/s or the said Tenement on the said Portion of the said Properties including by temporarily suspending (if necessary) the use, occupation and/or enjoyment of the rights (if any) that may have been granted by the Promoters (such as parking vehicles, enjoying any particular open/enclosed space etc.) for such periods during which the maintenance, repairs, renovation and/or replacement if being carried out, without seeking any rebate and/or compensation for or in respect of the same till lease in respect of the portion of the Land underneath the Building/s on the said Properties is executed the Purchaser/s shall permit the Promoters and their Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Properties or part thereof and the said Building/s or any part thereof to view and examine the state and condition thereof.



(p) **TO OBSERVE AND PERFORM** all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement (including in the recitals thereof). If the Purchaser/s neglect/s, omit/s or fail/s to pay for any reason whatsoever to the Promoters the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser/s shall in any other way fail to perform or observe any of

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21 (Twenty One) days from receipt of a written notice from the Promoters calling upon the Purchaser/s to make the said payment and/or comply with the said covenants and stipulations the Purchaser/s shall be liable to pay to the Promoters such compensation as may be reasonably determined by the Promoters in the event of noncompliance by the Purchaser/s with the said notice the Promoters shall be entitled to proceed against the Purchaser/s in accordance with the terms of this Agreement and applicable provisions of Law.

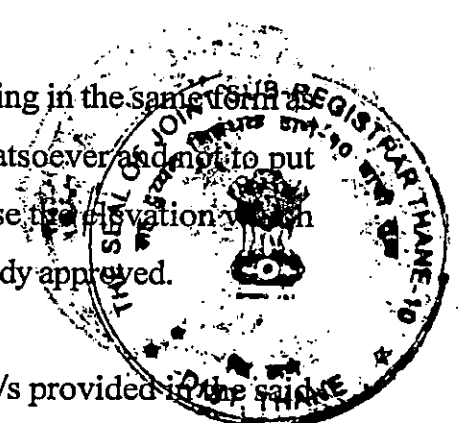
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(q) **NOT TO DO** or omit, suffer or permit to be done any act, deed, matter or thing in relation to the said Building/s or any portion/s thereof which may or is likely to in any manner affect, prejudice or jeopardize the development rights held by the Promoters and/or the F.S.I. layout plans, orders and/or permissions and sanctions pertaining to the entire said Properties or pertaining (in common) to said Building/s or which may in any manner cause any damage or injury to the rights/interest of the Promoters and/or the persons who have purchased/hold premises, parking spaces and other Tenement and spaces in the said Building/s.

(r) **NOT TO PUT UP** or install box grills outside the windows of the said Tenement or in any other manner do any other act which would in the opinion of the Promoters or Society, as the case may be, affect or detract from the uniformity and aesthetics of the exterior of the said Building/s.

(s) **TO MAINTAIN** the external elevation of the building in the same form as constructed by the Promoters and shall in any manner whatsoever and not to put up, under any circumstances, any construction or enclosure the elevation of which have been permitted (approved) free of F.S.I in the plans already approved.



(t) **TO INSTALL** air-conditioner/s only in the space/s provided in the said Tenement for the same, if the Purchaser/s desire/s to install airconditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Premises, or be required to be affixed / installed outside the said Premises, the Purchaser/s shall install/affix the same only after obtaining from the Promoters prior written permission to do so and shall strictly observe and comply with all the terms and conditions, if any, which may imposed by the Promoters in respect of the same.

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(u) **TO KEEP** upon the receipt of the possession of the said Tenement.

(v) In case TATA Limited, Adani Power Limited or any competent authority requires/demands construction of sub-station before supplying necessary electricity or domestic load to the proposed Building/s, the cost, charges and expenses thereof shall be borne and paid by all the Purchaser/s in proportion to the area of their respective flats agreed to be acquired by him/her/them.

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(w) **NOT TO OBJECT** even if the society is formed and registered as aforesaid, the management of the said Building/s by the Promoters as herein mentioned though its own agencies and shall pay regularly the charges and/or outgoings in respect of the services provided by the said agency or agencies of the Promoters.

(x) **NOT TO** put up any hoardings, neon signs, display boards or otherwise any advertising material in any part of the said Building/s whether inside or outside or in the compound, save and except a reasonably sized name plate/board at the entrance of the said Premises.

(y) **SHALL NOT** be entitled to any rebate and/or concession in the price of his/her/their Tenement on account of the construction of any other building/s and/or structure and/or the changes, alterations and additions made in the Building/s or structures or on account of any advertisement/hoarding put on the said Properties and/or the Building/s and/or any part thereof.

(z) **SHALL NOT** use the area of flower bed for any purpose except for the purpose of keeping planters/void failing which the Purchaser/s shall be liable to pay Rs.2,000/- (Rupees Two Thousand) per day till time he/she/they continue/s to use the said area of flower bed for any other purpose.

(aa) **IT IS HEREBY** agreed and understood by the Purchaser/s that the Purchaser/s will not raise any objections and claims about the unavailability of supply of water from MBMC, in such circumstances the Purchaser/s shall at his/her/their own costs and expenses shall make alternative arrangements for water supply by water tanker or any other form. The Purchaser/s acknowledges that water connection from MBMC shall be subject to availability and to which the Promoters shall not be liable or responsible for the same in any manner whatsoever or on whatsoever ground. The Promoters shall charge all such charges for availing water by tanker or any mode in the maintenance bill.

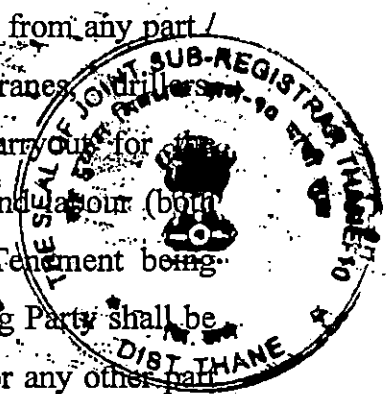
(aa) **SHALL NOT** interfere in any manner in any work of development of

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Advocate

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construction till the entire development of the Properties are completed and the Promoters alone shall have full control, absolute authority and say over the car parking spaces, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Portion of the said Properties and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoters in this regard. The exact location and identification of such car parking space/s may be finalized by the Promoters only upon completion of the Real Estate Project in all respects.

(bb) As the Purchaser/s is/are aware that the Promoters are in constructing the Building/S on Portion of the said Properties in a phasewise manner and to construct the Building/s thereon in phasewise manner, the Promoters and the Confirming Party shall be entitled to enter upon or use any address of the said Properties to ingress and shall be entitled to have all right to pass from any part / areas of the said Properties with trucks, machines, cranes, drills, JCB/earthmovers, etc. and all other vehicles required for carry out for development and construction and also movement of material and labour (both skilled and unskilled) on the said Properties. Upon the said Tenement being handed over to the Purchaser/s, the Promoters and the Confirming Party shall be entitled to continue to carry on all construction activities for all or any other part of the said Properties which are to be developed/ constructed by the Promoters and the Confirming Party and which may cause inconvenience / disturbance to the Purchaser/s, however, the Purchaser/s has/have hereby unconditionally and irrevocably consent for the same and agree, undertake and confirm that the Purchaser/s shall not take any objection for any of the construction activity/ies or any ingress / egress upon the said Properties or any part thereof by the Promoters and the Confirming Party alongwith any vehicles, etc. and the Purchaser/s shall not raise any objection or make claim, demand damages, etc. from the Promoters and the Confirming Party and/or obstruct the Promoters and the Confirming Party or any of their construction activities in the building/s on the said Properties or part thereof in any manner and for any reason whatsoever, and based on this clear understanding the Purchaser/s has/have agreed to acquire the said Premises.



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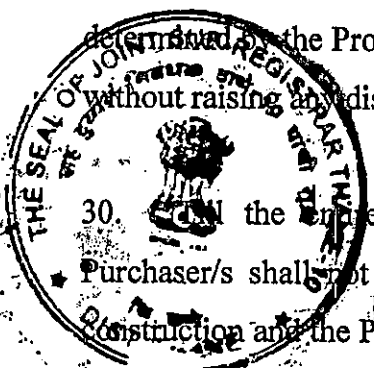
and the Purchaser/s shall not
raise any objection or make claim, demand damages, etc. from the Promoters and the Confirming Party and/or obstruct the Promoters and the Confirming Party or
any of their construction activities in the building/s on the said Properties or part thereof in any manner and for any reason whatsoever, and based on this clear understanding the Purchaser/s has/have agreed to acquire the said Premises.

(cc) The Promoters have informed the Purchaser/s that there is a common access road, common recreation space, passages, electricity and telephone cables, water

Tajrul *Abdullah* 49 *SHA* *Sh* *(Signature)*

lines, gas pipelines, drainage lines, sewage lines, sewage treatment plant and other common amenities and conveniences in the layout of the said Properties.

(dd) The Promoters have further informed the Purchaser/s that all the expense and charges (maintenance and up keeping) of the said amenities and conveniences may be common and the Purchaser/s along with other purchaser/s of Tenement/shop/office/units in the Real Estate Project and/or the Building/s constructed on the Portion of the said Properties, shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of Tenement/shop/Office/units on the Real Estate Project including the Purchaser/s herein. The proportionate costs and charges to be paid by the Purchaser/s shall be determined by the Promoters and the Purchaser/s agrees to pay the same regularly without raising any dispute or objection with regard thereto.



30. On the entire development of the said Properties is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Building/s and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

31. The Adhoc Maintenance Charges or corpus so paid by the Purchaser/s to the Promoters shall not carry any interest and shall be utilised by the Promoters for payments of outgoings from the date of possession. The Promoters have informed the Purchaser/s that once the Adhoc Maintenance Charges or corpus is about to get exhausted by the Promoters, the Promoters shall intimate the Purchaser/s about the same and the Flat Purchaser/s have agreed to regularly pay the monthly maintenance charges on 5th day of every month on actual without any objection, demur or protest as per the invoice raised by the Promoters till the time the management and operation of the building has been handed over by the Promoters to the Adhoc Committee and/or to the Society, whoever earlier and shall not Withhold the same for any reason whatsoever and non-payment for 3 (three) consecutive months shall be construed as default under this Agreement.

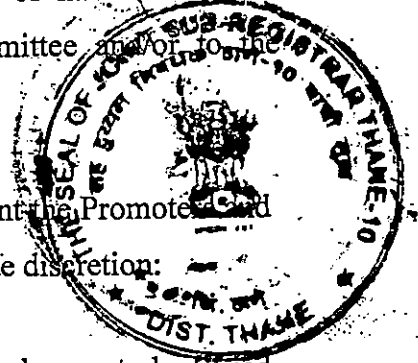
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The Promoters shall hand over the management and affairs of the new building to the Adhoc committee and/or to the society within a period of 24 months from the completion of the entire Project. The Purchaser/s hereby agrees and declares that he/she/it/they shall submit full fledged drawings with all specification before starting interior work of the said Tenement approval shall be obtained from the Promoters. At the time of being handed over possession of the said Premises, the Purchaser/s shall deposit Rs. 25,000/- (Rupees Twenty Five Thousand Only) ("Fitout Deposit") towards the interest free deposit for carrying out interior work in the said Premises, irrespective whether he/she/they carry out the Fitout work or not at that particular time. The said Fitout deposit shall be forfeited in the event of non-compliance with any of the terms and conditions as stated in the Promoters' approval by the Purchaser/s. The said Fitout Deposit shall be refunded by the Promoters to the Purchaser/s at the time of handover of the said Building to the Purchaser/s/individual or Adhoc committee and/or to the Society subject to the terms setout in this Agreement.



32. Notwithstanding any other provisions of this Agreement the Promoter and the Confirming Party shall be entitled in their sole and absolute discretion:

(i) To formulate the basis of usage of parking spaces and charges to be levied for such usage as mentioned in this agreement.

(ii) The Promoters shall be entitled to decide the terms and conditions and the rate/charge/levy on which the parking of cars in the stilt/ stack/puzzle/open or otherwise shall be allowed. The Purchaser/s agree/s that the Promoters shall have the exclusive right to decide the terms and conditions, parking fees, timing of parking, place of parking and subject to availability of space and that the Purchaser/s shall not be entitled to demand any car-parking spaces. The Promoters shall further have the right to reserve such number of parking spaces as the Promoters may in their absolute discretion decide to be used for parking of any person or persons or for any particular event without any let, hindrance, demand from the Purchaser/s or through or in under or in trust for the Purchaser/s.

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(iii) The Promoters shall prior to giving the possession of the said Tenement to the Purchaser/s, earmark the areas for purposes of displaying hoarding

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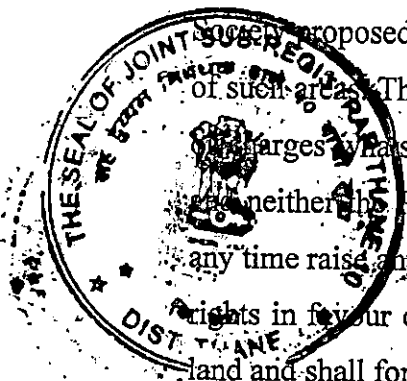
/advertisements, neon signs, Dish Antenna/s, Relay Station/s for Cellular and satellite communication on the external and internal walls, roofs, top terrace, common corridors, common lifts, staircases, lobbies, entrances, atriums and all the common areas and passage. However the same shall not obstruct ingress and egress of Purchaser/s to the said Tenement and/or to the building in which the same is situated. The Promoters shall have full right, absolute authority, and unfettered discretion to sell, transfer, lease and/or grant on leave and license basis and/or other create third party rights in respect thereof and enter into suitable arrangement/s or agreement/s with any person/s in connection therewith and on such terms and conditions as the Promoters deem fit and to receive/collect such contract monies/rents, fees as consideration thereof from such person/parties/allottees. The Promoters shall be entitled to be allotted shares in the

Society proposed to be incorporated of the Tenement or other Tenement in respect of such areas. The Promoters shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser/s or such Society or Societies or Apex Body shall at any time raise any dispute or objection in this regard. It is agreed that the aforesaid rights in favour of the Promoters shall be treated as a covenant running with the land and shall form part of the lease deed when executed in favour of such Society or societies or Apex Body. It is hereby expressly agreed that in case of vertical expansion of the Building/s by way of additional floor/s, the Promoters shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications, etc. either over and above such additional floor/s and/or extension or such other place/s as may be convenient to the Promoters and

the Purchaser/s and/or such Society or Societies or Apex Body shall not be entitled to raise any objection and/or create any hindrance in respect thereof in any manner whatsoever. /2023

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(iv) The Promoters and Confirming Party shall be entitled to become the Member of such society to be formed by the Promoters, in respect of all the unsold Tenements, Parking Spaces in the Building No.4 and Building No.5 respectively together with the Purchasers of the other Tenement in the said Building No.4 and the said Building No.5 known as "SPACE RESIDENCE-II".



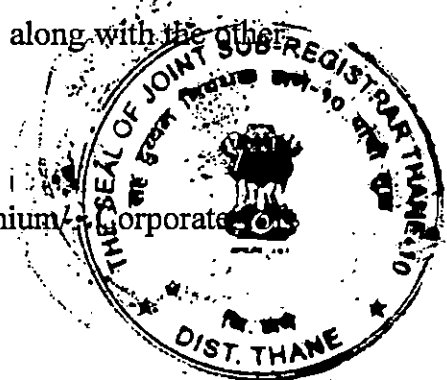
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(v) The Promoters and Confirming Party if necessary shall become the member of such society in respect of the rights and benefits conferred on it herein or otherwise as the case may be. If the Promoters transfers, assigns and/or disposes off such rights and benefits at any time to anybody, the assignees, transferees and/or the Purchaser/s thereof shall become the members of such society in respect of the said rights and benefits. The Purchaser/s herein and such society or societies or Apex Body will not be entitled to raise any objection to admit such assignees or transferees as the member/s of such society and shall not charge any fees or other amounts' therefrom, save and except share money and entrance fee.

(vi) To have a society of the Tenement of the Purchasers formed and constituted as contemplated in terms of C.C. or any other permission or any other approval etc., herein and the Purchaser/s hereby agree/s and undertake/s to become a member of such Society or societies or Apex Body along with the other Tenement Purchaser/s.

(vii) To have a Society/Limited Company/ Condominium/ Corporate Purchaser/s formed and constituted as contemplated herein.



(viii) To cause to be convey, transfer or grant the lease or sub-lease of the said property and the building in favour of such society subject to the reservation as herein above stated.

(viii) To cause to be transferred or leased such appurtenant land if any, by conveyance, lease or sub-lease and/or other document for transfer of the said property along with the proposed building to be constructed thereon subject to the reservation as herein above stated.

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(ix) To decide and determine how and in what manner the infrastructure including the common utility areas such as garden and roads if any, may be transferred and/or assigned.

(x) To provide for and incorporate covenants and restriction and obligations with regard to the provision for maintaining the infrastructure and common amenities including garden and roads, if any.

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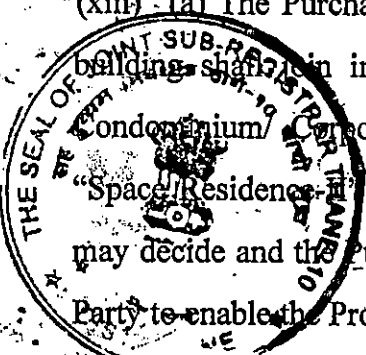
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(xi) To decide from time to time when and what sort of document of transfer should be executed.

(xii) Shall permit any person or persons to use any of the Tenement in the said Building/s to be constructed on the said Properties for the purpose of Bank, restaurant, bar, banquet hall, hospital, nursing home, beauty parlor or any other purposes etc., and the Purchaser/s or the society formed by Purchasers hereby gives his/her/their irrevocable consent for the same and shall not take any objection on the ground of nuisance, annoyance etc.,

(xiii) (a) The Purchaser/s along with other Purchaser/s of the Tenement in the building shall join in forming and registering the Society/Limited Company/ Condominium/ Corporate/Apex Society having 1st name of the said building "Space/Residence" or such name as the Promoters and the Confirming Party may decide and the Purchaser/s shall cooperate the Promoter and the Confirming Party to enable the Promoter and the Confirming Party to register the organization of the Purchaser/s under the said Act. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft byelaws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

(b) The Promoters and the Confirming Party shall, after the formation and registration of the Society/Limited Company/ Condominium/ Corporate /Apex Society as aforesaid and upon receipt of the occupation certificate of the building/s on the said property subject to the Promoters and the Confirming Party completing all the Phase Wise development of the said Properties and after obtaining /receipt of the Occupation Certificate of the last Wing/s or Building/s of the Layout on the said Property and after receipt of all the amount due and receivable from the purchasers to transfer to the society /ltd., co./corporate body/condominium/association all the right, title and interest of the Promoters and the Confirming Party of the said property together with the building by executing



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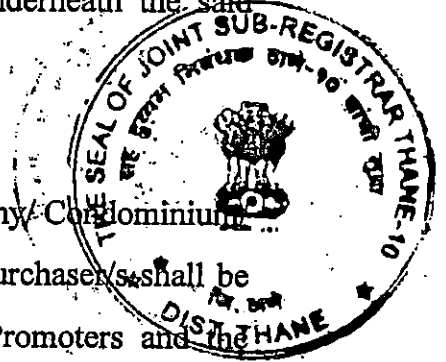
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the necessary transfer documents and the Ownership rights of the said building/s within 3 (Three) months from the date of Occupancy Certificate to the last Building in the layout in favour of such society/ltd., co./corporate body/condominium/ association/apex society. Such transfer documents shall be executed keeping the terms and provisions of this Agreement intact or as the Promoters and the Confirming Party may deem fit and proper.

(c) The Building No.7 and the land underneath and appurtenant shall exclusively belong to the Confirming Party and the Tenement owners shall not join as the member of the Society being formed in respect of the Building No.4 and Building No.5 and as and when the Apex Body is formed and registered then also the Building No.7 shall have an exclusive right on the land underneath the said Building No.,7 and appurtenants land as herein mentioned.

(xiv) The powers and authority of the Society/Limited Company/ Condominium/ Corporate/Apex Society or the Purchaser/s herein and other Purchaser/s shall be subject to the overall power, control and authority of the Promoters and the Confirming Party in any of the matters concerning the building and other structures on the said Properties, the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters and the Confirming Party shall have absolute authority and control as regards the unsold Tenement or Parking spaces etc. and the disposal thereof.

(xv) The Promoters and the Confirming Party shall, if necessary, become a member of the Society/Limited Company/ Condominium/ Corporate/Apex Society in respect of their rights and benefits conferred herein or otherwise. If the Promoters and the Confirming Party transfer, assign, and dispose off such rights and benefits at any time to anybody, the assignee/transferee and/or the Purchaser/s thereof shall become the member of the Society/Limited Company/ Condominium/ Corporate/Apex Society in respect of the said rights and benefits. The Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the member of the Society/ Limited Copany/



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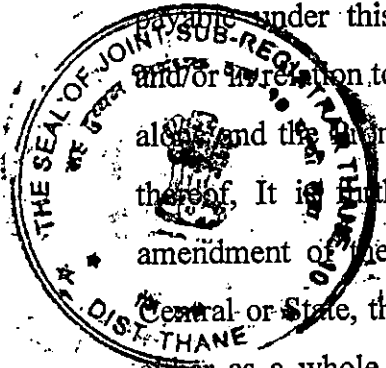
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Condominium/ Corporate/ Apex Society as herein before provided.

(xvi) In addition to the Consideration Value, the Purchaser/s shall also bear and pay the taxes (consisting of tax paid or payable by way of GST, Service Tax, Value Added Tax and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the Tenement and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable /payable in future) including GST, Service Tax, Value added tax and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the state Government and/or any local, public or statutory authorities/bodies on any amount under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Tenement, shall be borne and paid by the Purchaser/s along with the Promoters shall not be liable to bear or pay the same or any part thereof. It is further agreed between the parties that that by reason of any amendment of the constitution or enactment or amendment of any other law, Central or State, this transaction is held to be liable to tax as a sale or otherwise, either as a whole or in part and any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the Purchaser/s along with other Purchaser/s on demand at any time.



(xvii) At the time of execution of the vesting document in respect of the portion of the Land underneath the said Building/s and the Building/s, any rules framed under any relevant statute and/or under any order, notification or ordinance whatsoever and by whatever name called, shall be complied with by the Purchaser/s and/or such society or societies or Apex Body in consultation and co-operation with the Promoters and all costs, charges and expenses, if any that may have to be incurred in connection therewith shall be borne, and paid by the Purchaser/s and/or such Society.

Approved

Legal

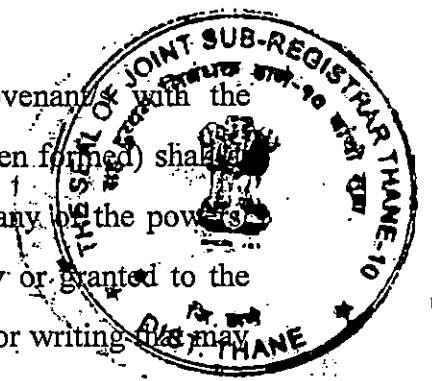
(xviii) VIMLA & Co., Advocates and Solicitors of the Promoters and the

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Advocates

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Confirming Party shall prepare all deeds and/or documents inter alia to be executed in pursuance of this agreement. These terms being of essence and the Purchaser/s being fully aware of its importance, do hereby agree/s the same and the Promoters shall in the interest of all Tenement /holders in the Building/s and for the purpose of effective management of the Building/s it is desirable that the Promoters be vested with these power and authority. The Purchaser/s hereby agree/s and undertake to sign and execute such papers and applications for the formation and registration of the such society or societies or Apex Body and for becoming a member and duly fill in, sign and return to the Promoters within 10 days of the same being forwarded by the Promoters to the Purchaser/s so as to enable the Promoters to form and register such society.

33. The Purchaser/s hereby agree/s, undertake/s and covenant/s with the Promoters that neither he/she/they, nor the Society (as and when formed) shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoters under this Agreement or any other deed, document or writing that may be entered into and executed between the parties hereto and the Purchaser/s and such society or societies or Apex Body shall be bound and liable to render to the Promoters all necessary assistance and co-operation, to enable it to exercise and avail of the same.



34. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Tenement and/or of the said Properties and/or Building/s or any part thereof, ~~the Purchaser/s shall~~ have no claim save and except in respect of the said Tenement hereby agreed to be sold to him/her/them and all rights of ownership in all open spaces, parking spaces, external walls, glazing, cladding, lobbies, lifts, staircases, common terraces, etc. will remain with the Promoters until the portion of the said Properties underneath the said Building/s or the said Properties and the said Building/s is/are demised and/or transferred to such Society or Societies or Apex Body as herein mentioned, which in any case shall be subject to the rights of the Promoters as agreed to and specified herein and of the other allottees/purchasers

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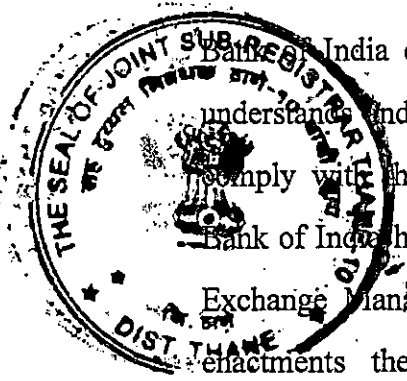
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 2. A downward-pointing arrow with the word 'Purchaser' written vertically.

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 1. 'Jagan' in cursive.
 2. 'Adarsh' in cursive.

Handwritten initials and marks:
 1. 'SMA' in block letters.
 2. A signature 'Sh' in cursive.
 3. A circular stamp with initials 'AD' inside.

of said Tenement as herein stated.

35. It is abundantly made clear to the Purchaser/s who is a non-resident/foreign national of Indian Origin, that in respect of all remittances, acquisitions/transfer of the said tenement, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Purchaser/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoter and the Confirming Party accepts no responsibility in this regard and the Purchaser/s agrees to indemnify and keep the Promoter and the Confirming Party indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.



36. Any delay or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to Purchaser/s shall not be construed as a waiver on the part of the Promoters for 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 Promoters.

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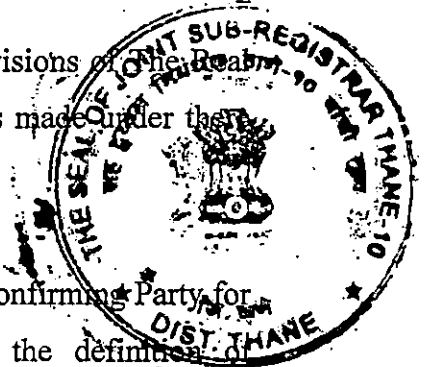
37. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s under certificate of posting to his/her/their address given below; B/504, Rajmandir Complex, Hatkesh Near Posh Complex, Mira Road East, Thane - 401107.

Jagad *(Signature)*

(Handwritten marks and signatures)

38. The Stamp duty and Registration Charges in respect of and incidental to this Agreement and all other documents to be executed in pursuance of this Agreement shall be borne and paid by the Purchaser/s alone and the Purchaser/s alone will be liable to pay all the interest, penal interest penalty, if any, to be payable to the stamp authorities or any other authorities if any documents including this agreement is found to be insufficiently or improperly stamped or otherwise howsoever. The Purchaser/s shall also pay the proportionate share of stamp duty, registration charges, legal charges and mis. Expenses for the transfer document to be executed in favour of the Society and the Promoters or the Confirming Parties shall not be liable for any such payment under any name whatsoever.

39. (a) This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules made under therefrom.



(b) The designation of the Confirming Party shall be as a Confirming Party for the purpose of Maha RERA registration and limited to the definition of Holder/other right as per the 7/12 Uttaras. Further, it must be expressly understood that there shall be no financial liabilities whatsoever on the Confirming Party (from MahaRERA or from the buyers of the Promoters) arising out of such designation.

(c) The responsibility to complete the Project as per provisions of this Agreement and all liabilities arising out of the same shall entirely rest with the Promoters subject to the terms and conditions herein mentioned.

Responsible

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(d) All the information which the Promoters may upload on the MahaRERA website or provide to the MahaRERA Authority during or after registration from time to time shall not prejudice the interest of the Confirming Party and shall be fully consistent with the provisions of this Agreement and including terms of the period of completion along with the period of extension as and when the same is granted by the Confirming Party for the said project.

Proof

Jagad

Anandee

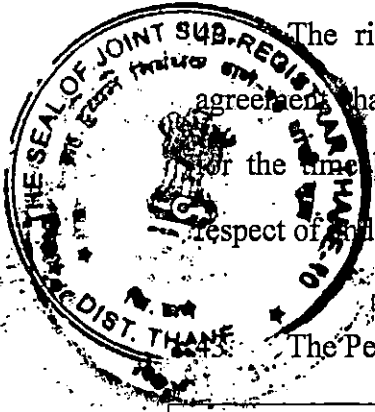
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(Signature)

40. The Purchasers and/or the Promoters and the Confirming Party shall present this Agreement at the proper Registration Office for registration within the time limit prescribed by the Registration Act and admit execution thereof.

41. Any dispute between the parties shall be settled amicably. In the case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016.



The rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Thane shall have jurisdiction in respect of all in connection with this agreement.

The Permanent Account Nos. of the parties hereto is as under:-

NAME	PAN NOS.
PROMOTERS	ABNFS0689P
CONFIRMING PARTY	AAECM1329D
<u>PURCHASER/S</u>	
1) MRS. JAGRITI RAJESHKUMAR PANDEY	AAQPO1710R
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>टनन - १० 2) MR. RAJESHKUMAR S. PANDEY ६०५१ / २०२४ एन ९६०</p> </div>	ARLPP8103B

Reference

Page 1

Jagriti *Shanell*

JK

SMA

12

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said First Larger Property)

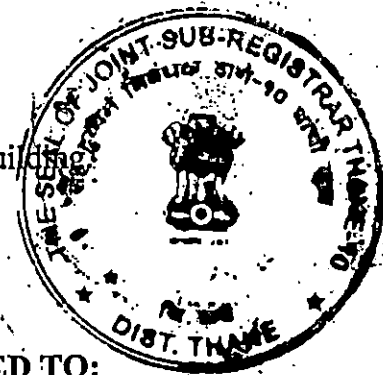
All that piece and parcel of Agricultural land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and bounded as follows:-

On or towards the North : By plot of Vinay/Jain Nagar.

On or towards the South : By Mira Bhayander Road.

On or towards the West : By property known as Mansarovar Building

On or towards the East : By Vinay Nagar Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Portion of the Second Larger Property)

referred
All the piece and parcel of land situate lying and being at Village Mire (Mira Road), Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 990 sq. meters of Old Survey No. 14 (part), New Survey No. 69 (part) and bounded as follows:-

Thane land admeasuring 990 ट न न - 90	
No. 69 (part) and bounded as 8045 / 2028	
९१	१९०

On or towards the North : By Properties bearing Old survey Nos. 9 and 12.

Refer
On or towards the South : By Property bearing Old Survey No.7.

On or towards the West : By property bearing Old Survey No. 9.

On or towards the East : By Proposed 18 M D. P. Road.

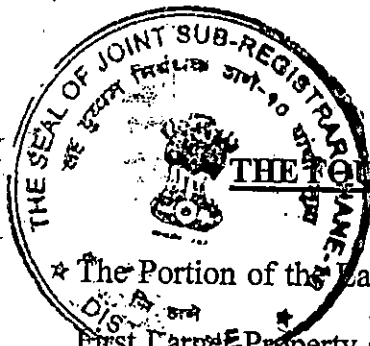
Legal
Bhandari

SEA
[Signature] *[Signature]*

THE THIRD SCHEDULE ABOVE REFERRED TO:

(The said Properties)

All the piece and parcel of land situate lying and being at Village Mire (Mira Road), Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane bearing Portion of the Land admeasuring 12793.75 sq. Meters forming the part of the First Larger Property and Portion of the Second Larger Property together with full development potential with available F.S.I, Premium F.S.I., Compensatory/ Fungible / Ancillary F.S.I and T.D.R of the said First Larger Property and the said the Portion of the Second Larger Property.



THE FOURTH SCHEDULE ABOVE REFERRED TO:

The Portion of the Land admeasuring 7373.50 sq. Meters forming the part of the First Larger Property and Portion of the Second Larger Property and the Building Nos. 4 and 5 to be constructed thereon which is having the Tenement.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Portion of the Land admeasuring 2443.87 sq. Meters forming the part of the First Larger Property and Portion of the Second Larger Property and all the additional benefits, whether TDR or any other benefits by way of any compensatory, Ancillary F.S.I as and when available in respect of the said First Larger Property and Portion of the Second Larger Property and the Building No. 7 to be constructed thereon which is having the Tenement.

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807 / 2028	
llr	QCP

Approved

Jeagan

Jeagan

M. K. M. M.

Sh

SMA

QCP

IN WITNESS WHEREOF the parties hereto have respectively set and subscribed their hands the day and year first hereinabove written.

SIGNED AND DELIVERED)

By the withinnamed "PROMOTERS")

M/S. SPACE REALTY)

Through its partners)

1) MR. SATISH SIKARWAR)

2) MR. HARISH JOKYANI)

in the presence of.....)

1) [Signature])

2) [Signature])

THE COMMON SEAL of the withinnamed)

"THE CONFIRMING PARTY")

MARUTI DWELLERS PRIVATE LIMITED)

Through its Director/s)

MR. SANKET M. AGRAWAL)

in the presence of.....)

1) [Signature])

2) [Signature])

SIGNED AND DELIVERED)

By the withinnamed "PURCHASER/S")

1) MRS. JAGRITI RAJESHKUMAR PANDEY)

2) MR. RAJESHKUMAR S. PANDEY)

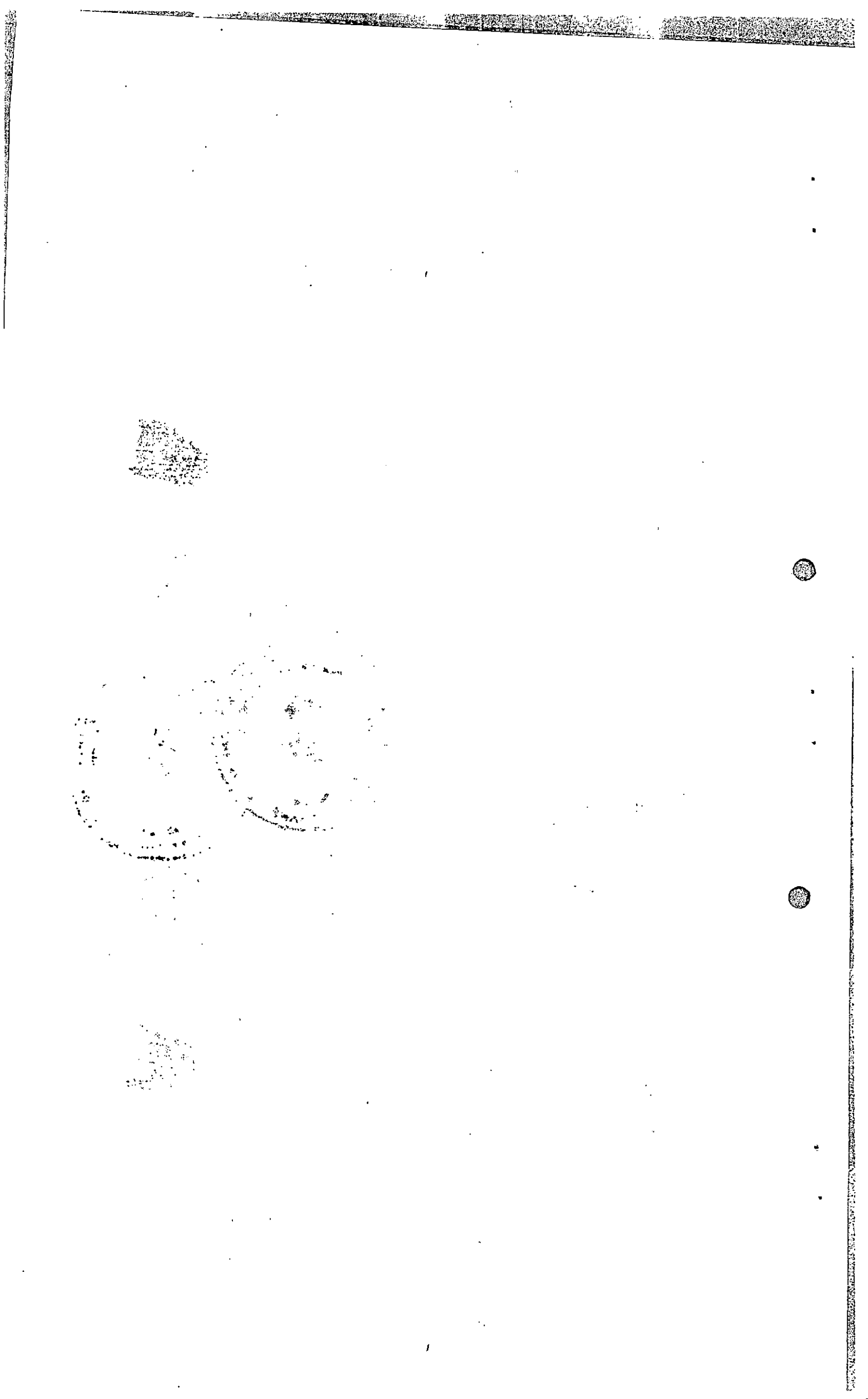
in the presence of.....)

1) [Signature])

2) [Signature])



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RECEIPT

Received of and from the withinnamed Purchaser/s a sum of Rs. 2,51,000/- (Rupees Two Lakh Fifty One Thousand only) by Cheque No. 000257 Dated 03/03/2024 Drawn on HDFC BANK, Thakur College Of Science & Comm Shyam Narayan, Thakur Marg, Thakur Village, Mumbai-400101, Branch being the earnest money and GST of Rs.12,550/- (Rupees Twelve Thousand Five Hundred Fifty only) by Cheque No. 000258 Dated 03/03/2024 Drawn on HDFC Bank, Thakur College Of Science & Comm Shyam Narayan, Thakur Marg, Thakur Village, Mumbai-400101, Branch towards the consideration value under this Agreement.

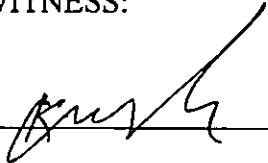
I/WE SAY RECEIVED
For M/s. SPACE REALTY



PROMOTERS



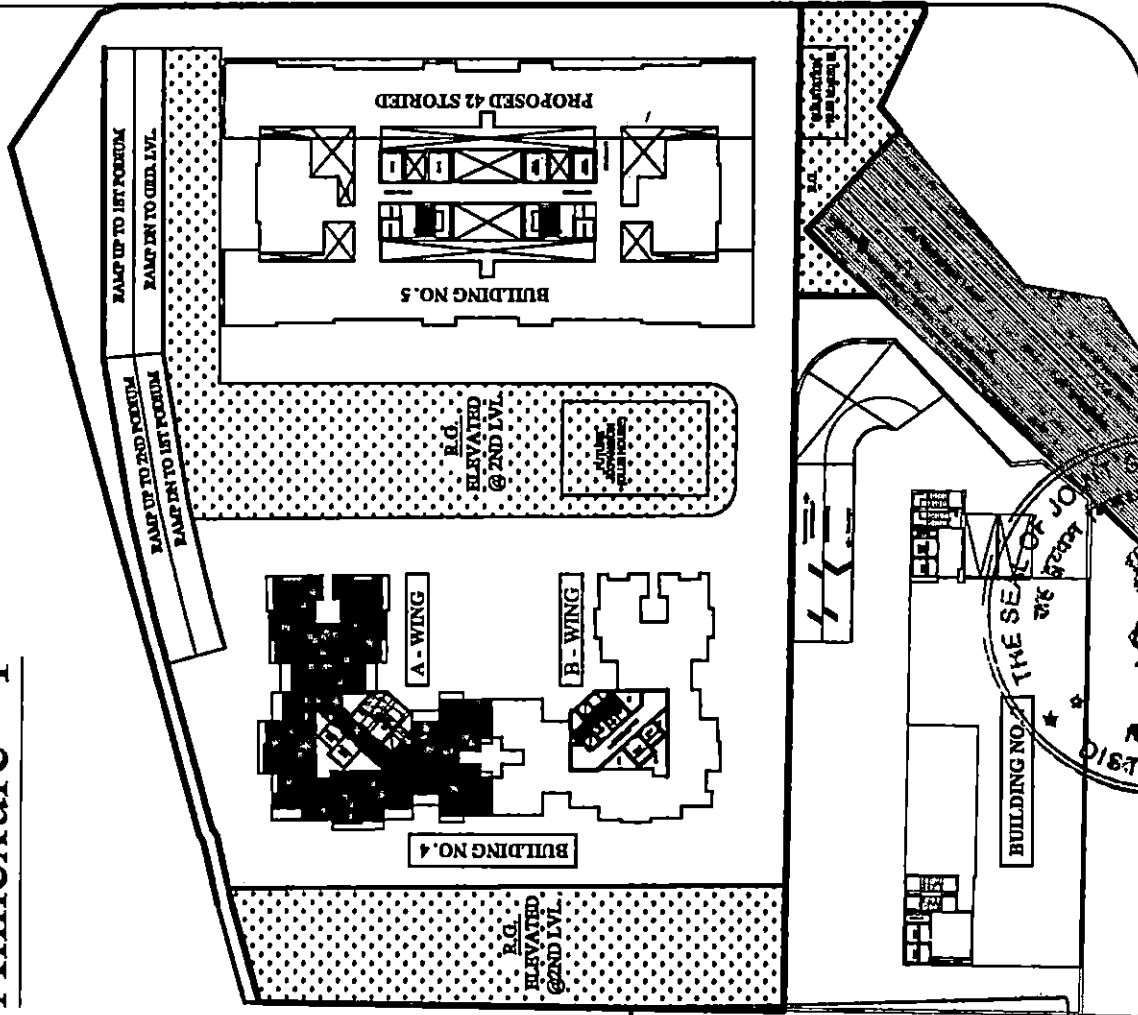
WITNESS:

- 1)  _____
- 2) सरजु प्रताप पा देव _____

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Annexure - 1



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LAYOUT PLAN
BUILDING NO 4 & 5

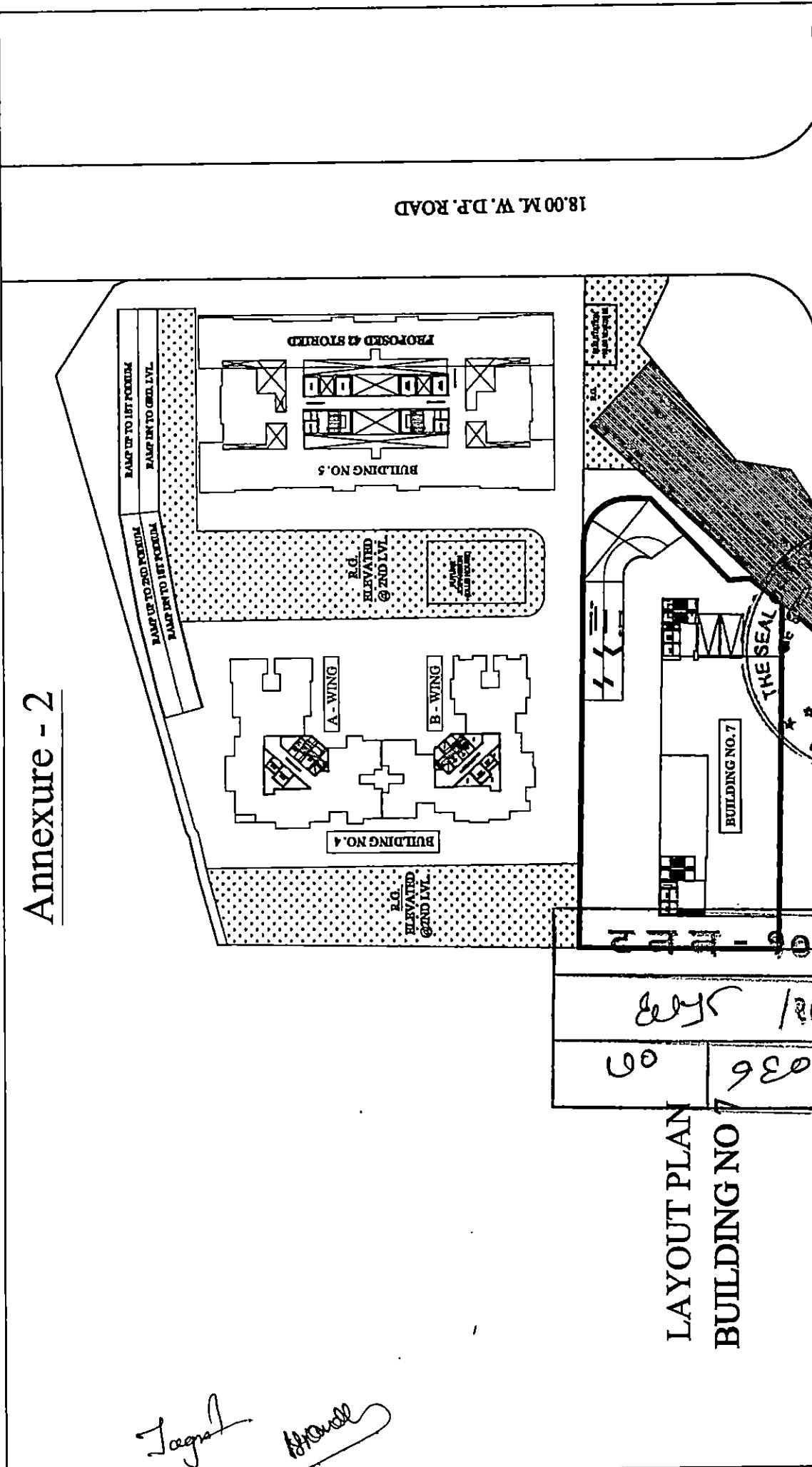
MIRA - BHAYANDR ROAD

Jagriti
Hawalee

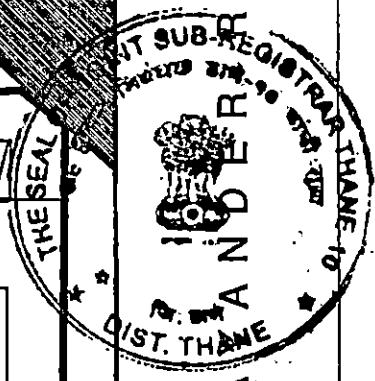
WA JH 12



Annexure - 2



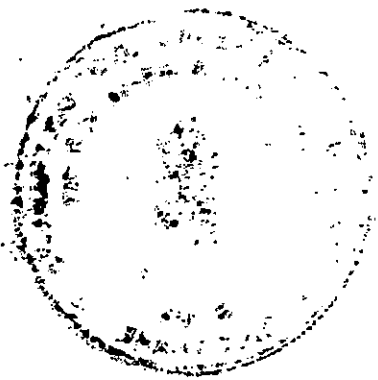
LAYOUT PLAN
BUILDING NO. 7



MIRA - BHA

Jagan
Shivani

SMA
[Signature]
[Signature]





Annexure - 4

(A)

Commencement Certificate

C.C. (Legal) 2021-11



मिरा भाईदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पूर्व)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2038/2029-2021

दिनांक :- 01/9/2029

प्रति,

अधिकार पत्रधारक - मे. मारुती इवेलर्स व मे. स्पेस रियल्टी.

द्वारा - सल्लागार अभियंता - मे. अनिश अॅण्ड असो.

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मॉजे - मिरा

सर्वे क्र./ हिस्सा क्र. स.क्र. 63.66.69पै. (नवीन) 9.12.14पै. (जुना).

या जागेतील इमारत प्रकार 4 विंग अ व बी करीता विकास हक्क प्रमाणपत्राच्या वापरासह सुधारीत नकाशे मंजूर करून सुधारीत बांधकाम परवानगी मिळणेबाबत.

संदर्भ :- 1) आपला दि.27/09/2021 रोजीचा प्रस्ताव.

2) युएलसी विभागाकडील पत्र क्र. युएलसी/टीए/एटीपी/डब्ल्यूएसएचएम-20/एसआर-198 दि.14/10/2005, व युएलसी/टीए/टे.नं.4/मिरा/एसआर-198+199+204+205+206+207 दि.18/07/2005 अन्वयेचे कलम 8(4) चे आदेश व युएलसी/टीए/एटीपी/कलम-20/भोग.प्र./एसआर1586 द.12/04/2013 चे पत्र तसेच युएलसी/टीए/टी.4/एसआर-159 दि.20/09/2006 चे कलम 8(4) चे आदेश.

3) मा. जिल्हाधिकारी ठाणे यांचेकडील क्र. महसूल/का/टी/एनएपी/एसआर-17706 दि.27/10/2006 रोजीचे स.क्र. 63.66 करीता अकृषिक मंजूरीचे आदेश व स.क्र. 69पै. करीता तहसिलदार ठाणे यांचेकडील क्र.महसूल/का/टी-2/जमिनबाब/कावि 6553/2017 दि.02/01/2018 रोजीचे रूपांतरित कर भरणा करणेबाबतचे पत्र व दि.12/01/2018 रोजीचे भरणा केलेबाबतचे चलन

4) दि इस्टेट इन्व्हेसमेंट कं. यांचेकडील पत्र क्र. EI/374 दि.12/04/2010 व EI/107 दि. 16/08/2004 अन्वये नाहरकरत दाखला.

5) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/450/2021-22, दि. 09/07/2021 अन्वये तात्पुरता नाहरकरत दाखला.

6) या कार्यालयाचे पत्र क्र. मिमामनपा/नर/665/2018-19 दि.04/05/2018 अन्वये सुधारीत नकाशे मंजूरीसह सुधारीत बांधकाम परवानगी.

-: सुधारीत बांधकाम परवानगी :- (सुधारीत नकाशे मंजूरीसह)

(विकास हक्क प्रमाणपत्राच्या वापरासह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्ये करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मॉजे - मिरा सि.स.नं./सर्वे क्र./हिस्सा क्र. (नवीन) 63.66.69पै. (जुना) 9.12.14पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

Jagad

Abhale

SMA

Jh

Jh



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पूर्व)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र. मंजूरपत्रां 2038 | 2029 - 2022

दिनांक :- 01/02/2029

सदर मुख्यांचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्यात आले.

बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रती तयार ठेवणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

4) सदर मुख्यांचा वापर इमारती महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच संजुक्त रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास विकासकास अधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व-चट्टी व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.

5) या जागेवर आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी एकत्रित मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.

6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

7) रेखांकनातील बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.

8) माहिती हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पांच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.

Jagtap

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग



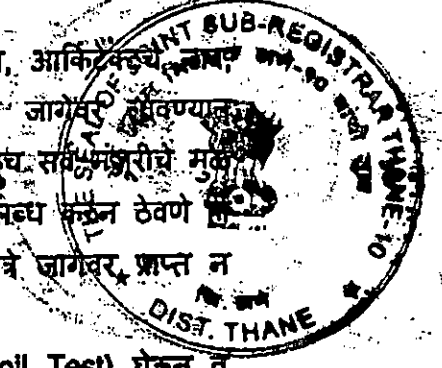
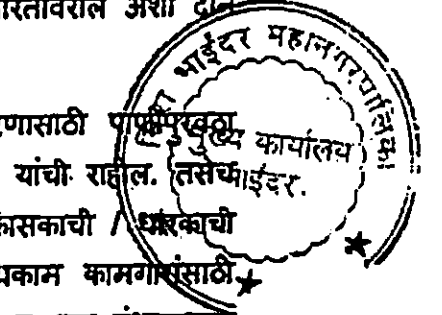
स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया मिरारोड (पूर्व)

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- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्चरल अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर ठेवण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुकादमा कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध ठेवणे वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.



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मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पूर्व)

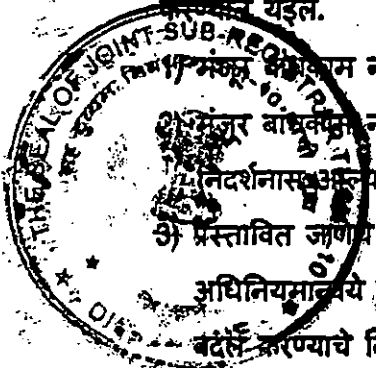
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



क्र. :- मनपा/नर/ 2038/ 2029 - 2022 दिनांक :- 01/9/2029

16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.



1) बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद, सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

3) प्रस्तावित जागेचा वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमांमध्ये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 258 अन्वये कार्यवाही करण्यात येईल.

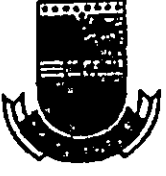
18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळसाठीच करण्यात यावा.

19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 235458 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहित ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.

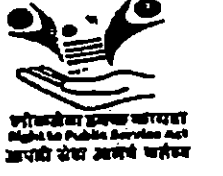
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मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया मिरारोड (पूर्व)

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जा.क्र :- मनपा/नर/ 2038 / 2029 - 2022

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- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास UDCPR मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारप्रभारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत उक्तीपत्र दि.15/06/2021 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळल्यास सदर परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.
- 26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम टन क्षेत्र (चौ.मी.)
1	4/अ	1	स्टिल्ट + 2 पोडीयम + 1	304.63 / 2028
2	4बी	1	स्टिल्ट + 2 पोडीयम + 21	6283.92
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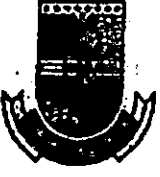
- 27) यापूर्वी पत्र क्र.मिभा/मनपा/नर/665/2018-19 दि.04/05/2018 अन्वये देण्यात आलेली मंजूरी इमारत प्रकार 4अ व 4बी च्या मर्यादेत रद्द करण्यात येत आहे.
- 28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

Jagad

Shander

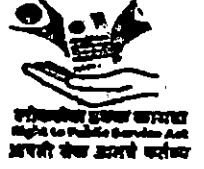
SUA

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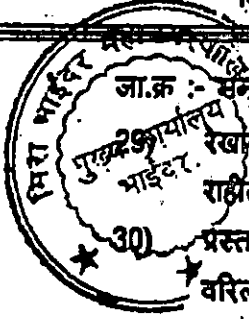
मिरा भाईंदर महानगरपालिका

नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पूर्व)

जि. जणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र. - 2038/2029-2022

दिनांक :- 01/02/2029

रखकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिले.

30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून

कार्यवाही करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आमोदक बंधनकारक राहिले.

भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी.

करिता दोन इन्डिया प्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच इन्डिया लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे

बंधनकारक राहिले.

32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिले.

33) विषयांकित जागेसाठी रूपांतरित कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिले.

34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिले.

35) नसल्या जागी बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-
या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ याचे मार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती
तसेच पूर बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिले.

36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.

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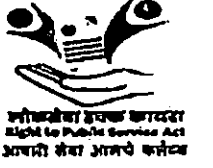


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन.आरबीकेस्कूलच्या बाजूला कनाकिया.मिरारोड (पूर्व)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर 2038/2029-2022

दिनांक :- 01/9/2029

- 37) भोगवटा दाखल्यापूर्वी विकास योजना रस्त्याने बांधित क्षेत्र मिरा भाईंदर महानगरपालिकेच्या नावे नोंद करून तसा 7/12 उतारा सादर करणे आपणांवर बंधनकारक राहिल.
- 38) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कायदांमध्ये सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जीवित व वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 39) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प कार्यान्वीत करणे आपणांवर बंधनकारक राहिल.
- 40) शासनास हस्तांतरित करावयाच्या सदनिका शासनास हस्तांतरित करून त्याबाबतचा नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 41) सदर जागेमध्ये भाती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल अधिकारणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणांवर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणांवर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 44) भोगवटा दाखल्यापूर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.



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जा.क्र. मनपा / नर 2038/2029-2022

दि. 01/9/2029

(मा. आयुक्त सो. यांच्या मंजूरीने)

(Signature)

(हे. रा. ठाकर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

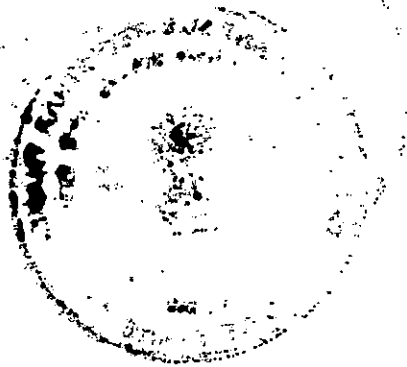
- 1) विभाग प्रमुख,
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग.
- 2) कर निर्धारक व संकलक अधिकारी, कर विभाग.

(Signature)

(Signature)

(Signature)

(Signature)



11



Annexure - 4

(B)

Commencement Certificate

C.C. (Legal) 2022 (6)



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 9902 | 2022 - 2023

दिनांक :- 23/12/2022

प्रति,

अधिकार पत्रधारक - मे. मारुती इवेलर्स व स्पेस रियल्टी

द्वारा - सल्लागार अभियंता - मे. अनिश अॅण्ड असो.,

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा

सर्वे क्र./ हिस्सा क्र. 63, 66, 69पै., (नविन) 9,12,14पै., (जन्म)

या जागेत नियोजित बांधकामास सुधारीत बांधकाम परवानगी देण्याबाबत.

संदर्भ :- 1) आपला दि.28/03/2022 व दि.28/04/2022 चा अर्ज

2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश.

(1) युएलसी/टिए/टेनं.4/मिरा/एसआर-198 + 199 + 204 + 205 + 206 + 207 दि.18/07/2005 अन्वये कलम 8(4) चे आदेश

(2) युएलसी/टिए/एटीपी-डब्ल्यूएसएचएस-20/एसआर-1586 दि.12/04/2013

(3) युएलसी/टिए/एटीपी/कलम-20/भोग.प्र/एस.आर.1586 दि.12/04/2013

3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक मंजूरी.

(1) क्र.महसुल/क-1/टे-1/एनएपी/एसआर-17/06 दि.27/10/2006

(2) क्र.महसुल/क-1/टे-2/जमिनबाब/कावि-6553/2017 दि.02/01/2017-18

अन्वये रुपांतरित कर आकारणी भरणा करणेकरीतीपत्राची - छायाप्रत व दि.11/01/2018 रोजीचे चलनाची छायाप्रत.

4) दि इस्टेट इनवेस्टमेंट कंपनी प्रा.लि. यांचेकडील नाहरकत दाखला. /2028

(1) स.क्र. 9,12 साठी ईआय/07 दि.16/08/2004

(2) स.क्र. 14 साठी ईआय/374 दि.12/04/2010

5) महानगरपालिकेच्या अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/136/2022-23 दि.28/04/2022 अन्वये सुधारीत नाहरकत दाखला.

6) महानगरपालिकेकडील जा.क्र.मनपा/नर/665/2018-19 दि.04/05/2018 व जा.क्र.मनपा/नर/2734/2021-22 दि.07/12/2021 अन्वये सुधारीत बांधकाम परवानगी.

7) पर्यावरण विभागाकडील दि.01/02/2019 रोजीचे Environment Clearance प्रमाणपत्र.

8) मुंबई महानगर प्रदेश विकास प्राधिकरण (MMRDA) यांचेकडील क्र. Metro-PIU/TPunit/ML-09/NOC/06/329 दि.11/03/2022 अन्वयेचे पत्र.

9) विकासकाचे दि. 23/04/2022 रोजीचे शपथपत्र.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन.आरबीके.स्कूलच्या बाजूला.कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, E-mail Id : tp@mbmc.gov.in



मनपा/नर/ 9904/ 2022 - 2023

दिनांक :- 23/6/2022

-: सुधारीत बांधकाम परवानगी :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रसंगी मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मॉजे - मिरा, क्र. / हिस्सा क्र. 63, 66, 69 पै. (नविन) 9, 12, 14 पै. (जुना) या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास अर्जदारी खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत

सदर मंजूरी फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्यात आहे.

2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चर्टईक्षेत्राचे व परवानगीत लमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ

विकासक व वास्तुविशारद जबाबदार राहिल.

5) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्न ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.

6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

Jagad

Ashwade

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

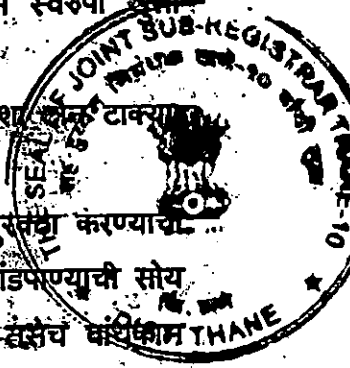
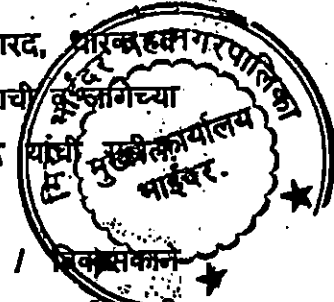
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- 7) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, मारकडमहानगरपालिका संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांमध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 8) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी ठेवणे बंधनकारक राहिल.
- 9) इमारतीचे उद्वाहन, अग्निशमन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.
- 10) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणांसाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच साईपण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शांतालयाची व पाठणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 11) अर्जदाराने सं.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्रे (संपूर्ण/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 12) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्निक्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतूदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.



मुळ कागदपत्रे (संपूर्ण/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

23/8/2022

Legal
A. K. Kulkarni

SMA
JK
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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



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खोऱ्याकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

15) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

16) महानगरपालिकेकडून मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 29C अन्वये कार्यवाही करण्यात येईल.

17) अस्तित्वात इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Still) प्रस्तावित केले असल्यास स्टिल्टची उंची

मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.

18) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र

2354.56 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या

मोबदल्यात आपणास अस्तित्वात चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सादरचे क्षेत्र

कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या

जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या

क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.

(Signature)

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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- 19) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन प्रारंभ करणे बंधनकारक आहे.
- 20) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 21) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकविकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी रद्द करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 22) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारीधारक, पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 23) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत दि.23/04/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 24) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका कडून राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.
- 25) इमारत प्रकार 4 अे चे यापूर्वीचे जा.क्र. मनपा/नर/2734/2021-22 दि.07/12/2021 अन्वयेचे मंजूर क्षेत्र.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	इमारत 4 अे	1	स्टिल्ट + 2 पोजियम + 3 रा मजला	304.63

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन.आरबीके.स्कूलच्या बाजूला.कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 99UE/ 2022 - 2023

दिनांक :- 23/11/2022

प्रस्तावित क्षेत्र

प्रस्तावित क्षेत्राच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	इमारत 4 अ	1	4 ते 23 मजले	8055.05
2	इमारत 5अ /बी	1	पार्ट तळ + 1 पार्ट पोडीयम + 2 पोडीयम + 3 रा मजला	2166.71
	इमारत 7	1	बेसमेंट + तळ + 1 ते 3 + 4 पार्किंग + 5 मजले	2983.19
एकूण प्रस्तावित बांधकाम क्षेत्र				13204.95 चौ.मी.

यापूर्वी फा. क्र.मिभा/मनपा//नर/665/2018-19 दि.04/05/2018 अन्वये देण्यात आलेली मंजूर इमारत 5अ व 7 च्या मर्यादेत रद्द करण्यात येत आहे.

जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

- 28) रेखांकनातील जागेत सेप्टिक टॅकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 29) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत

सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

- 30) प्रस्तावित जागेतील विकास योजना रस्त्याने बाधित 2354.56 चौ.मी. क्षेत्राची मिरा भाईंदर महानगरपालिकाचे/नाहरे/से/सलूल अभिलेखी नोंद झालेला निर्विवाद 7/12 उतारा 90 दिवसात सादर करणे विकासक यांचेवर बंधनकारक राहिल.

- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 9909/ 2022 - 2023

दिनांक :- 23/1/2022

- 33) विषयांकित जागेसाठी रुपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक साहित्य तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नमुदणीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा नैतिक खत निर्मिती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेखांकनातील प्रस्तावित वाहनतळामध्ये इलेक्ट्रिक वाहनांकरिता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 40) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, * E-mail Id : ip@mbmc.gov.in



जा.क्र :- मनपा/नर/ 996E/2022-2023

दिनांक :- 23/11/2022

- 42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 44) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि. 09/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.
- 45) नोंदवित्त झालेले बांधकाम सुरू केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षितेच्या दृष्ट्या बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) न झाकणे आवश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/वास्तुविशारद संल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.

जा.क्र. मनपा / नर / 996E / 2022-23

दि. 23/11/2022

(मा. आयुक्त सो., यांच्या मंजूरीने)



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(हे. रा. ठाकूर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

टिप - कोटिस्तव व पुढील कार्यवाहीस्तव

1) विभाग प्रमुख

अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

2) कर निर्धारक व संकलक अधिकारी

कर विभाग

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Annexure - 5

Vimla & Co. **Advocates & Solicitors**

Office No. 115, 3rd Floor, 24-B, Rajabhadur Compound, Ambalal Doshi Marg, (Hamam Street),
Behind Lalit Hotel, Fort, Mumbai - 400 023.
Tel. : 2269 4117 • Mobile : 98211 58590 • E-mail : vimlashah@hclinfonet.com

Ref. No.

Date :

TITLE CERTIFICATE

We have gone through the title of Maruti Dwellers Private Limited (hereinafter referred to as the said Company), a company incorporated under the companies Act, 1956, having its registered office at 1, Datta Digamber, R.C. Patel Road, Chandravakar Lane, Borivali (West), Mumbai-400 092. In respect of the below mentioned property more particularly described in the schedule hereunder written and as regards its title we have to certify and state as under:-

(a) One (1) Shri Jayraj Devidas, (2) Shri Mahendra Devidas, (3) Shri Tulshidas Devidas, (4) Shri Dilip Padamshi, (5) Shri Hansra Padamshi, (6) Shri Hemant Ranji, (7) Shri Bhikamdas Nehalal, (8) Shri Kishor Krishnakumar, (9) Shri Yogeshi Krishnakumar, (10) Smt. Bhanubai Dharamshi, (11) Shri Janak Hansra, (12) Smt. Krishnabai Hansra and (13) Shri Chatubhai Dwarakadas, were seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of agricultural land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation, Registration District and Sub District at Thane and an area admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and more particularly described in the Schedule hereunder written (hereinafter referred to as the said Property).

(b) By an Agreement for Sale cum Development dated 27th January, 2004 the said (1) Shri Jayraj Devidas, (2) Shri Mahendra Devidas for self and in the Capacity as the Executors of last Will and Testament dated 15th July, 1982 of one Shri Devidas Sunderdas, (3) Shri Jayant Tulshidas and (4) Shri Ashwin Tulshidas S. Nos 3 & 4 are the Legal Executors of Estate of Late Shri Tulshidas Devidas Khatau.

27 th JAN 2004	
2028	
✓	980

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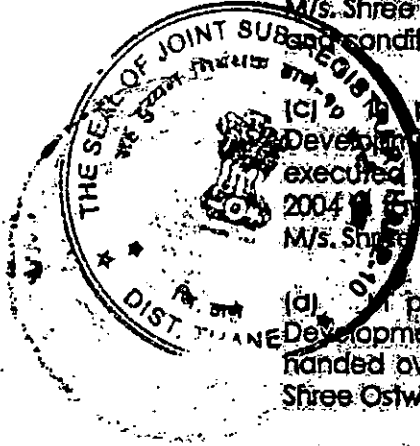
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(5) Shri Dilip Padamshi, (6) Shri Harish Padamshi Sr. Nos. 5 & 6 for self and in the Capacity as the Executors of last Will and Testament dated 10th January, 1989 of one Shri Padamshi Khatau; (7), Shri Hemant Ranjit for self and in the Capacity as the Executors of last Will and Testament dated 18th November, 1968 of one Shri Ranjit Ramdas, (8) Shri Inkamdas Jethalal, (9) Shri Kishor Krishnakumar for self and in the Capacity as the Executors of last Will and Testament dated 15th May, 1968 of one Shri Krishnakumar Jethabhai, (10) Shri Bharat Khatau, (11) Shri Dhiren Khatau, (12) Shri Vinay Khatau Sr. Nos. 10, 11 & 12 for self and in the Capacity as the Executors of last Will and Testament dated 24th July, 1993 of one Shri Dharamshi Jethabhai, (13) Shri Yogesh Krishnakumar, (14) Smt. Bhanubai Dharamshi, (15) Shri Janak Hansraj for self and in the Capacity as the Executors of last Will and Testament of one Shri Hansraj Jethabhai, (16) Smt. Krishnabai Hansraj and (17) Shri Chatubhai Dwarkadas (hereinafter for brevity's sake referred to as the said Owners) have agreed to sell and/or transfer the said Property to M/s. Shree Ostwal Builders Limited for the price and upon the terms and conditions therein mentioned.



(c) In pursuance of the said Agreement for Sale cum Development dated 27th January, 2004, the said Owners have also executed an irrevocable Power of Attorney dated 13th February, 2004 in favour of Shri Umrao Singh Ostwal the Director of the said M/s. Shree Ostwal Builders Limited in respect of the said Property.

(d) In pursuance of the aforesaid Agreement for Sale cum Development dated 27th January, 2004 the Owners have also handed over the possession of the said Property to the said M/s. Shree Ostwal Builders Limited.

(e) Mr. D.G. Naik, Advocate High Court has issued his title certificate dated 21st July, 2004 Inter alia stating that the said M/s. Shree Ostwal Builders Limited is entitled to develop the said property.

(f) On 27th February, 2005 the said M/s. Shree Ostwal Builders Limited paid to the Owners full and final consideration payable under the said Agreement for Sale cum Development dated 27th January, 2004 and have obtained the receipt for the same.

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(g) The Additional Collector & Competent Authority, Thane Urban Agglomeration, vide his order dated 14th October, 2005 granted the exemption under section 20 of the said UL (C & R) Act, 1976 to develop the said property upon the terms and conditions therein mentioned.

(h) By the Development Agreement dated 25th April, 2006 made between the said M/s. Shree Ostwal Builders Limited therein referred to as the Vendor of the one part and the said Company herein therein referred to as the Developer of the other part, the said M/s. Shree Ostwal Builders Limited had granted the development rights of the said Property for 2,17,550 sq. feet municipal sanctioned F.S.I together with TDR rights of the said property as therein mentioned but had reserved the rights of the portion of the land admeasuring 40 X 40 sq. meters for constructing the petrol pump thereon and for further F.S.I if any, accrues from the said property. The said Development Agreement dated 25th April, 2006 is duly stamped and registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-10/03258 of 2006 on 25th April, 2006.

(i) It is further stated in the said Development Agreement dated 25th April, 2006 that if the said M/s. Shree Ostwal Builders Limited desire to sell and/or transfer the said Portion of Land admeasuring 40 X 40 sq. meters (hereinafter the said Portion of the Land for brevity's sake referred to as the said Portion of the Land), the said M/s. Shree Ostwal Builders Limited shall first offer the same to the said Company herein.

(j) The said M/s. Shree Ostwal Builders Limited had also given an irrevocable power of Attorney dated 26th April, 2006 in respect of the said property in favour of Shri Mukesh Chetram Agrawal the Director of the said Company empowering him to do all such acts, deeds and matters for the said property and the said Irrevocable Power is also duly registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-10/03267 of 2006 on 26th April, 2006.

(k) By the Agreement For Sale Cum Development dated 22nd October, 2007 made between the said M/s. Shree Ostwal Builders Limited therein referred to as the Vendor of the one part and the said Company herein therein referred to as the Purchaser/ Developer of the other part, the said M/s. Shree Ostwal Builders



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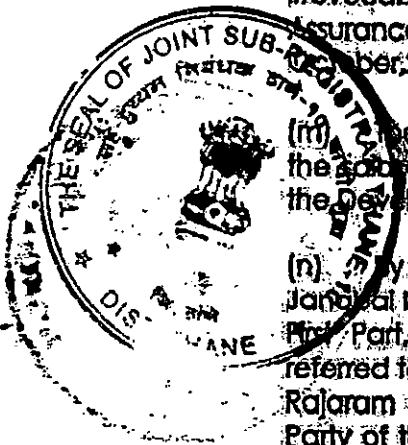
Limited agreed to sell and/or transfer to the said Company the said portion of the land admeasuring 40 X 40 sq. meters with the right to develop the same together with the right to use the F.S.I and T.D.R. thereof along with other benefits arises by way of the additional F.S.I of the said property more particularly described in the schedule hereunder written for the price and upon the terms and conditions therein mentioned. The said Agreement For Sale Cum Development dated 22nd October, 2007 is duly stamped and registered with the Sub-Registrar of Assurance at Thane under Serial No.TNN-4/09184 of 2007 on 22nd October,2007.

(ii) The said M/s. Shree Oswal Builders Limited had also given another irrevocable power of Attorney dated 22nd October,2007 in respect of the said property in favour of Shri Mukesh Chetram Agrawal the Director of the said Company empowering him to do all such acts, deeds and matters for the said property and the said irrevocable Power is also duly registered with the Sub-Registrar of Assurance at Thane under Serial No.TNN-4/09185 of 2007 on 22nd October,2007.

(iii) The 7/12 extracts of the said property stand in the name of the said Owners and the said Company's name is also shown as the Developer thereof.

(iv) By an Agreement dated 9th July, 2007 made between one Janabai Laxman Bhoir therein referred to as the First Assignor of the First Part, Shri Harshchandra Laxman Bhoir & others therein referred to as the Second Assignors of the Second Part, Shri Santosh Rajaram Ghag & Anr. therein referred to as the First Confirming Party of the third Part, the said M/s, Shree Oswal Builders Limited therein referred to as the Second Confirming Party of the Fourth Part and the said Company herein therein referred to as the Assignee of the Fifth Part, the said Janabai Laxman Bhoir and all other parties therein assigned and/or transferred their respective rights, title and interest in the said property to and in favour of the said Company upon the terms and conditions therein mentioned.

We have also issued the Advertisement/Public Notice inviting the claims against the said property, which was published in the Bombay Samachar Daily and Navashakti Daily both dated 28th January,2005 and Free Press Journal Daily dated 26th January,2005 and the correction was also published in 14th



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December, 2007 in all the said news papers and we have not received any claim from any person or persons against the said property.

(p) We have taken the search through the search clerk Mr. Nitesh Vagal in the office of Sub-Registrar at Thane from 1957 to 2007, at Mumbai 1973 to 2007, at Byander from 2005 to 2007 and on perusal of the said search we have not come across any other encumbrances on the said property.

(q) In view of what is stated hereinabove and subject to what is stated herein above we certify that the title of the said Company for development of the said property is free from all encumbrances and having marketable title.

THE SCHEDULE OF THE PROPERTY

All that piece and parcel of agricultural land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No. 12, New Survey No. 66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No. 9, New Survey No. 63 and bounded as follows:-

On or towards the North: By plot of Jain Nagar.
 On or towards the South: By main road.
 On or towards the West: By property known as Mansarovar Building.
 On or towards the East: By Property of Jankar Company.

Dated this 1st day of January, 2008.

Yours faithfully,
 Vimal & Co.

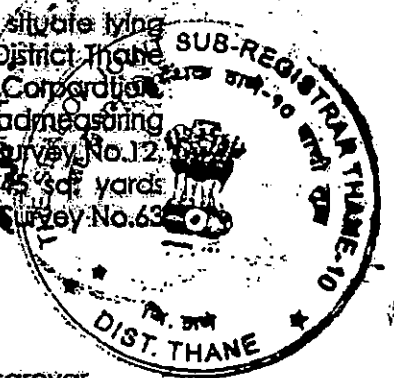
Proprietor
 Advocates & Solicitors

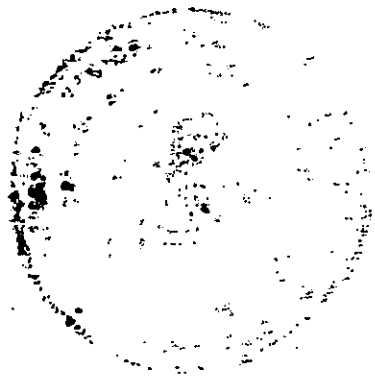
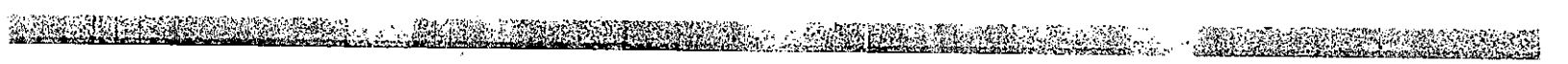
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Annexure - 6

Vimla & Co. **Advocates & Solicitors**

Behind Lalit Hotel, Fort, Mumbai - 400 023.
Tel: 2239 4117 • Mobile : 98211 58590 • E-mail : vimlalegal@yahoo.com

Ref. No.

Date .

SUBSEQUENT TITLE CERTIFICATE

We have gone through the title of Maruti Dwellers Private Limited (hereinafter referred to as the said Company), a company incorporated under the companies Act, 1956, having its registered office at 1, Datta Digamber, R.C. Patel Road, Chandravarkar Lane, Borivali (West), Mumbai-400 092, in respect of the below mentioned property, more particularly described in the schedule hereunder written and as regards its title we have to certify the title and had issued our title certificate dated 1st January, 2008 in respect of the below mentioned property.

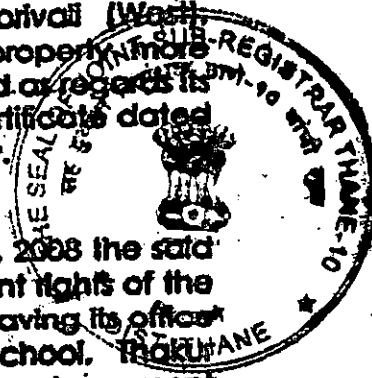
- (a) After issue of the said title certificate dated 1st January, 2008 the said Maruti Dwellers Private Limited granted the development rights of the said property to M/s. Space Realty, a partnership firm having its office at Shop No.4, Gokul Heights, Opp: Cambridge School, Thakur Complex, Kandivali (East), Mumbai-400 101 by virtue of an Agreement dated 28th May, 2008 upon the terms and conditions therein mentioned.
- (b) The said Agreement dated 28th May, 2008 was not registered within the time limit specified under the Indian Registration Act, 1908 and therefore the parties thereto signed and executed the Deed of Confirmation dated 23rd September, 2009 whereby confirming the said Agreement dated 28th May, 2008. The said Deed of Confirmation is duly registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-7-04996-2009 on 23rd September 2009.
- (c) Mr. Narayan Keni, the search clerk taken the search in the office of Sub-Registrar at Thane from 2006 to 2011 and on perusal of the said search we have not come across any other encumbrances on the said property.
- (d) In view of what is stated hereinabove and subject to what is stated herein above we certify that the M/s. Space Realty is entitled to develop the said property and the said property.

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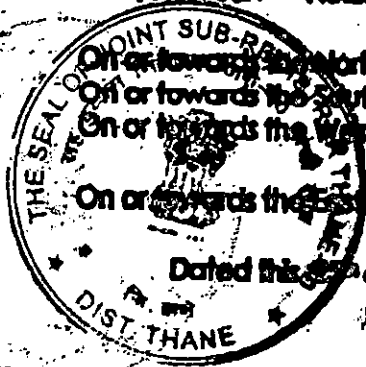
THE SCHEDULE OF THE PROPERTY

All that piece and parcel of agricultural land situate lying and being at Village Mira (Mira Road) Taluka and District Thane within the limit of Mira Bhojander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and bounded as follows:

On or towards the North:
On or towards the South:
On or towards the West:
On or towards the East:

By plot of Jain Nagar.
By main road.
By property known as Mansarovar Building
By Property of Janika Company.

Dated this 27 day of March, 2011.



Yours faithfully,
Vinita & Co.,
Proprietor
Advocates & Solicitors

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Annexure - 7

VIMLA & CO.

Advocates & Solicitors

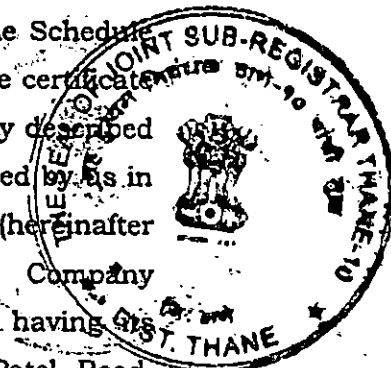
205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Veer Nariman Road, Fort, Mumbai - 400 001
Tel. : 022-2282 0155 / 56: Mob : +91 98211 58590; E-mail : info@vimlaandco.com

Ref. No

Date

Supplementary Title Certificate

We refer to our title certificate dated 1st January, 2008 and the subsequent title certificate dated 25th March, 2011 in respect of the property described Firstly in the Schedule hereunder written and we further refer to our title certificate dated 6th October, 2009 in respect of the property described Secondly in the Schedule hereunder written issued by us in favour of Maruti Dwellers Private Limited (hereinafter referred to as "the said Company") a Company incorporated under the Companies Act, 1956, having registered office at 1, Datta Digamber, R.C. Patel Road, Chandravarkar Lane, Borivali (West), Mumbai-400 092 and in view of the subsequent facts, we are hereby issuing our further supplementary title certificate in respect thereof.



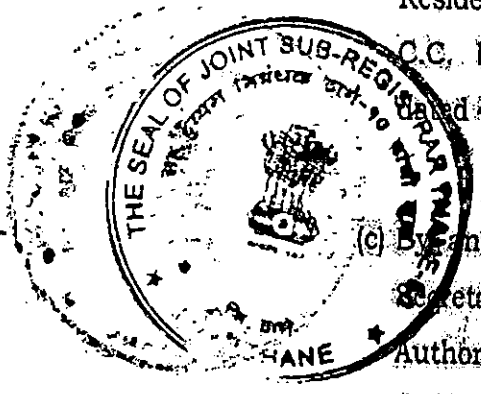
(a) The name of the said Company is recorded in Helder's Column on the 7/12 uttaras in respect of the said Property more particularly described Firstly in the Schedule hereunder written and further name of the said Company is also recorded in Other Right's Column on the 7/12 uttaras in respect of the said Property more particularly described Secondly in the Schedule hereunder written. The Property described Firstly and Secondly in the Schedule hereunder written are collectively referred to as "the said Properties".

recorded in Helder's Column on the 7/12 uttaras in respect of the said Property more particularly described Firstly in the Schedule hereunder written and further name of the said Company is also recorded in Other Right's Column on the 7/12 uttaras in respect of the said Property more particularly described Secondly in the Schedule hereunder written.	90
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Sub Office : 501, 5th Floor, S. S. House, Nehru Road, Opp. Adarsh Petrol Pump, Vile Parle (E), Mumbai - 400 057.
Tel.: 022-2610 4646 / 2610 4242
Strictly no correspondence at sub office

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(b) The said Company has also obtained the revised lay out plan duly sanctioned from Mira Bhaynder Municipal Corporation on 4th May, 2018 in respect of the said Properties and further for the construction of buildings under the phasewise manner the said Company obtained further sanctioned from Mira Bhaynder Municipal Corporation for construction of further Building No.4 consisting of two wings i.e. "A" and "B", Building No.5 consisting of two wings i.e. "A" and "B" and Building No.7 consisting of Basement and Ground floor being the Residential Cum Commercial Buildings under further C.C. bearing No.J.K. MEMC/MNP/NR/665/2018-2019 dated 4th May, 2018.



(c) By an Order dated 14th February, 2019, the Member Secretary, State Level Environment Impact Assessment Authority issued the Environment Clearance for the Proposed Residential Cum Commercial to be constructed on the said Properties in favour of the said Company and M/s. Space Realty.

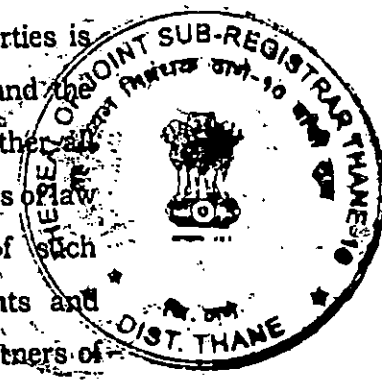
(d) We have also taken the search in respect of the said properties through search clerk Mr. Nilesh Vagal in the office of Sub-Registrar at Thane for the period from 2008 to 2017 and of the records of rights of Village Mira and further online search from the office of the Sub-Registrar Thane, Bhayander and Mira for the period from 2017 till 2019. On perusal of his search report dated 12th October, 2017, 19th June, 2019 and 21st November, 2019, we have noticed that the offices of the Sub-Registrar have not properly maintained the records of the Computer Index II

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from 2017 onwards and further, after going through the 7/12 uttara of the said Properties, the name of the said Company was recorded as mentioned in clause (a) herein above and save and except the aforesaid, we have not come across any encumbrances on the said Properties, subject however to the reference made in the aforesaid search record that some records are not available in view of the Computer Index II 2017 onwards.

(e) The said Company and the Director of the Company and all the partners of M/s. Space Realty have provided us with their Declaration dated 13th December, 2019 inter alia stating that the possession of the said Properties is with the said Company and the said Company and the said M/s. Space Realty jointly have obtained further all the permissions etc., after following the due process of law and upon perusal of the notarized copies of such permissions and upon perusal of the statements and representations given by the Director and the partners of the M/s. Space Realty in the aforesaid Declaration dated 13th December, 2019 and believing same to be true, we the undersigned issue this subsequent title certificate of title as herein mentioned.



(f) In view of what is stated hereinabove and subject to the correctness of the contents stated in the Declaration dated 13th December, 2019 mentioned above, we are of the opinion that as on date the said M/s. Space Realty are entitled to develop the said Properties and are further entitled to deal with and dispose of the constructed premises in the building to be constructed thereon, as the development rights of the said Properties are acquired by

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the said M/s. Space Realty is free from all encumbrances and mortgages.

THE SCHEDULE OF THE PROPERTY

Firstly: All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and bounded as follows:-

- On or towards the North : By plot of Jain Nagar.
 On or towards the South : By main road.
 On or towards the West : By property known as Mansarovar Building.
 On or towards the East : By Property of Jankar Company.

Secondly: All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation, Registration District and Sub District at Thane land admeasuring 990 sq. Meters of Old Survey No.14 (part), New Survey No.69(part) and bounded as follows:-

- On or towards the North : By Properties bearing Old Survey Nos.9 (part) and 12 (part).

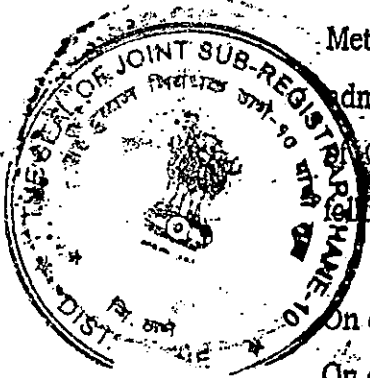
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On or towards the South : By Property bearing Old
Survey No.7.

On or towards the West : By Property bearing Old
Survey No.9 (part)

On or towards the East : By Proposed 18 M D.P. Road

Dated this 13th day of December, 2019

Vimla & Co.,

Advocates & Solicitors
Proprietor



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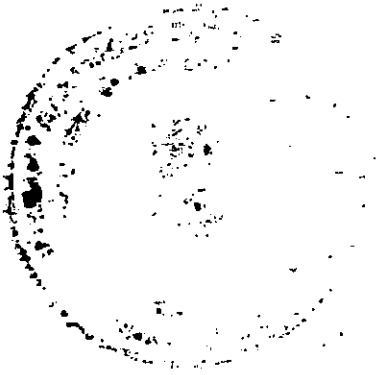
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Annexure – 8

VIMLA & CO.

Advocates & Solicitors

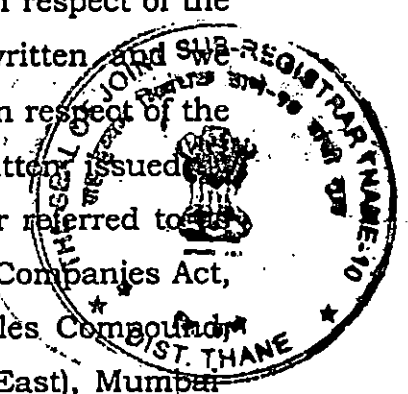
205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Veer Nariman Road, Fort, Mumbai - 400 001.
Tel. : 022-2282 0155 / 56; Mob : +91 98211 58590; E-mail : info@vimlaandco.com

Ref. No. :

Date :

Further Supplementary Title Certificate

We refer to our title certificate dated 1st January, 2008, and the subsequent title certificate dated 25th March, 2011 and further supplementary title certificate dated 13th December, 2019 in respect of the property described Firstly in the Schedule hereunder written and further refer to our title certificate dated 6th October, 2009 in respect of the property described Secondly in the Schedule hereunder written issued to us in favour of Maruti Dwellers Private Limited (hereinafter referred to as "the said Company"), a Company incorporated under the Companies Act, 1956, having its registered office at Unit No.10, Meher Tiles Compound, Opp: Satellite Park Building, Subhash Road, Jogeshwari (East), Mumbai 400 060 and in view of the subsequent facts, we are hereby issuing our further supplementary title certificate in respect thereof.



- (a) The name of the said Company is recorded in Holder's Column on the 7/12 uttaras in respect of the said Property more particularly described Firstly in the Schedule hereunder written and further name of the said Company is also recorded in Other Right's Column on the 7/12 uttaras in respect of the said Property more particularly described Secondly in the Schedule hereunder written. The Property described Firstly and Secondly in the Schedule hereunder written are collectively referred to as "the said Properties".

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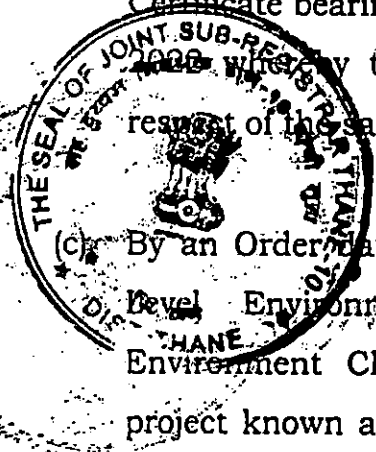
- (b) The said Company has also obtained the revised lay out plan duly sanctioned from Mira Bhayander Municipal Corporation on 4th May, 2018 in respect of the said Properties and further for the construction of

Sub Office : 501, 5th Floor, S. S. House, Nehru Road, Opp. Adarsh Petrol Pump, Vile Parle (E), Mumbai - 400 057.
Tel.: 022-2610 4646 / 2610 4242

Strictly no correspondence at sub office

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buildings under the phasewise manner the said Company has obtained further sanction of the layout from Mira Bhayander Municipal Corporation for construction of Residential Building No.4 consisting of wings "A" and "B", Residential Cum Commercial Building No.5 consisting of wings "A" and "B" and Commercial Building No.7 under Commencement Certificate (C.C) dated 4th May, 2018 bearing No. J.K. MBMC/MNP/NR/665/2018-2019, further Commencement Certificate bearing No. MNP/NR/2734/2021-2022 dated 07th December, 2021, further Commencement Certificate bearing No. MNP/NR/1179/2022-2023 dated 23rd June, 2022 and thereafter further Commencement Certificate bearing No. MNP/NR/3753/2022-2023 dated 28th December, 2022. Whereby the permission for further construction is granted in respect of the said Properties.



(c) By an Order dated 14th February, 2019, the Member Secretary, State Level Environment Impact Assessment Authority issued the Environment Clearance for Proposed Residential Cum Commercial project known as SPACE RESIDENCE -II and MARUTI SQUARE to be constructed on the said Properties in favour of the said Company and the said Firm i.e. M/s. Space Realty and by permission dated 13th September, 2022, the Member Secretary, SEIAA- (Maharashtra) granted the Proposed Expansion of Residential Cum Commercial project known as SPACE RESIDENCE -II and MARUTI SQUARE to be

constructed on the said Properties in favour of the said Company and

M/s. Space Realty
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d) Tejaben Jivanlal Vadgama taken out the Application in Civil Suit No.21 of 2017 before Hon'ble Principal Senior Civil Judge for adding the Company as the Proposed Defendant No.5 whereby claiming the rights

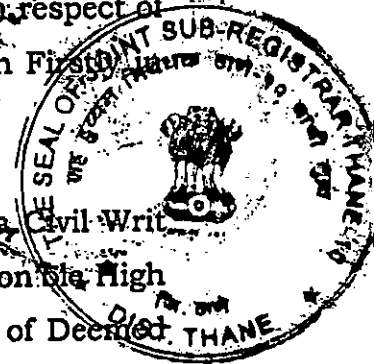
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in the Property more particularly described Secondly in the Schedule hereunder written and the said Application is pending.

- (e) One Spaces 912 Co-operative Commercial Complex Society Ltd., ('the said Society') filed an application before the Competent Authority & District Deputy Registrar of Co-operative Societies inter alia seeking Deemed Conveyance in respect of portion of the said properties more particularly described on Firstly in the Schedule hereunder written.
- (f) The Competent Authority & District Deputy Registrar of Co-operative Societies has passed an order of Deemed Conveyance dated 19th September, 2022 under section 11(3) and 11(4) of the MOFA in favour of the said Society granting unilateral Deemed Conveyance in respect of portion of the said properties more particularly described on Firstly in the Schedule hereunder written.
- (g) The said Company alongwith M/s. Space Realty have filed a Civil Writ Petition i.e. Writ Petition (L) No. 26359 of 2022 before the Hon'ble High Court of Bombay, inter alia challenging the aforesaid order of Deemed Conveyance dated 19th September 2022 passed by the Competent Authority and the aforesaid Writ Petition is pending before the Hon'ble High Court.
- (h) The said Company and the Director of the said Company and all the partners of M/s. Space Realty have provided us with the Declaration dated 21st December, 2022 inter alia stating that they have completed the construction of Building Nos. 1, 2, 3 and 6 on the said Properties as phasewise manner and at present Building No. 4A and 4B, Building No. 5A and 5B and Building No. 7 are under construction and the said Company and M/s. Space Realty jointly have obtained further



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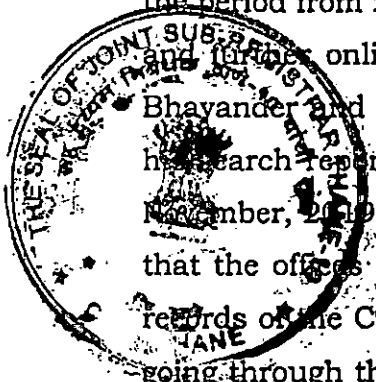
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permissions etc. after following due process of law and upon perusal of the copies of the permissions and upon perusal of the statements and representations given by the Director of the said Company and the partners of M/s. Space Realty in the Declaration dated 21st December, 2022 and believing same to be true, we the undersigned issue this further Supplementary title certificate in respect of the said Properties as herein mentioned.

- (i) We have also taken the search in respect of the said properties through search clerk Mr. Nilesh Vagal in the office of Sub-Registrar at Thane for the period from 2008 to 2017 and of the records of rights of Village Mira and further online search from the office of the Sub-Registrar Thane, Bhayander and Mira for the period from 2017 till 2019. On perusal of his search report dated 12th October, 2017, 19th June, 2019 and 21st November, 2019 and online search from 2019 till 2022, we have noticed that the offices of the Sub-Registrar have not properly maintained the records of the Computer Index II from 2017 onwards and further, after going through the 7/12 utara of the said Properties, the name of the said Company was recorded as mentioned in clause (a) herein above and save and except the aforesaid, we have not come across any encumbrances on the said Properties, subject however to the reference made in the aforesaid search record that some records are not available in view of the Computer Index II 2017 onwards.



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In view of what is stated hereinabove and subject to the correctness of the contents stated in the Declaration dated 21st December, 2022 mentioned above pending Application in Civil Suit No.21 of 2017 and Civil Writ Petition (D) No. 26359 of 2022, we are of the opinion that as on date the said Company is entitled to develop the Building No. 4A,

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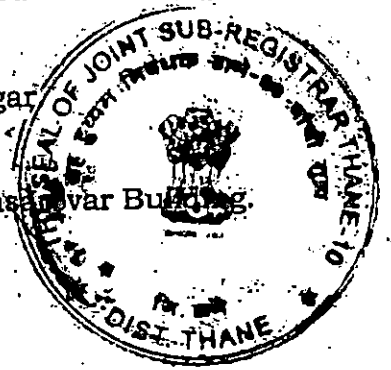
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Building No.5A and 5B and Building No.7, as the development rights of the said Properties are acquired by the said Company.

THE SCHEDULE OF THE PROPERTY

Firstly (the said First Larger Property): All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63 and bounded as follows:-

- On or towards the North: By plot of Vinay / Jain Nagar
- On or towards the South: By Mira Bhayander Road.
- On or towards the West: By property known as Mansarovar Building.
- On or towards the East: By Vinay Nagar Road.



Secondly (the said Portion of the Second Larger Property): All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 990 Sq. meters or thereabouts of Old Survey No. 14 (part), New Survey No. 69 (part) together with the right to use the available F.S.I and T.D.R. of other properties thereon admeasuring 890 sq. meters or thereabouts and bounded as follows :-

Old Survey No. 14 (part), New Survey No. 69 (part)	
together with the right to use the available F.S.I and T.D.R. of other properties thereon admeasuring 890 sq. meters or thereabouts	
903	980

- On or towards the North: By property bearing Old Survey Nos. 9 and 12.

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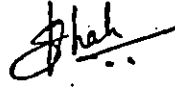
JH

QF

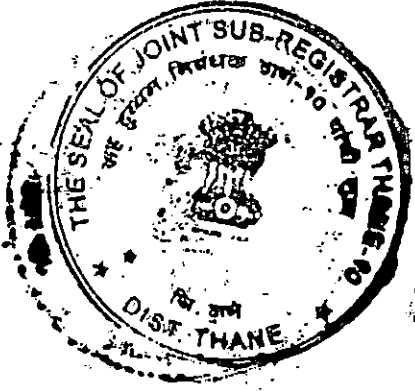
On or towards the South: By Property bearing Old Survey No.7.
On or towards the West: By Property bearing Old Survey No.9 (part)
On or towards the East: By Proposed 18 mtrs. D.P. Road

Dated this 16th day of January, 2023.

Vimla & Co.,



Advocates & Solicitors
Proprietor.



Jugal
Advocate

SMA
ph
(12)

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१०५१ / २०२४	
१०५	१६०

Annexure - 9

7/12 UTTARAS

Page 1 of 2

अहवाल दिनांक : 02/03/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत आणि नोंदवहात (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २, ५६ आणि ७]

गाव :- मिरें (943908)
ULPIN : 33280251268

तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 63

जिल्हा :- ठाणे



भू-धारणा पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव : बिनघोतीबिनघोती बिनघोती

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पा.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आकारणी	266	मिच काहीदर महानगरपालिका	21.48.00 1.79	(2709)	मुळचे नाव व खंड
अंकित क्षेत्र	816	जयराव देविदास	16.27.50 1.30	(2709)	इतर अधिकार
बिन घोती आकारणी	818	महेंद्र देविदास	16.27.50 1.30	(2709)	इतर अधिकार
	819	चतुर्वेज महानगरपालिका	6.51.00 0.51	(2709)	इतर अधिकार
	820	हेमंत रणजित	6.51.00 0.51	(2709)	इतर अधिकार
	821	तुळशीदास बटाव	6.51.00 0.51	(2709)	इतर अधिकार
	822	हरिष पंचवी बटाव दिलीप पंचवी बटाव सामाईक क्षेत्र	6.51.00 0.51	(2709) (2709)	इतर अधिकार
	824	पिंपळदास जेजतात किरीट कृष्णकुमार योगेश कृष्णकुमार शंभूबाई धरमणी जनक हसनज कृष्णाबाई हसनज सामाईक क्षेत्र	6.51.00 0.51	(2709) (2709) (2709) (2709) (2709)	इतर अधिकार
जुने फेरफार क्र. (310 X 350 X 505 X 1014 X 1021 X 1081 X 1399 X 1408 X 1463 X 1487 X 1495 X 1759 X 2083 X 2095 X 2426 X 2487)					सोम्या आणि भूमापन विभाग :-

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एवूण क्षेत्र हे सकृतदर्शनी मेळात नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत आणि नोंदवहात (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २, ५६ आणि ७]

गाव :- मिरें (943908)

तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग : 63

गाव नमुना - ७ च्या एकूण क्षेत्राच्या ट न न - 90

जिल्हा :- ठाणे १२/२०२४

		पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
2019-20	संपूर्ण वर्ष							अनुसंधान शर	86.5009

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Shawale

SMA

Ashar

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अहवाल दिनांक : 02/03/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन मंडळ अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९६१ यातील नियम ३,२,६ आणि ७]

गाव :- मिरे (943908)
ULPIN : 26834375970तालुका :- ठाणे
भूमापन क्रमांक व उपविभाग : 66

जिल्हा :- ठाणे

भू-धारणा
पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव : बिनशेती

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.सी.मी	266	मिरे शहीद महानगरपालिका	0.93.00	0.08	(2709)	कुळचे नाव व खंड
अकृषिक क्षेत्र	816	जयसज देविदास	25.92.50	1.92	(2709)	इतर अधिकार
दिन शेती आकारणी 107.50.00 8.00	818	मईंद्र देविदास	26.87.50	2.00	(1487)	दि इस्टेट इन्व्हेस्टमेंट कंपनी इतर
	819	चतुर्भुज धनराजदास खटाव	10.75.00	0.80	(1487)	इतर
	820	हेमंत रणजित	10.75.00	0.80	(1487)	भारती डेवसर्स प्रा. लि. स. री. स. री. मुंबई
	822	दिलीप पधरी खटाव हरिष पधरी खटाव —सामाईक क्षेत्र—	10.75.00	0.80	(1487) (1487)	चेतन अच्युत, सौ. विकास कान्हावडे इ. 6,52,63,000/- या खेतावरील अ. (1487) इतर
	824	किशोर कृष्णकुमार कृष्णाबाई हसनराव जनक हसनराव मिनाबाई जयमाल मनूबाई धरमश्री योगेश कृष्णकुमार —सामाईक क्षेत्र—	10.75.00	0.80	(1487) (1487) (1487) (1487) (1487) (1487)	ना. व. क. ध. अ. वि. नियम १९६१ च्या अ. २०/२१ यातील योजने अंतर्गत क्षेत्र तसेच पूर्वपरवानगी शिवाय अस्तित्तरण बंदी. (2409)
	825	अश्वीन तुळशीदास खटाव जयंत तुळशीदास खटाव —सामाईक क्षेत्र—	10.75.00	0.80	(2099) (2099)	प्रतिष्ठित इतरकार : नाही.
	जुने फेरफार क्र. (310)(350)(505)(1014)(1021)(1081)(1419)(1461)(1487)(1495)(1758)(2095) (2426)(2489)					शेतट्या फेरफार क्रमांक : 2709 व दिनांक : 13/10/2022
						सैमा आणि भूमापन चिन्हे :

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळाले नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना बारा (पिकांची नोंदवह्या)

[महाराष्ट्र जमीन मंडळ अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९६१ यातील नियम ३३]

गाव :- मिरे (943908)

तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग : 66

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. सी.मी	ह.आर. सी.मी			ह.आर. सी.मी	
2019-20	संपूर्ण वर्ष								अकृषिक वापर 107.5000	

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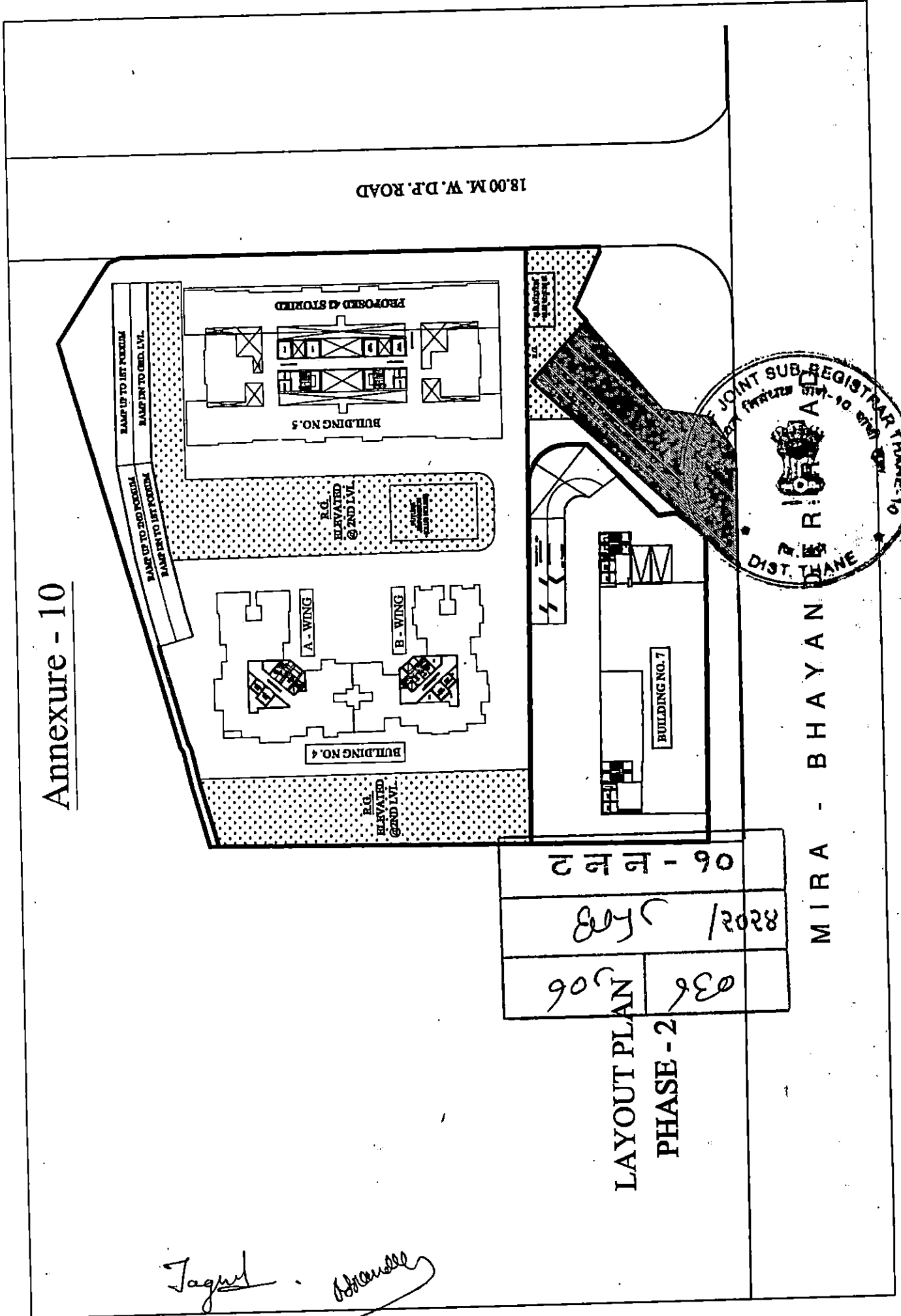
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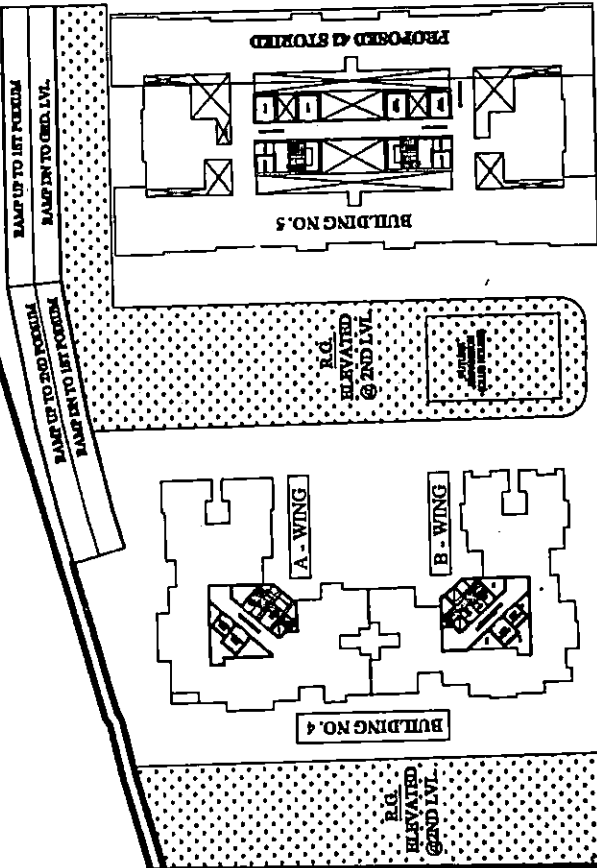




Annexure - 10



18.00 M. W. D.P. ROAD



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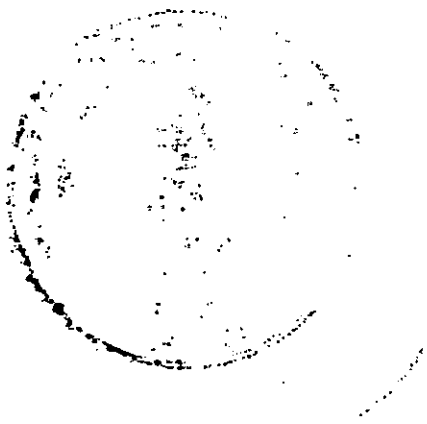
LAYOUT PLAN
PHASE - 2



MIRA - BHAYAN

Jagdish . Advan...

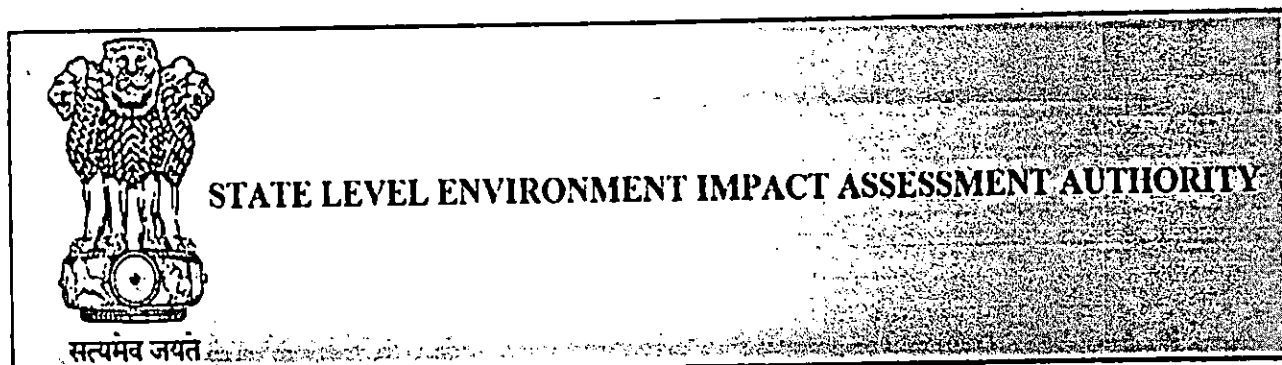
SHA [Signature] [Signature]



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Annexure - 11

(A)



Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: February 14, 2019

To,
M/s. Maruti Dwellers Pvt Ltd & Space Realty
at Survey no./ H.No. (New) 63, 66, 69(pt) & (Old) 9, 12, 14 (pt)

Subject: Environment Clearance for Proposed Residential cum Commercial project -
SPACE RESIDENCE at At Mira Bhayander Road, Near Pleasant Park, Near Kashmiria Jn by M/s. Maruti
Dwellers Pvt Ltd & Space Realty

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 79th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 154th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category Schedule 8a, Category B as per EIA Notification 2006.

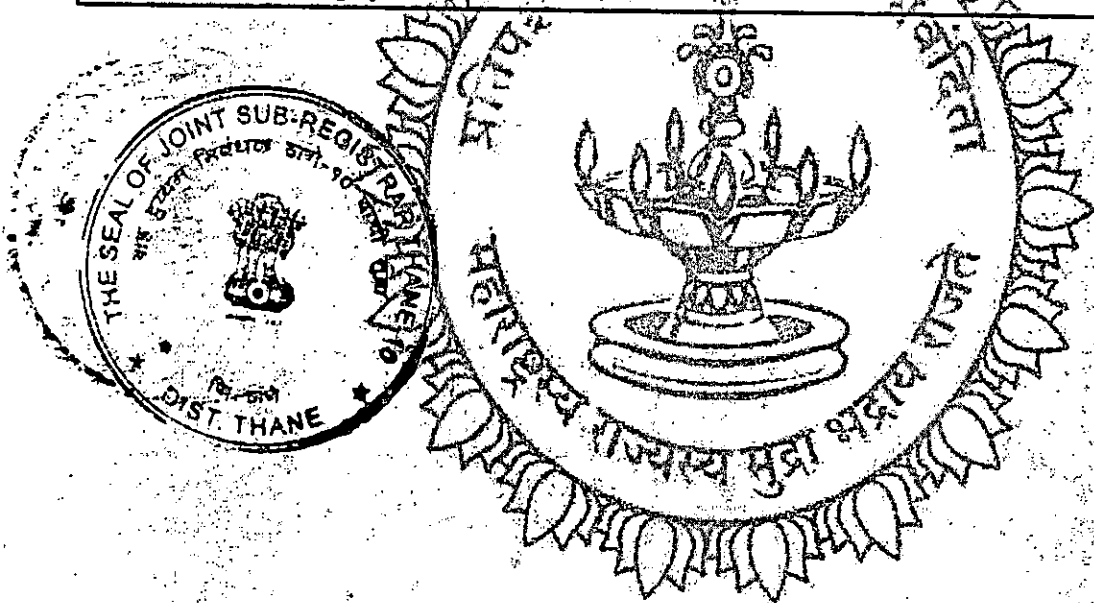
Brief Information of the project submitted by you is as below :-

1.Name of Project	Proposed Residential cum Commercial Project - SPACE RESIDENCE	
2.Type of Institution	Private	
3.Name of Project Proponent	M/s. Maruti Dwellers Pvt Ltd & Space Realty	
4.Name of Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.	
5.Type of project	Housing Project	
6.New project/expansion in existing project/modernization/diversification in existing project	New Project	
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable	
8.Location of the project	Survey no./ H.No. (New) 63, 66, 69(pt) & (Old) 9, 12, 14 (pt)	
9.Taluka	Thane	
10.Village	Mira road	
Correspondence Name:	M/s. Maruti Dwellers Pvt Ltd & Space Realty	
Room Number:	1	
Floor:		
Building Name:	Dutt Digamber	
Road/Street Name:	R.C. patel Road	
Locality:	Borivali - West	
City:	Mumbai	
11.Area of the project	Mira Bhayander Municipal Corporation (M.B.M.C.)	
12.IOD/IOA/Concession/Plan Approval Number	CC received	
	IOD/IOA/Concession/Plan Approval Number: J.K.MBMC/MNP/NR/665/2018-19	
	Approved Built-up Area: 20619.49	

SEIAA Meeting No: 154 Meeting Date: February 1, 2019 (SEIAA-
STATEMENT-0000001374)
SEIAA-MINUTES-0000000986

Shri. Anil Diggikar (Member Secretary
SEIAA)

13. Note on the initiated work (If applicable)	Bldg 1, 2, 3 & 6 are completed and occupied.
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	
15. Total Plot Area (sq. m.)	20390.00
16. Deductions	3345.25
17. Net Plot area	17044.75
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 37905.47
	Non FSI area (sq. m.): 22585.24
	Total BUA area (sq. m.): 60490.71
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 20619.49
	Approved Non FSI area (sq. m.): -
	Date of Approval: 04-05-2018
19. Total ground coverage (m2)	3971.02 Sq. m.
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.73%
21. Estimated cost of the project	950000000



Government of Maharashtra

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६०५८ / २०२४	
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Jegya *Mhale* *SMA* *JK* *AD*

Annexure - 11

(B)

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
M/S. MARUTI DWELLERS PVT LTD & SPACE REALTY
Dutt digamber, R.C. Patel Road, Chandavarkar Lane, Borivall - West,
Mumbai -400092

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIAMH/MIS/274831/2022 dated 26 May 2022. The particulars of the environmental clearance granted to the project are as below:-

1. EC Identification No. EC22B038MH176870
2. File No. SIAMH/MIS/274831/2022
3. Project Type Expansion
4. Category B2
5. Project/Activity including Schedule No. 8(a) Building and Construction projects
6. Name of Project Proposed expansion of Residential cum Commercial Project known as "SPACE RESIDENCE - II" and "MARUTI SQUARE" at plot bearing Old Survey Nos. 9, 12, 14 (pt.) and New Survey Nos. 63,66, 69(pt.) Village Mire, Tal & Dist: - Thane
7. Name of Company/Organization M/S. MARUTI DWELLERS PVT LTD & SPACE REALTY
8. Location of Project Maharashtra
9. TOR Date N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 13/09/2022

ट न न - 90 (e-signed)	
Manisha Patankar Mhalskar Member Secretary SEIAA - Maharashtra / 2028	
999	980

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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Annexure - 12

N.A. Order

दिनांक 17.06

1 द. महाराष्ट्र/क-1/टे-1/एनएपी/एसआर-16/06

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 27 OCT 2006

मागले :

- 1) श्री जयराज देवीदास व इतर यांचे फुडमुळतपारी श्री उमरावराव पी. ओतवाल रा.ए.१२, शांतिनगर अपार्टमेंट, रेल्वे स्टेशन समोर, भाईंदर (पूर्व) याचा दि. २५/१/२००६ रोजीचा अर्ज
- 2) सध्याच्या ठाणे याचेकडील चौकशी अहवाल क्र.जमिनपदा/२/वशी-२३/०६ दिनांक १५/५/२००६
- 3) वापर जिल्हाधिकारी या सल्ला-प्रधिकारी ठाणे नगरीय संकुल ठाणे यांचे कक्षील आदेशा १)क्र. एएलसी/दिए/टे.न.४/मिरा/एसआर १९८ +१९९ +२०४ +२०५ +२०६ +२०७ दिनांक १५/५/२००५ २) नगरीय पत्र सुपरलसो/दिए/टे.न.४/मिरा/एसआर १९८+१९९+२०४+२०५ + २०६+२०७ दिनांक १५/५/२००६
- 4) मिराभाईंदर महानगरपालिका-यांचेकडील यांचेकडील परवानगी क्र. मिरा/मनपा/नगर/२२८९/०५-०६ दि. २३/१२/२००५ व पत्र दिनांक ६/५/२००६
- 5) सामान्य-साध (गुलपादन) यांचेकडील पत्र क्र. सामान्य/कार्या-२/टे-३/मिरा/एसआर ५०५ दिनांक २४/७/२००६
- 6) दि. इस्टेट डेव्हलपमेंट कंपनी कडील नगरका दाखला क्र. ई आय १०७ दि. १६/८/२००४
- 7) अर्जाचा दि. १३/१/२००६ रोजीचे छापीपत्र
- 8) दि. १०/५/२००६ रोजीच्या दैनिक 'महाराष्ट्र दिनमान' च्या अंकातील जाहिरनामा



या अर्जा श्री जयराज देवीदास व इतर यांचे फुडमुळतपारी श्री उमरावराव पी. ओतवाल रा.ए.१२, शांतिनगर अपार्टमेंट, रेल्वे स्टेशन समोर, भाईंदर (पूर्व) यांनी ठाणे जिल्हातील ठाणे नगरपालिका मधील दि. येथील स.नं. ६३,६६ (जुना स.नं.९,१२) पलील आपल्या मालकीच्या जागेवरील क्षेत्र १९४००-०० चौ.मी एवढ्या जागेचा रकबा या विंगर-शेतकी प्रयोजनाचा वापर करण्याची परवानगी मिळण्या यात अर्ज केलेला आहे.

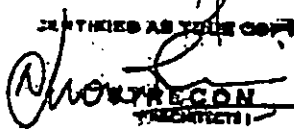
याचि ज्या अर्जा दि. १०/५/२००६ रोजी अर्जाचा यांनी दैनिक 'महाराष्ट्र दिनमान' या नगरपालिका जाहिरनामामध्ये मालकीची दाखला/दाखल या कार्यालयामध्ये आपले जाहीर केले.

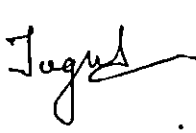
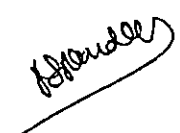



या अर्जा आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकाऱ्यांचा वापर करून उत्तम जिल्हाधिकारी यांचे, जयराज देवीदास, मंडळ देवीदास, सुलताबास धटाप, दिलीप पटवारी, हंसि पटवारी, हेमलक्ष्मी, चिकानास जंजनास, किशोर सुब्बाभार, योगेश फुलकुमार, भाग्येश धरमशी, जगद हंसराज, कृष्णाबाई हंसराज, चतुर्भूष ढाडकाबाबा रा. विरे स.जि. ठाणे यांना ठाणे सध्याच्यातील मालकीचे येथील स.नं. ६३,६६ (जुना स.नं.९,१२) मधील आपल्या मालकीच्या जागेवरील क्षेत्र १९४०० चौ.मी. येथील १०६,५३-५६ चौ.मी. रकबाचा व ३८७०-४८ चौ.मी. यांचे विंगर-शेतकी प्रयोजनाचा वापर करण्याची परवानगी देण्यात येत आहे, मिरा भाईंदर महानगरपालिकेकडील मजूर नगरपालिका मालकीच्या ठाणील शेतकरी वापराचा अनुज्ञेय आहे.

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| १. गेड टॉट बँक एरीचा | २२३५-०० चौ.मी. |
| २. अतिप्रगता क्षेत्र | ७८-३५ चौ.मी. |
| ३. आर.सी. | २५६३-०५ चौ.मी. |

या अर्जा अर्जाः
 १. श्री परवानगी अधिनियम त्यामधील केंद्रीय नियम यांना अधिनियम देण्यात आलेली आहे.
 २. अनुज्ञेयतेच्या (प्रतीने) आशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य यांचेकडील उपयोग उत्तम जमीनीचा ज्या प्रयोजनाचा उपयोग करण्यात परवानगी देण्यात आली असेल त्या प्रयोजनाचा केवळ केसा पात्रिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनाचा जिल्हाधिकारी ठाणे यांच्याकडून तसा अर्जाची आगळी वरील परवानगी मालकीच्या ठाणील वापर करता कामा नये. अनुज्ञेयतेच्या मालकीचा जमीनीचा वापर नसल्याने येईल.

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३. अशा परवानगी देणाऱ्या प्राधिकाऱ्याकडून अशा भूखंडाची किंवा त्यांचे जे कोणती उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी फोटो विभागणी करता कामा नये.

३अ. उपविभागीय अधिकारी ठाणे यांचेकडील आदेश 1६ १०/२/२००६ मध्ये नमूद केल्याप्रमाणे सदर स.नं.च्या भिळकतीबाबत निवासी नायब तहसिलदार यांचेकडील दिनांक १०/१०/२००५ चे आदेशात गृहीत आदेशापर्यंत जैस ये आदेश दिले आहेत. सदर बाब्याच्या अंतिम निकाल लागल्यानंतर याचे गाळणे लागल्यास दिलेली विनशेती परवानगी आपोआप रद्द होईल असे नमूद केले आहे. व याची सत्यतेची जावाबदारी अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिल.

४. अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समक्षाने होईल अशा रीतीने अशा जमीनीत रस्ते, गटार वगैरे बांधून आणि (ब) भूमापन विभागामार्फत अशा भूमापनाची भोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या सारखे बांधून पक्ष वर्षाच्या आत गंगूर आताकडच्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाप्राप्ती व्यक्तीला असा भूखंड विक्रावयावा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेवात तसा खात उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या रथळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या जाणाऱ्या क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यात आलेली आहे. सदर नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोळके सोडले पाहिजे.

६अ. संबंधित बांधकाम हे नकाशात दर्शविलेल्या मंडळाच्या पेशा जास्त मंडळाचे असू नये.

७. स्तचित्त इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामात सुरुवात करणाऱ्या अनुज्ञाप्राप्ती व्यक्तीने (प्रीटीने) मिरा भाईंदर महानगरपालिका यांची असे बांधकामाच्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाप्राप्ती व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोळके (ओपन मार्जिनल डिस्ट्रीट) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचा विंगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा आराखडीचा बांधविषयगत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने उपरोक्त प्रमाणे न घेतल्यास ती परवानगी रद्द करण्यात आली आसल्याचे समजाण्यात येईल.

१०. अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विंगर शेतकी प्रयोजनांसाठी वापर करण्यात ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकात त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्या मार्फत ठाणे तहसिलदारास द्याविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कारवाई करण्यात आसा अनुज्ञाप्राप्ती पात्र ठरेल.

११. सदर आदेशाच्या दिनांकापासून सदर अनुज्ञाप्राप्तीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ५.२९ रु रुपये दराने विंगर शेतकी आकारणी दिली पाहिजे. उभ्या प्रमाणे दर ३० दिनांक ३१/१०/२००६ या रूपा कालावधी पर्यंत अंगलात राहिल. किंवा परवानगीच्या सारखेच्या पूर्वलक्षी अर्थाने त्यानंतर अंगलात येणारे विनशेती कराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी विंगर शेतकी आकारणीच्या रूपाची मुदत अजून राहणाऱ्या बाबत्याची उतारे ही गोष्ट विंगर शेतकी आकारणीच्या बाबत राहिल.

१२. या आदेशाच्या दिनांकापासून अशा जमीनीची भोजणीची रक्कम २,२०००/१ (आठवी) व निना आर माच)



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१३. भूमापन विभागकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नगूद पोलोले क्षेत्र तसेच विंगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सादर जमीनीच्या विंगरशेतकी वापरात प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्तीने अशा जमीनीवर आवश्यक ती इमारत बांधणी पाहिजे. अन्यथा सादर आदेश रद्द समजण्यांत येईल. व अनुज्ञाप्राप्ती यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरसुद्धा अगोवरेष बांधलेल्या इमारतीत अनुज्ञाप्राप्तीने कोणतीही भर घालता कामा नये किंवा ही मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी गर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्राप्ती व्यक्तीने आणुवाणुख्या परिसरात अस्वच्छता व भाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विंगरशेतकी वापरात प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन मसुल (जमीनीच्या वापरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सगद करून घ्यायला या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८. या आदेशात आणि सनदीमध्ये नगूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुषंगाने व्यक्तीने उपबंधन केल्यास उक्त अधिनियमाच्या उपबंधान्वये आता अनुज्ञाप्राप्ती घ्याव्याची शास्त्रीय पात्र ठरेल त्या शास्त्रीय बाधा न येऊ नये. तथापि ठाण्याच्या जिल्हाधिका-यांनी निर्धारित असलेल्या अशा शर्ती आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

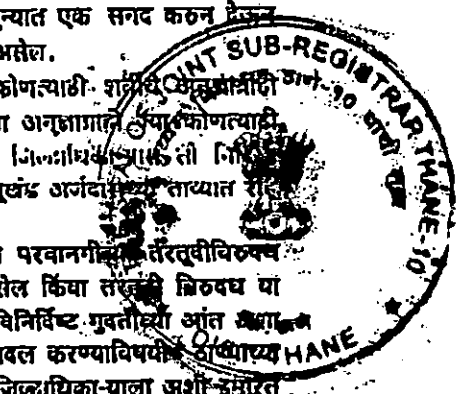
१८अ. यरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तंत्रविषयक जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तसेच विठवण या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशा इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमीन मसुलची धकदाफी म्हणून घेतून घेतल्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवटिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र प्रापंचायत अधिनियम आणि नगरपालिका अधिनियम १९४७च्या त्या येळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतीही उपबंध प्रकरणाच्या अन्वये रांगडीत घ्याव्या याबाबत लागू होतील. त्या उपबंधाच्या अधिन आतील.

२०. अनुज्ञाप्राप्ती यांनी विंगरशेतकी आकारणीच्या पावपट रक्कम रु. ९९५२३/- (आक्षरी रु. नव्याण्य हजार पाचशे तेथीत मात्र) रुपांतरीत भर (कन्व्हर्शन टॅक्स) म्हणून तळतिलदार ठाणे यांचे कार्यालय पावती क्र ६९९३२५ दि. २७/१०/२००६ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाप्राप्ती यांनी गिरा गाईदर महानगरपालिका यांचे काडिलेले मंजूर नयानापरसुद्धाच बांधकाम करणे पाहिजे.

२२. अनुज्ञाप्राप्ती यांनी गिरा गाईदर महानगरपालिका यांचे काडिलेले बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अग्न बांधकाम मध्ये घेतले जाऊ नये. तसेच निर्देशांक वापरल्यास अनुज्ञाप्राप्ती यांनी महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलाम ५२ अन्वये अर्जाची प्रत (सकपाचा मुद्रा घालत) करण्यांत पात्र राहातील व असे जादा बांधकाम कर करण्यांत पात्र राहिले.



१७-१०-२०२४	
१९९३२५	
१९९३२५	१९९३२५

Jagat, Anand, SMA, [Signature]

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4 क्र.महसूल/क-१/टे-१/एनएपी/एराआर-१७/०६

२३. रादर जमिनीच्या गालळी कवचावावत भविष्यात काही भाव निर्माण झाल्यास रादरची परवानगी आलेआप रद सभजर्गेत येईल व त्याची सर्वस्वी जबाबदारी अगुहासाठी यांची राठील.

रादरभात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अगुहासाठी यांचेवर राठील.आणि पिण्याच्या पाण्याची सोय झाली आहे कित्या कसे या वावत जाती झाल्याशिवाय भिरा गाईदर गावनिगरातील संबंधित विकासात इभारत वापर परवाना देऊ नये.



प्रति,
श्री जयसुख देवदार व इतर
सा.ज. ठाणे

सती/-
(नंदकुमार जंवे)
जिल्हाधिकारी ठाणे



निर्गमित केले
Shane
जिल्हाधिकारी ठाणे करिता

CERTIFIED AS TRUE COPY
Shane
STRECON
(ARCHITECTS)

Jagirdar
Shane

SMA

Shane

Shane

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६०५८ /२०२४	
११५	१६०

Annexure – 13

N.A. Order

तहसिलदार ठाणे
तहसिलदार कार्यालय ठाणे, ठाणे स्टेशन रोड, ठाणे (पश्चिम), तालुका ठाणे, जि.ठाणे
पिन कोड : ४०० ६०१ दुरध्वनी क्रमांक ०२२ २५३३११६४

क्र.महसूल/क-१/टे-२/जमिनबाब/कावि-६५५३/२०१७

दिनांक : ०२/०९/२०१६

प्रति,
मे.मारुती इवेलर्स प्रा.लि.चे डायरेक्टर
श्री.मुकेश घेताराम अगरवाल

विषय : मौजे मिरे येथील नविन स.नं.६९, क्षेत्र १२०४०.०० चौ.मी.पैकी ९९०.०० चौ.मी. यांचे रुपांतरित कर भरण्याकरीता

संदर्भ : १.) आपला दिनांक ३१/०३/२०१७ रोजीचा अर्ज

२.) महाराष्ट्र शासन, महसूल व धन विभाग यांचेकडील महाराष्ट्र जमिन महसूल संहिता (सुधारणा) अध्यादेश २०१७, अधिसूचना दि.०५/०१/२०१७.

उपरोक्त विषयाबाबत संदर्भिय अर्जांन्वये आपण मौजे मिरे येथील नविन स.नं.६९, क्षेत्र १२०४०.०० चौ.मी.पैकी ९९०.०० चौ.मी. या भोगवट्यादार वर्ग -१ च्या जमिनीस अकृषिक कारणाकरीता अकृषिक आकारणी व रुपांतरित कर भरून घेणेकामी या कार्यालयात विनंती अर्ज सादर केलेला आहे.

रुपांतरित कर व अकृषिक आकारणी निश्चित करावयाच्या जमिनीचा तपशिल

अ.क्र.	गावाचे नाव	स.नं. (नविन)	क्षेत्र (चौ.मी.)	कब्जेदाराचे नाव	इतर हक्क
१.	मिरे	६९	१२०४०.०० पैकी ९९०.००	राजेंद्र जिवनलाल वडगामा क्षेत्र ११०५०.०० चौ.मी. मे.मारुती इवेलर्स प्रा.लि.चे डायरेक्टर मुकेश घेताराम अग्रवाल क्षेत्र ९९०.०० चौ.मी.	दि इस्टेट इन्व्हेस्टमेंट फं.लि.
		एकूण	९९०.००		

शासन महसूल व धन विभाग यांचेकडील सन २०१७ चा महाराष्ट्र अध्यादेश क्रमांक दि.०५/०१/२०१७ १०
(महाराष्ट्र जमिन महसूल संहिता १९६६ यात आणखी सुधारणा करण्यासाठी अध्यादेश) जारी करणेत येऊन
उक्त संहिता कलम ४२अ नंतर ४२ब, ४२क हे नव्याने समाविष्ट करणेत येऊन सुधारणा करणेत आलेली
आहे.

या अधिसूचनेनुसार या क्षेत्रात रुपांतरित कर भरून घेणे व अकृषिक आकारणी निश्चित करणे
आवश्यक आहे. त्यानुसार यांनी मौजे मिरे येथील नविन स.नं.६९, क्षेत्र १२०४०.०० चौ.मी.पैकी ९९०.००
चौ.मी. या जमिनीची रुपांतरित कराची आकारणी व सन २०१७ या वर्षाची अकृषिक आकारणी खालीलप्रमाणे
होत आहे.

Jagub

Abanale

SMA

मौजे मिर्रे गावाकरीता बिनशेती आकारणी दर ०.८९.४ पे.प्रति चौ.मि.

अकृषिक आकारणी (वाणिज्य प्रयोजनार्थ) = बिनशेती दर X ३ X क्षेत्र


$$= ०.८९.४ X ३ X ९९०.०० = २६५५.००$$

रुपांतरित कर = अकृषिक कर X ५ = २६५५ X ५ = १३,२७५.००

अकृषिक आकारणी + रुपांतरित कर = २६५५.०० + १३,२७५.०० = १५,९३०.००

वरीलप्रमाणे अकृषिक कर व रुपांतरित कर मिळून होणारी एकूण रक्कम रुपये १५,९३०/- मात्र या कार्यालयात चलनाद्वारे शासनजमा केल्यानंतर, नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगो (IOD /CC) प्राप्त केल्यानंतर मौजे मिर्रे येथील नविन स.नं.६९, क्षेत्र १२०४०.०० चौ.मो.पैकी १९०.०० चौ.मो. जमिनीच्या बाबत ७/१२ उतारे, व बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह मा.जिल्हाधिकारी यांच्या कार्यालयात सादर करावा.

शेतीसाठी वापर करत असलेल्या शिवाय जागेचे अकृषिक वापराकडे रुपांतरण झालेवस्तुची नोंद अर्थसंचालक कार्यालयात नसावी. तसेच बांधकाम वापरा व्यतीरिक्त अन्य वापरात बदल करावयाचा झाल्यास रुपांतरित कर भरुण घेणे अनिवार्य राहिल.


तहसिलदार ठाणे

प्रत: मा.जिल्हाधिकारी, ठाणे (महसूल शाखा) यांचेकडे माहितीसाठी सविनय सादर.
प्रत : तलाठी सजा मिर्रे यांचेकडे माहितीसाठी









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६०५८ / २०२४	
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Annexure - 14

U.L.C. Order



NO. U.L.C./TA/ATP/VS/HS 20/

S.R. 1586

Office of the Addl. Collector & Competent Authority, Thane Urban Agglomeration, Collectorate Bldg., 2nd floor, Thane - 400 604.
Date 14/10/2005.

ORDER

Shri Jayraj Devidas & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is show in appendix.

And Whereas the said person Shri Jayraj Devidas & Others has applied for grant of exemption under Section 20 of the said Act as per Guidelines issued on 22nd August 1986 and amended from time to time.

And Whereas it is satisfied regarding the location of the land, the purpose for which the side excess land is being used or proposed to be used and the scheme submitted by the said person for providing site / services / core houses and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating house stock and meets the requirements of terms and conditions laid down in the Government guidelines. it is necessary in the public interest to consider the request of applicant / person under the provision of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

Now, Therefore, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order, the Additional Collector & Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provisions of Chapter - III of the Act, subject to the following conditions :

1. The said person shall get the layout, building plan and N.A. permission approved from concerned appropriate authority. ट न न
2. The holder shall advertise the entire scheme within six months from the date of sanction of the order in at least two local newspapers, giving full details of the scheme including the area and the final selling price for tenements for plinths and carpet area specification, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the Advertisement to the Competent Authority within one week from the date of publication of the advertisement.
3. a First 4000 Sq. Mtrs. of land each shareholder should be utilized for condition of tenements having plinth area upto 40 Sq. Mtrs

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Handwritten signature

MADE AS TRUE COPY
SHYAM
Handwritten signature and stamp

Handwritten signature

4. The said person shall commence construction of tenements within a period of one year from the date of the exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn. If part of land is tenements of upto 25 Sq. Mtrs. on 30 % land, and part remains unutilized, then land under such incomplete buildings and the land appurtenant thereto will attract provision of Chapter III of Urban Land (Ceiling & Regulation.) Act, 1976

5. Builder shall maintain the register of applicants chronologically for component A and other part of scheme separately, registering them on basis of date of receipts of applications. The register should be up-to-date and available for inspection by appropriate authorities. Appropriate receipts acknowledging acceptance of such applications shall be issued to the applicants and number given to the applicants, in the Register, shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the Committee under the Chairmanship of Additional District Judge, for Committee's record.

Allotment under the scheme shall be on the basis of one family one flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any urban agglomeration within Maharashtra shall not be entitled to allotment.

7. The number of Government nominees shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to a member of Weaker Section of society.

8. The quality of construction shall not be inferior to the specifications laid down in the Guidelines 20th August, 1986. The quality of construction shall be subject to building regulations of the local authorities and subject to such other conditions as may be imposed by the Municipal Council / Municipal Corporation / Local Planning Authority / Town Planning Authority and other statutory bodies.

9. If the F.S.I. of the D.P. Road is used on the surplus vacant land the land holder / Developer will have to surrender 5% / 10% / 20% / 30% of this F.S.I. in the form of tenements to Government.

The said person shall not transfer the exempted lands (without building thereon) or any part thereof any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of condition of any one or all the tenements mentioned above.

The area required to be kept open according to the D.C. rules. Building Regulations of concerned Municipal Council / Corporation Town Planning Rules and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction whatsoever, if there is a change in F.S.I. future, permitting additional construction.

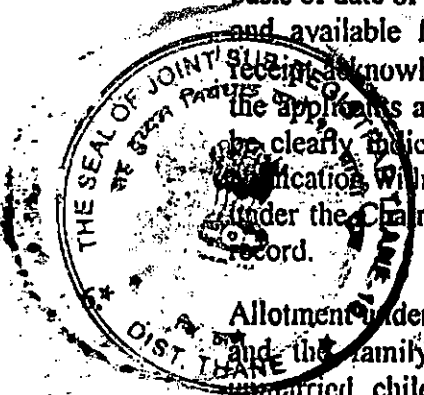
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12. The said person shall submit from time to time necessary work progress report as prescribed by the Addl. Collector & Competent Authority, in order to indicate the progress of the work done by him.

13. It shall be lawful for the state Government or Addl. Collector & Competent Authority or any person specifically authorised by the State Government in the behalf to enter on land, so allowed to be retained for the purpose of the construction of tenements / providing site and services / core houses to inspect and check the development, the material and the construction work, to call for, inspect and check the books of account of development, construction and disposal of the tenements.

14. The exemption granted under section 20 of the said Act shall be deemed to have been withdrawn for such vacant land which have not been built upto, as and when such exemption lands are required for any Government or Semi-Government organisation in public interest.

The state Government & Competent Authority reserves the right to alter any of the conditions prescribed herein

16. The Committee formed according to circular dated 16.07.1996 shall have power to scrutinise all relevant documents and give appropriate directions to the builder and applicant regarding allotment of tenements constructed for weaker section of society.

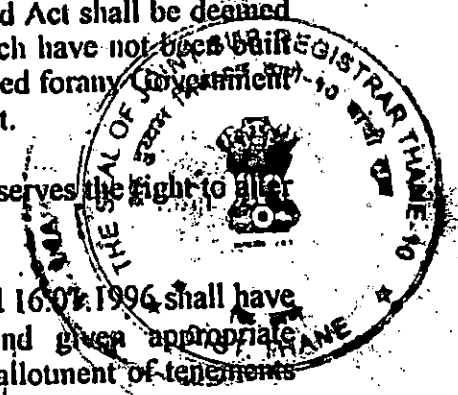
17. Tenement reserved for Government nominees shall be maintained by the developer till the final allotment. A transfer or sale of a tenement Reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.

18. Subject to Providing Access & C. R. Z. regulation which is binding on applicant.

19. Rate of tenement to be sold in Open Market shall not exceed Rs. 702/- per Sq. Ft. and tenement to be sold for Government Nominees is to be Rs. 486/- per Sq. ft.

20. If at any time, Competent Authority or State Government has noticed that there is breach of any of these conditions mentioned in this order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.

Provided that before making any such order, Competent Authority or State Government shall give reasonable opportunity to the person, whose lands are so exempted, for making representation against the proposed withdrawal.



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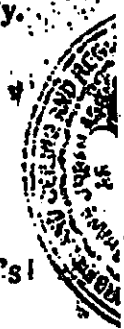
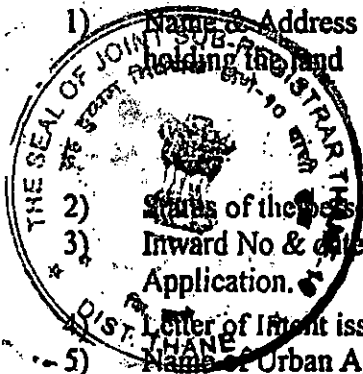
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When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the provisions of Chapter-III of the said Act shall apply to such lands as if and land had not been exempted under this order, and competent Authority or State Government would be empowered to acquire such land with buildings thereon under the provisions of Section 10 of the U.L.(C&R) Act, 1976.

21. The exemption granted U/S - 20 of the said Act Shall be deemed to have been withdrawn for such vacant land if the development rights of the present developer are transferred to other developers without permission of the C.A. In the invent of such transfer present developer will be liable for prosecution under U. L. (C. & R.) Act. 1976.

SCHEDULE

- | | |
|--|--|
| 1) Name & Address of the person holding the land | Shri Jayraj Devidas & Others
C/o. M/s. Ostwal Builders Ltd.
A. - 12, Shantiganga Appt. Opp. Rly. Station, Bhayandar (E) 401 105. |
| 2) Status of the person | - Individual. |
| 3) Inward No & date of Application. | - 28/5/2004. |
| 4) Letter of Intent issued | - |
| 5) Name of Urban Agglomeration in which the exemption is sought situated. | - Thane Urban Agglomeration & 8 Km's Peripheral area of Bruhan Mumbai Urban Agglomeration. |
| 6) Description of property for which exemption is sought. | |
| a) District | : Thane |
| Taluka | : Thane |
| Village | : Mira |
| b) S. No. | : 9, 12 (Old), 63, 66 (New) |
| c) Total surplus area in sq. Mtrs. | : 1, 13, 888.93 Sq. Mtrs. |
| d) Land to be retained as per Circular, Dated 11.08.1989. | |
| e) Total area under scheme. | : 194000.00 Sq. Mtrs. |
| f) Area under reservation if any | : Road 3362.00 Sq. mtrs
Bus Stand 48.00 Sq. Mtrs. |
| g) Area of land to be exempted | : 11490.00 Sq. Mtrs. |
| h) Area under compulsory open space | : 1723.50 Sq. mtrs. |
| i) Area Under Commercial use | : 1464.98 Sq. Mtrs. |
| j) Net buildable area under scheme | : 8301.52 Sq. Mtrs. |
| k) Built-up area to be sold to Government nominees at fixed rate (Excluding D.P.Road F.S.I., D.P.Road F.S.I. should included as per sanctioned plan) | : 415.08 Sq. Mtrs |
| l) Buildable land to be surrendered to Government @ free of cost | |



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- 7) Total number of tenements, to be constructed
- I. Tenements upto 40 sq.mtrs : 208 Tenements
- 8) No of tenements to be sold to Government nominees at fixed rate.
- II Tenements upto 40 sq.mtrs : 12 Tenements

Subject to approval of building plans, from Mira Bhayandar Municipal Corporation.



[Signature]
 II. Collector and Competent Authority,
 Thane Urban Agglomeration, Thane.

To,
 Shri Jayraj Desai & Others
 C/o. M/s. Oswal Builders Ltd.
 A. - 12, Shantiganga Appt. Opp. Rly.
 Station, Bhayandar (E) 401 105.



[Signature]

[Signature]

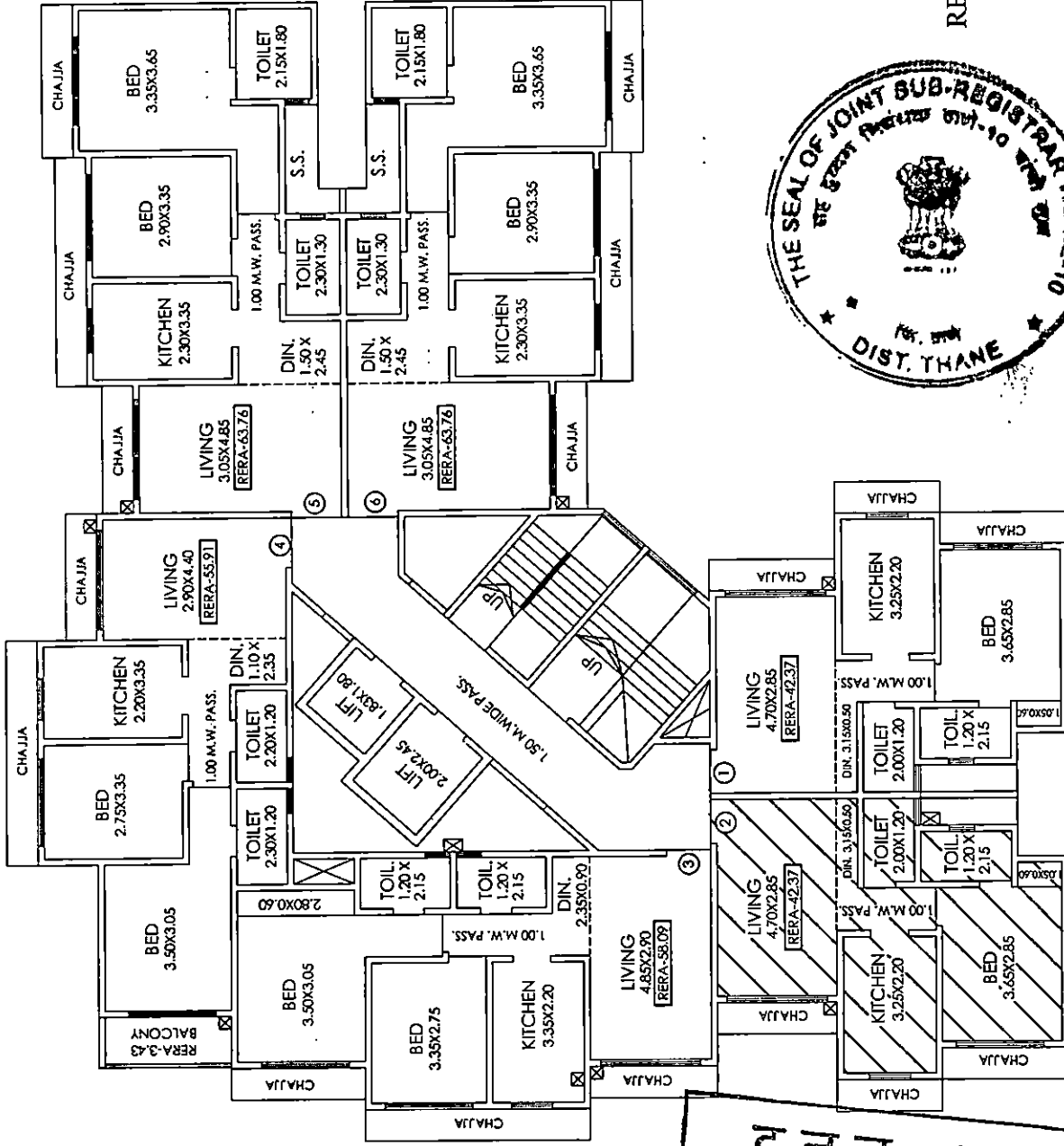
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Annexure - 15



RERA CARPET AREA : 42.37 Sq. Mtr



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BUILDING NO 4
 WING 'A'
 TYPICAL FLOOR PLAN

PROMOTERS : *[Signature]*
 PURCHASERS : *[Signature]*
 CONFIRMING PARTY : *[Signature]*
 TENEMENT NO. : 1602 WING : "A" FLOOR : 16th

SPACE RESIDENCE II



Annexure - 16



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700051349**

Project: **SPACE RESIDENCE - II BUILDING NO. 4 A, Plot Bearing / CTS / Survey / Final Pkt No. LAND APPURTENANT TO BUILDING NO. 4 A OF NEW SURVEY NO. 63 66 69 PART OF VILLAGE MIRRA ROAD THANE 401107 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

1. **Space Realty** having its registered office / principal place of business at **Tensit: Borivall, District: Mumbai Suburban, Pin: 400097.**
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from **08/06/2023** and ending with **15/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-06-2023 16:53:37

Dated: 08/06/2023

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Handwritten signatures and initials at the bottom of the page.



Annexure -17

(Description of Amenities in the said Tenement)

LIVING ROOM / PASSAGE / DINING / BEDROOMS

- Vitrified Flooring in the living, dining room & bedroom

BATHROOM

- Vitrified Flooring
- Branded Sanitary ware and CP fitting

KITCHEN

- Vitrified Flooring
- Tile dado till lintel level above platform
- Granite kitchen platform with stainless steel sink

ELECTRIC FITTINGS

- Provision for telephone, lights, fans & TV points with adequate extra point, cable point, internet point

INTERNAL WALL FINISH

- Gypsum wall finish with paint

DOORS & WINDOW

- Entrance wooden solid flush door with laminate finish
- Bedroom & bathroom doors good quality with paint finish
- Powder coated or anodized aluminum windows



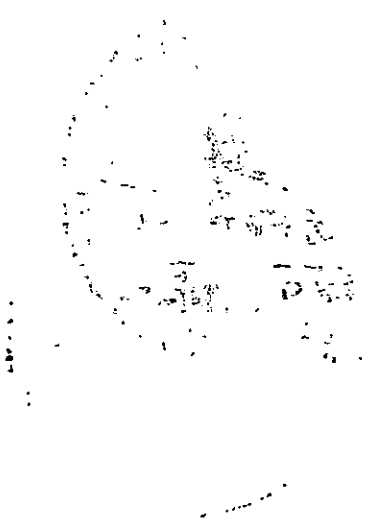
Annexure -18

(Description of the Common Areas and Amenities of the Building No. 4A)

- Well designed Entrance Lobby
- Lift Lobby and Landings
- Refuge area
- Driveways
- D. G. Set*
- Landscapped Garden*
- Children Play Area*
- Walking Track*
- CCTV in Certain Common Areas*

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*The common areas amenities of the layout shall be completed on completion of entire layout.



767077

पावती

Original/Duplicate

Thursday, April 29, 2021

नोंदणी क्र.: 39म

1:46 PM

Regn.: 39M

पावती क्र.: 8292 दिनांक: 29/04/2021

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन4-7077-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स मारुती ह्वेलर्स प्रा. ली. चे डायरेक्टर संकेत मुकेश अग्रवाल - -

नोंदणी फी

रु. 100.00

दस्तावेजात नोंदणी फी

रु. 200.00

पुस्तकासंख्या: 10

एकूण:

रु. 300.00

आपणास मूळ दस्तऐवज मिळविल्याची-र अदाज
2:03 PM ह्या वेळीस मिळाले

Joint Sub-Registrar, Thane 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक
ठाणे

1) देयकाचा प्रकार: By Cash रकम: रु. 200/-

2) देयकाचा प्रकार: By Cash रकम: रु. 100/-

SAR

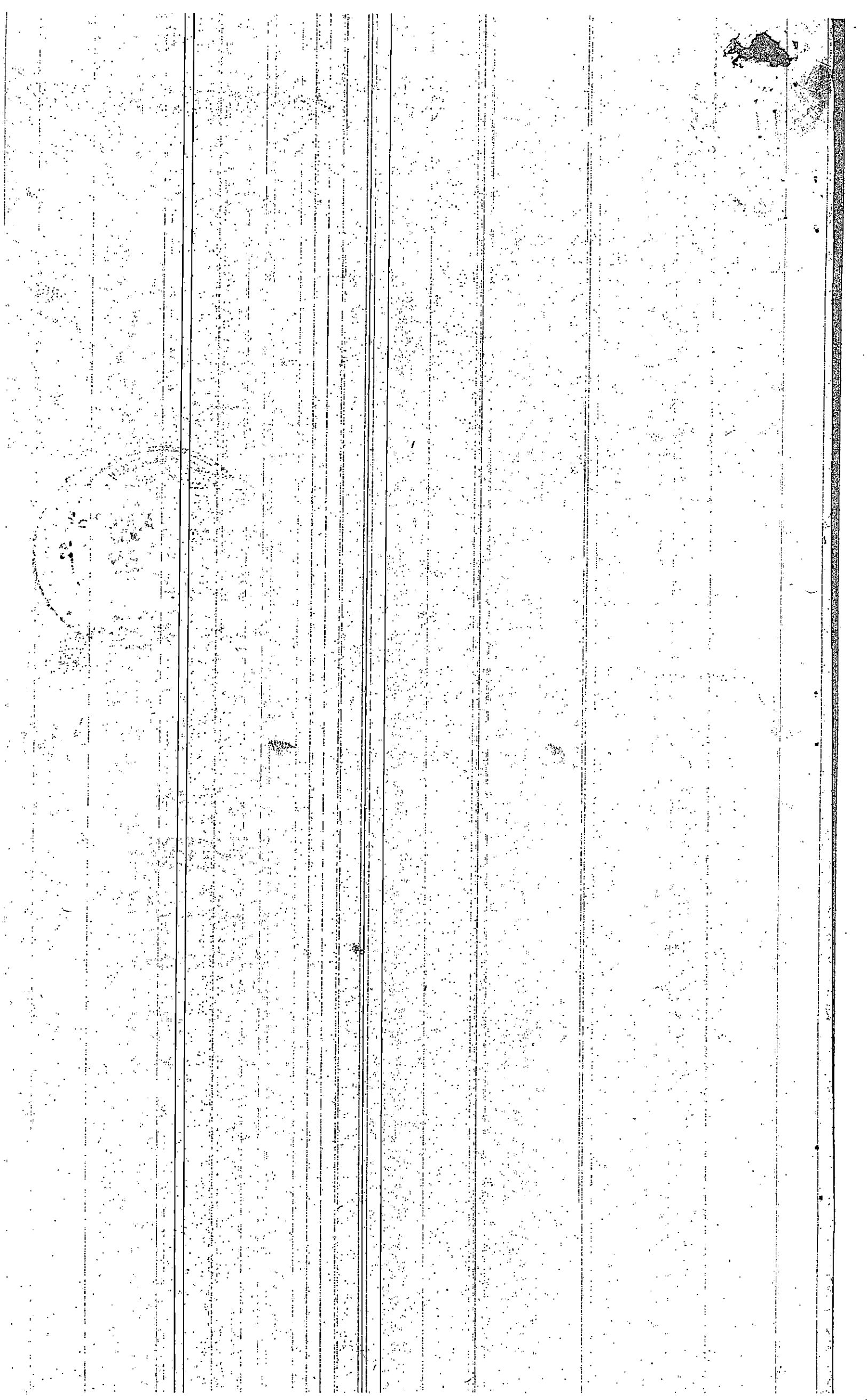
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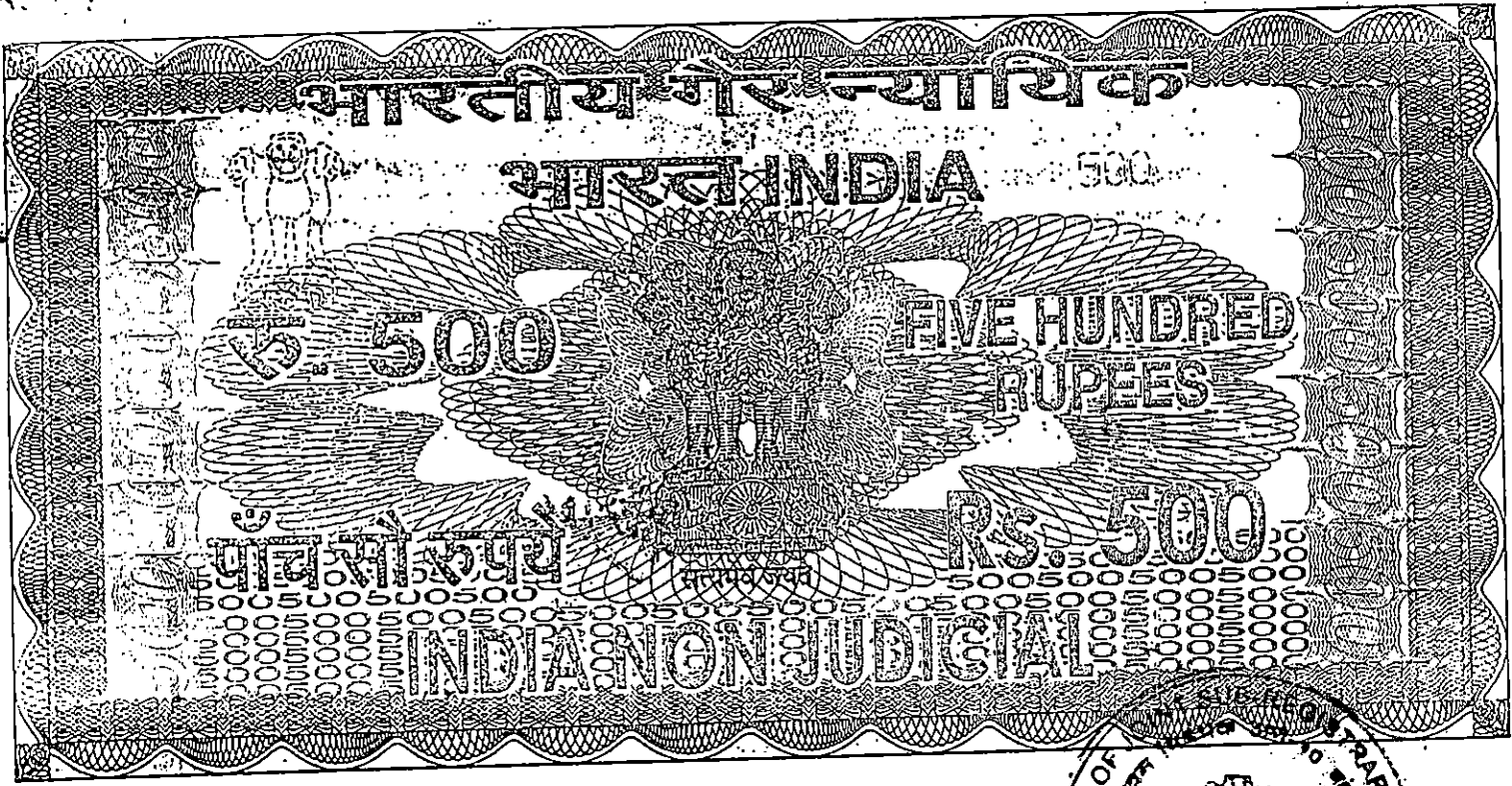
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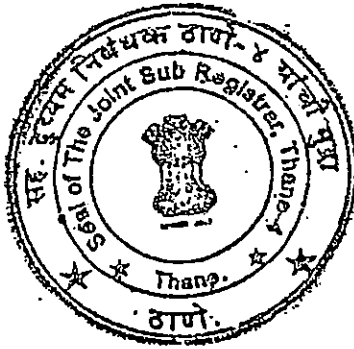
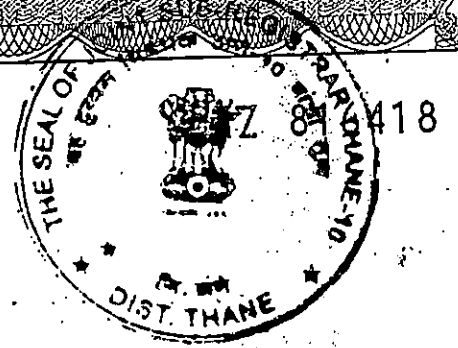
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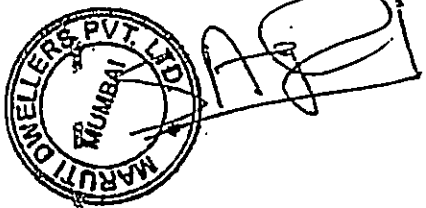


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दस्त क्रमांक ७०७७ / २०२१
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जिल्हा कार्यालय, ठाणे
 १२ MAR 2021
 मुद्रांक नमूने लिपीक / लिपीक

ALL WHOM THESE PRESENTS SHALL COME:

I/We, MR. SANKET MUKESH AGRAWAL, Director of M/S MARUTI DWELLERS PVT LTD, having office at 1, Datt Digambar, Chandavarkar Lane, Borivali (West), Taluka & Dist Mumbai - 400 092, SEND GREETING.

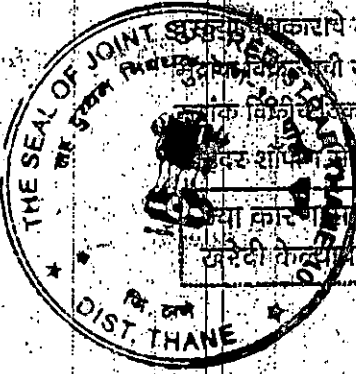


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6 MAR 2021

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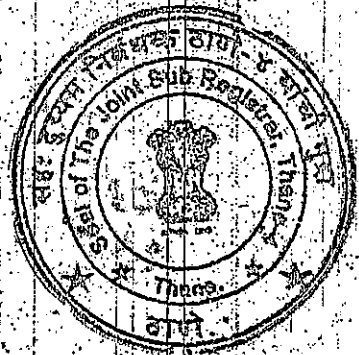
शुभ्राकृषिकी नोंदवही अनुक्रमांक 78816 दिनांक
 हस्ताक्षर प्रकार दस्त नोंदणी करणार आहे का? होय/नाही
 निककतीचे शोधव्याप्त वर्णन
 मुद्रांक विकत घेणाऱ्याचे नाव Sanket Agarwal
 हस्त अखल्यास त्याचे नांव Rohit Sathar
 पत्ता Shayale ar



मुद्रांक विकत घेणाऱ्याचे नाव
 मुद्रांक विकत घेणाऱ्याची सही (श्री. धरमजी भाईराव)
 मुद्रांक विकत घेणाऱ्याचे पत्ता - श्री. राजेश भाईराव, 1/25,
 मुद्रांक विकत घेणाऱ्याचे पत्ता - भाईराव (प.) - 409, मुद्रांक विकत घेणाऱ्याचे पत्ता - 9209089

6 MAR 2021

या कारणासाठी ज्यांनी मुद्रांक उरेंदी केला त्यांनी त्याच कारणासाठी मुद्रांक उरेंदी केलेल्या मुद्रांक व महिन्यात वापरणे बंधनकारक आहे.



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Whereas I am the Director of M/S MARUTI DWELLERS PVT LTD in the course of business are required to execute of agreement for sale of Flat / Shop / Gala / Office / Parking Space / Garage and deeds of confirmation regarding the Flat / Shop / Gala / Office / Parking Place / Garage and any other documents of already executed documents signed by me / us, in "SPACE RESIDENCE -II, BUILDING NO. 4" and "MARUTI SQUARE", building being lying and situated at New Survey No. 63,66, 69, (pt), having RERA No. P51700027464, at village Mira, Mira Road (East), Taluka & Dist: - Thane, limits of Mira-Bhayandar Municipal Corporation.

And whereas certain documents require registration at the office of the Sub Registrar of Assurance, Bhayandar / Thane / Mumbai.

And whereas i/we are desirous of MR. TRILOKCHAND DWARKADAS AGRAWAL, address Office at 702, Saurabh Tower, 90 Feet Road, Bhayandar (West), Thane - 401 101, as my/our true and lawful attorney and any one can sing / to do the act on behalf of me/us for the purpose of registration of such documents.



KNOW BY THESE PRESENTS THAT

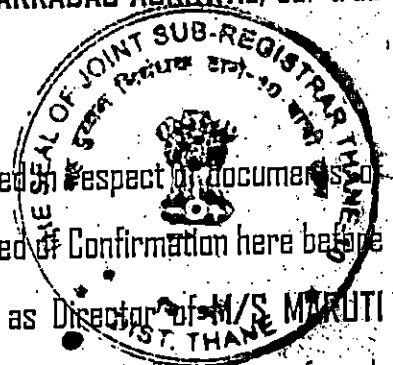
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I/We, MR. SANKET MUKESH AGRAWAL, Director of M/S MARUTI DWELLERS PVT LTD, do hereby appoint, nominates and constitute the said MR. TRILOKCHAND DWARKADAS AGRAWAL, our true and lawful Attorney to do the following acts deeds and thing: -

1) To appear before the Sub - Registrar of Assurance concerned in respect of documents of Agreement for sale / Deed of Rectification / Deed of Cancellation / and Deed of Confirmation here before executed by us or to be executed by us, signed individually hereafter as Director of M/S MARUTI DWELLERS PVT LTD, and for me and on behalf of any one of me/us admit such execution, of such documents executed by me / us.

2) For me / us and on my / our behalf any one to presents for registration such document here before executed by me / us to be executed by me / us.

3) To do all acts, deeds and things for me and on my / our behalf any one to cause the attendance of my executing parties to any documents before the Sub - Registrar of assurance, Bhayandar / Thane /



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MARUTI DWELLERS PVT. LTD.

Mumbai to make any application or submission in writing for the purpose of effectively registering any documents as my / us said attorney may deem fit and proper.

And I / We myself / ourself agreed to rectify and confirm all and whatsoever said attorney shall purpose to do or cause to be done by virtue of these presents.

SIGNED, SEALED DELIVERED)

By withinnamed "EXECUTANT")

MR. SANKET MIKESH AGRAWAL)

Director of
M/S MARUTI DWELLERS PVT LTD)

In the presence of)

2.

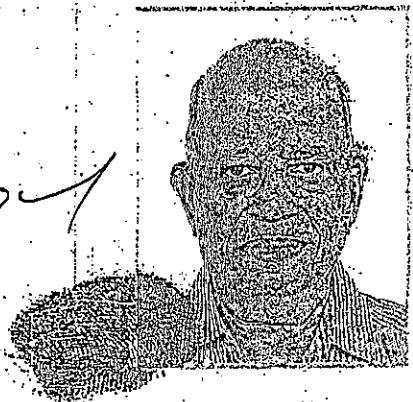
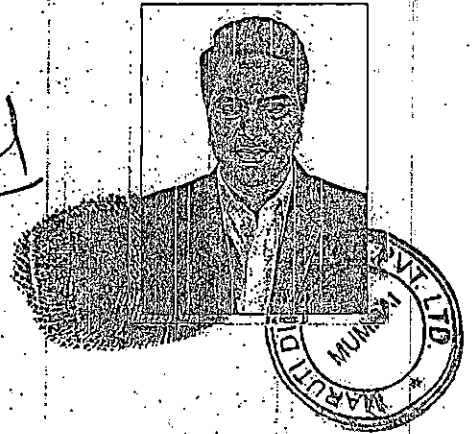
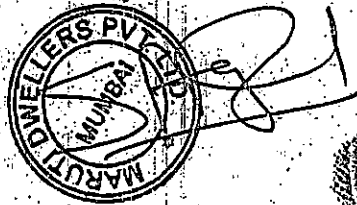
POWER OF ATTORNEY HOLDERS)

MR. TRILOKCHAND DWARKADAS AGRAWAL)

In the presence of)

1.

2.



On this 29th Day April 2021.

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ट.न.न. - ४
दस्तावेज क्रमांक ७०७७० / २०११
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MARUTI DWELLERS PVT. LTD.

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MARUTI DWELLERS PRIVATE LIMITED AT ITS MEETING HELD ON 5TH APRIL, 2021.

"RESOLVED THAT the company do sign and execute sale agreements and other related documents with the purchasers for the tenements in the Building known as "SPACE RESIDENCE - II" Building No. 4B, situated at Old Survey Nos. 9, 12 and 14(pt.) and New Survey Nos. 63, 66 and 69 (pt.) of Village Mire.

RESOLVED FURTHER THAT the company be hereby authorised Mr. Sanket Agrawal, to sign file and verify the document and to represent the company for the purpose of seeking registration of Sale Agreement and other related documents and to present before the statutory authorities for the registration of the said Sale Agreement and other related documents and to do all act, deeds and things as may be necessary for the purpose of giving effect to the above resolution.

RESOLVED FURTHER THAT the company be hereby authorised Mr. Sanket Agrawal, to appoint any person / attorney to appear before the statutory authorities for registration of the sale agreement and other related documents on behalf of the company.

RESOLVED FURTHER THAT the foresaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the employment/associated with the company."

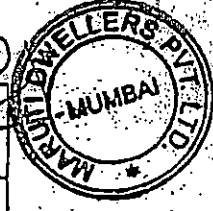
For, Maruti Dwellers Private Limited

M Agrawal

Mukesh C Agrawal.
Director.



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Sanket M Agrawal.	
९३९	Director



ट.न.न. - ४	
दस्ता	६०६६ / २०२१
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भारतीय विशिष्ट संकेत पहचान

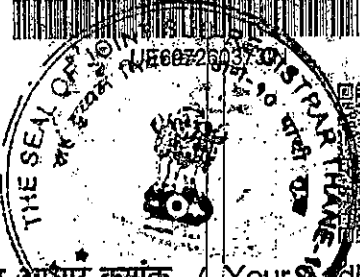
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61054/01596.

To
संकेत मुकेश अग्रवाल
Sanket Mukesh Agrawal
1, Datt Digambar
R.C Patel Road
Near Pandya Hospital
Borivali West
Borivali West Borivali West Mumbai
Maharashtra 400092.
9833609807

Ref: 1919/13L/76610/77414/P



आपला आधार क्रमांक / Your Aadhaar No.

7168 9666 2935

आधार - सामान्य माणसाचा अधिकार

SANKET MUKESH AGRAWAL
MUKESH CHETRAM AGRAWAL
22/12/1990
Permanent Account Number
ABPA4168C
Signature

Sanket Mukesh Agrawal

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MARUTI DWELLERS PRIVATE LIMITED
31/12/2004
Permanent Account Number
AAECN1329D

भारत सरकार
GOVERNMENT OF INDIA
संकेत मुकेश अग्रवाल
Sanket Mukesh Agrawal
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male
7168 9666 2935

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
श्री गोकुल चंद द्वारकादास अग्रवाल
Permanent Account Number Card
ACNPA1463G
श्री नाम
SHRI GOKUL CHAND DWARAKADAS AGRAWAL
श्रीतः नाम
SHRI GOKUL CHAND DWARAKADAS AGRAWAL
जन्म तिथि / Date of Birth
09/07/1952

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SANJAY R KAWANPURE
RAJENDRA MAHADEO KAWANPURE
01/10/1983
Permanent Account Number
BFZPK1787B
Signature

भारत सरकार
Government of India
योजना मंदार साळुंखे
Yojana Mandar Salunkhe
जन्म तिथि / DOB: 26/10/1987
महिला / FEMALE
2188 8226 6118

मेरा पहचान, मेरी पहचान

व.न.न. - ४
वस्तु क्रमांक ०००००/२०२१
९ / १०

शासन निर्णय क्रमांक: प्रसुधा 1614/345/प्र.क्र.71/18-अ

प्रपत्र- ब

स्वयं-साक्षांकनासाठी स्वयंघोषणापत्र

मेसर्स मारुती दूवेलर्स प्रा. ली.चे डायरेक्टर श्रीकेत मुकुंदा अभवले

वय 51 वर्ष आधार क्रमांक (असल्यास) --- व्यवसाय --- राहणार- मीरा रोड पूर्व यादवारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-भाईदर पश्चिम

दिनांक :-



त्रिलोकचंद अभवले - वय 51 वर्ष आधार क्रमांक (असल्यास) ---

व्यवसाय --- राहणार - मीरा रोड पूर्व यादवारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.



अर्जदाराची सही

मी _____ - वय वर्ष आधार क्रमांक (असल्यास) --

-- व्यवसाय --- राहणार- _____ महाराष्ट्र, ठाणे., यादवारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-भाईदर पश्चिम

दिनांक :-



द.प्र.न. - ४
दस्त क्रमांक ७०७७ / २०२१
७ / २०

मी _____ - वय वर्ष आधार क्रमांक (असल्यास) --

-- व्यवसाय --- राहणार- _____ महाराष्ट्र, ठाणे., यादवारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-भाईदर पश्चिम

दिनांक :-

अर्जदाराची सही
द न न - १०
१० / २०२१
१०३
१००

अर्जदाराची सही

प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. तसेच नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकेद्वारे अथवा दुबार विक्री होत नाही. मी/आम्ही सादर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. दस्तातील लिहून देणार/घेणार/कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहोत व खात्री करून देण्यासाठी या दस्तासोबत दोन प्रत्यक्ष चांगल्याप्रकारे ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे. सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. सादरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकीय, निमशासकीय कर्ज, हक्क, बोजा, हितसंबंध बँक बोजे, विकसन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू याची जाणीव आहे दस्तातील मिळकती बाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई हुकूम नाही. तसेच दावा दाखल झालेला किंवा दावा दाखल नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी/आम्ही खात्री देत आहोत. मी/आम्ही याचे दिलेल्या व्यवहारात भविष्यात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी घडेली/बुडवेली असल्यास जे शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपूर यांनी गोपाल द्वास्कादास पांडे विरुद्ध जिल्हाधिकारी, मुंबई व इतर रिट पिटीशन क्र. 29/2003, मध्ये 24/03/2003 रोजी दिलेल्या निकाल) मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिकाऱ्याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी अॅक्ट, 1882 कलम 55 नुसार संबंधित व्यवहार करणाऱ्या उभयपक्षांकरांची असते याची आम्हास पूर्ण जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये ठाणे दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 62 तरतुदीचे अधीन राहून मी/ आम्ही प्रतिज्ञापत्र/घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण जाणीव आहे.

नोंदणी अधिनियम 1908 चे कलम 83 भारतीय दंड संहिता 1960 मधील नमूद असलेल्या 7 वर्षांच्या शिक्षेस मी/आम्ही पत्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र/घोषणापत्र दस्ताचा भाग म्हणून जोडत आहे.

नोंदणी अधिनियम 1908 चे कलम 83 भारतीय दंड संहिता 1960 मधील नमूद असलेल्या 7 वर्षांच्या शिक्षेस मी/आम्ही पत्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र/घोषणापत्र दस्ताचा भाग म्हणून जोडत आहे.
लिहून देणार:
2028

ट.न.न. - ४
दस्ता क्रमांक ६०६०/२०२९
८/१०

लिहून घेणार:

J. Agre

साक्षीदार:-

1)

2)

Shana

Summary1 (GoshwaraBhag-1)

76/7077

गुरुवार, 29 एप्रिल 2021 1:46 म.नं.

दस्त गोशवारा भाग-1

टनन4

दस्त क्रमांक: 7077/2021

दस्त क्रमांक: टनन4 /7077/2021

वाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्र. 7077 वर दि.29-04-2021

रोजी 1:43 म.नं. वा. हजर केला.

पावती:8292

पावती दिनांक: 29/04/2021

सादरकरणाराचे नाव: मेसर्स भारती इवेलर्स प्रा. ली. चे
डायरेक्टर संकेत मुकेश अग्रवाल - -

SAR

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 100.00

पृष्ठांची संख्या: 10

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्र. 1 29 / 04 / 2021 01 : 43 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 04 / 2021 01 : 43 : 38 PM ची वेळ: (फी)



टनन - 90	
8077 / 2021	
937	980

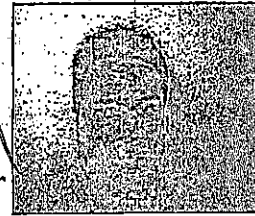
- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: त्रिलोकचंद द्वारकादास अग्रवाल - -
पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: सौरभा टॉवर,
ब्लॉक नं: 90 फुट रोड, रोड नं: भाईंदर पश्चिम, महाराष्ट्र,
ठाणे.
पिन नंबर:
 - नाव: मेमर्म मारुती इन्वेलर्स प्रा. ली. चे डायरेक्टर संकेत मुकेश
अग्रवाल - -
पत्ता: प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: दत्ता दिगंबर
चंदावरकर लेन, ब्लॉक नं: -, रोड नं: बोरीवली पश्चिम,
महाराष्ट्र, मुंबई.
पिन नंबर: AAECM1329D

पक्षकाराचा प्रकार

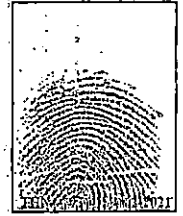
पॉवर ऑफ अटॉर्नी
होल्डर
वय :-68
स्वाक्षरी:-

कुलमुखत्यार देशार
वय :-30
स्वाक्षरी:-

छायाचित्र



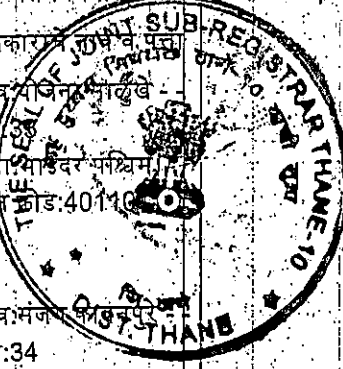
अंगठ्याचा ठसा



वरील दस्ताऐवज करून देशार तथाकथित कुलमुखत्यारपत्र चा दस्ता ऐवज करून दिल्याचे कबुली करतात.
शिक्का क्र.3 ची वेळ: 29 / 04 / 2021 01 : 51 : 09 PM

ओळख:-
खालील इमम असे निवेदीत करून की ते दस्ताऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: राजेश भाऊराव
वय: 38
पत्ता: भाईंदर पश्चिम
पिन कोड: 401101
 - नाव: मंगण
वय: 34
पत्ता: भाईंदर पश्चिम
पिन कोड: 401101



स्वाक्षरी

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 29 / 04 / 2021 01 : 52 : 10 PM

शिक्का क्र.5 ची वेळ: 29 / 04 / 2021 01 : 52 : 19 PM नोंदणी पुस्तक 4 मध्ये

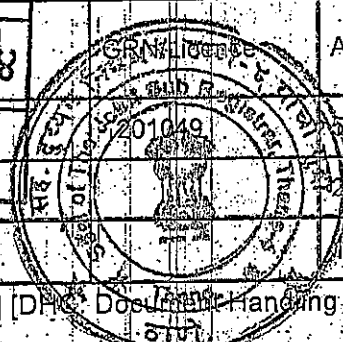
Joint Sub Registrar Thane 4

Payment Details:

द न न - 90

sr.	Purchaser	Type	Verification no/verdate	Amount	Used At	Deface Number	Deface Date
1	932	Mudrank	AZ816418 7/2028	500	SD		
2		By Cash		200	RF		
3		By Cash		100	RF		

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



प्रमाणित करण्यात आले की,
द. क्र. 10080 / 2021 मध्ये
पाने आहेत
सदर दस्ता पुस्तक, व नोंदला

सदर इत्यसंगितपत्र ठाणे क्र. ४
29/04/2021

घोषणापत्र

मी, श्री. त्रिलोकचंद अग्रवाल या द्वारे घोषित करतो की, सह दुय्यम निबंधक

ठाणे१०..... यांचे कार्यालयात १८/०१/११ या शीर्षकाचा दस्त नोंदणीसाठी सादर

करण्यात आला आहे आणी सदर मुखत्यारपत्र.

मारुती इवेलर्स प्रा.लि व इतर यांनी दि. 29/04/2021 रोजी दिलेल्या



कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. लिप्यादित करून कबुली

जबाब दिला आहे. किंवा फक्त कबुली जबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत

झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे समक्ष आहे. तसेच सदर

कुलमुखत्यारपत्र सत्य असल्याची मी स्वतः खात्री केलेली आहे. सदरचे कथन चुकीचे आढळून

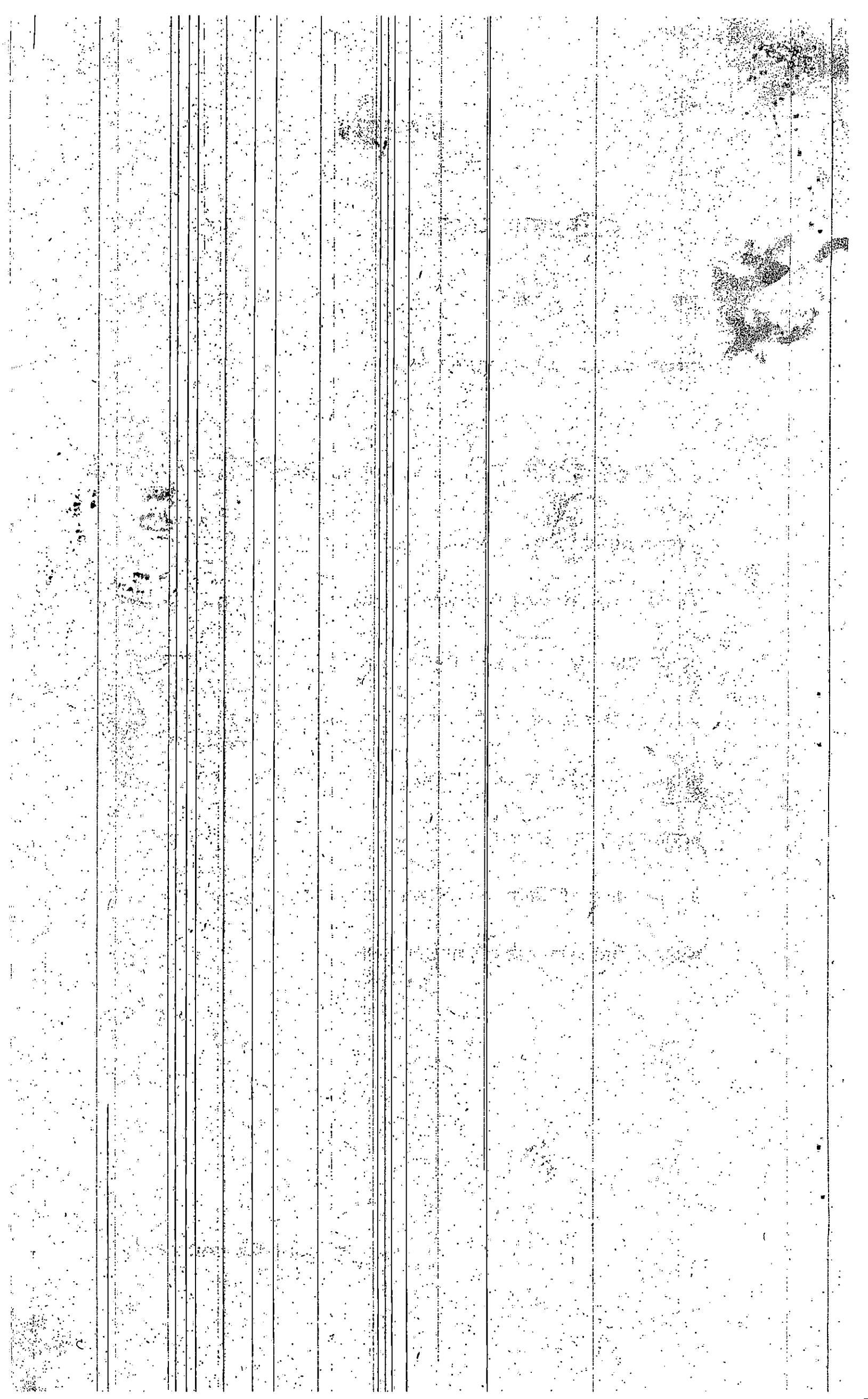
आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये कार्यवाहीस व फौजदारी प्रक्रिया

संहितेनुसार शिक्षेस पात्र राहिन याची मला जाणीव आहे.

सदरचे कथन चुकीचे आढळून ट न न - १०	
कार्यवाहीस व फौजदारी प्रक्रिया १०/१/२०२१	
१३०	१६०

Handwritten signature

कुलमुखत्यारपत्रधारकाचे नाव व सही



393/15505

पावती

Original/Duplicate

Tuesday, August 29, 2023

नोंदणी क्र. :39म

4:38 PM

Regn.:39M

पावती क्र.: 16222 दिनांक: 29/08/2023

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-15505-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

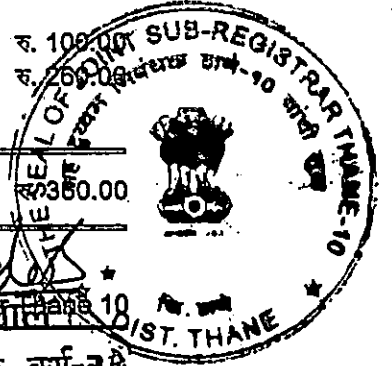
सादर करणाऱ्याचे नाव: मेसर्स स्पेस रीयल्टी चे भागीदार सतीश एस सिकरवार --

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 13

एकूण:



Joint Sub-Registrar Thane-10

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.260/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823295813512 दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

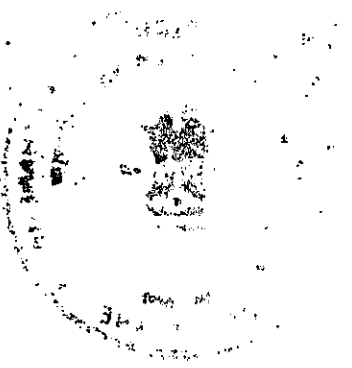
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007321306202324P दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

मुख्य दस्त घटक नोंदणी

टनन - १०	
२९/०८/२०२४	
१३५	२६०

8/29/2023



C
I

CHALLAN
MTR Form Number-6



GRN	MH007321306202324P	BARCODE	Date		29/08/2023-12:06:47	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR	Full Name	MS SPACE REALTY				
Location	THANE	Flat/Block No.	SURVEY NO 63, 66 AND 69				
Year	2023-2024 One Time	Premises/Building	SPACE RESIDENCE 2 BLDG NO 4A				
Account Head Details	Amount In Rs.	Road/Street	MIRA ROAD EAST				
0030046401 Stamp Duty	500.00	Area/Locality	MIRA ROAD EAST				
0030063301 Registration Fee	100.00	Town/City/District	DIST. THANE				
		PIN	4 0 1 1 0 7				
		Remarks (If Any)	SecondPartyName=ANJANI KUMAR SH				
		Amount In	Six Hundred Rupees Only				
		Words	द्वन - १०				
Total	600.00						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502023082502124		2845651340415		
Cheque/DD No.	Bank Date	RBI Date	29/08/2023-12:07:27		Not Verified with RBI		
Name of Bank	Bank-Branch	Scroll No. , Date	STATE BANK OF INDIA द्वन - १० Not Verified with Scroll				
Name of Branch							



Mobile No: 988012816

29/08/2023

9 93

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten Signature]

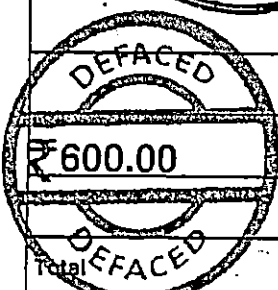
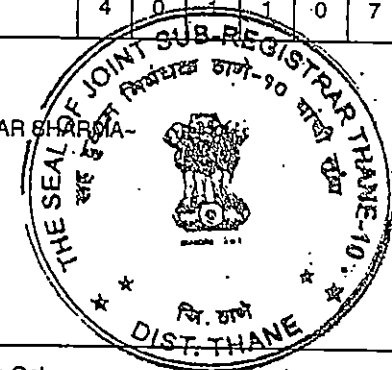
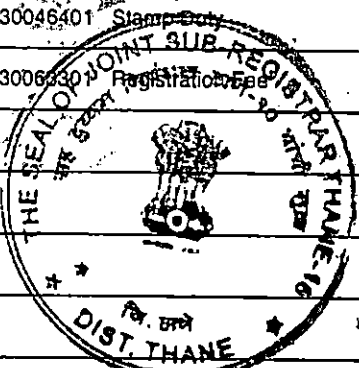
[Handwritten Signature]



CHALLAN
MTR Form Number-6



GRN	MH007321306202324P	BARCODE	[Barcode]		Date	29/08/2023-12:06:47	Form ID	48(f)	
Department					Inspector General Of Registration				
Stamp Duty					Payer Details				
Type of Payment					Registration Fee				
Office Name					THN10_THANE NO 10 JOINT SUB REGISTR		Full Name		MS SPACE REALTY
Location					THANE		Flat/Block No.		SURVEY NO 63, 66 AND 69P
Year					2023-2024 One Time		Premises/Building		
Account Head Details					Amount In Rs.		Road/Street		SPACE RESIDENCE 2, BLDG NO 4A, MIRE
0030046401 Stamp Duty					500.00		Area/Locality		MIRA ROAD EAST
0030063301 Registration Fee					100.00		Town/City/District		
							PIN		4 0 1 0 7
							Remarks (If Any)		
							SecondPartyName=ANJANI KUMAR SHARMA-		
Total					600.00		Amount In		Six Hundred Rupees Only
							Words		
Payment Details					STATE BANK OF INDIA				
					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		10000502023082902124 2845651340415
Cheque/DD No					Bank Date		RBI Date		29/08/2023-12:07:27 Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No., Date		Not Verified with Scroll		
Department ID :							Mobile No. :		8268012816
NOTE:- This challan is valid for document to be registered in Sub Registrar office only.							Not valid for unregistered document.		
[Handwritten notes]							[Handwritten notes]		



Challan Defaced Details

Handwritten notes and stamps including '90' and '2028'.

Handwritten notes and stamps including '90' and '29/08/2023'.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-393-15505	0003820608202324	29/08/2023-16:38:04	IGR122	100.00
2	(IS)-393-15505	0003820608202324	29/08/2023-16:38:04	IGR122	500.00
Total Defacement Amount					600.00

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

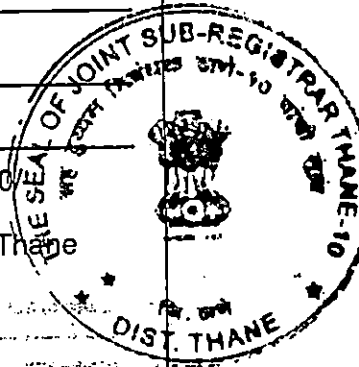


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0823295813512 Receipt Date 29/08/2023

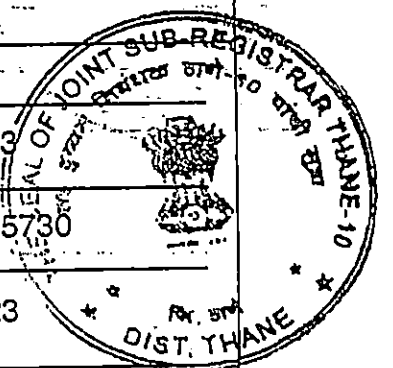
Received from Thane Ten , Mobile number 8268012816, an amount of Rs.260 towards Document Handling Charges for the Document to be registered on Document No. 15505 dated 29/08/2023 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



DEFACED
₹ 260
DEFACED

Payment Details

Bank Name SBIN	Payment Date 29/08/2023
Bank CIN 10004152023082912727	REF No. 324166485730
Deface No 0823295813512D	Deface Date 29/08/2023



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

(Handwritten signatures and initials)

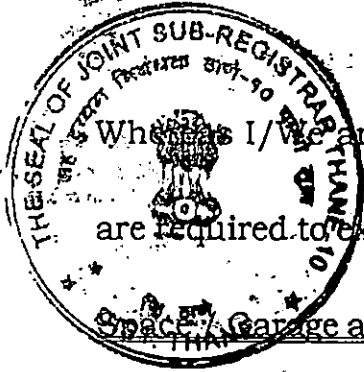
ट न न - १०	
६०५८ /२०२४	
१२१	१६०

ट न न - १०	
१५५०५ /२०२३	
३	१३

GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME

I/ We, MR. SATISH S. SIKARWAR AND MR. HARISH A. JOKYANI, Partners of M/S. SPACE REALTY, having Site Office at Land Bearing New Survey No. 63, 66, & 69 (Part), Mira Bhayander Road, Mira Road (East), Taluka & Dist. Thane - 401107. SEND GREETING.



Whereas I/We are Partners of M/S SPACE REALTY in the course of business are required to execute of Agreement for Sale of Flat/Shop/Gala/Office/Parking Space/Garage and Deeds of Confirmation regarding the Flat/Shop/Gala/Office

/ Parking Place / Garage and any other documents of already executed documents signed by me/us, in "SPACE RESIDENCE 2, BUILDING NO. 4A" building being lying and situated at Old Survey No. 9, 12, & 14 (Part) New Survey No. 63, 66 & 69 (Part), having RERA No. P51700051349 at village Mira, Mira Road (East), Taluka & Dist.: - Thane - 401107, limits of Mira-Bhayander

Municipal Corporation.

ट न न - १०	
९०५८	/२०२४
१०२	१६०

And whereas certain documents require registration at the Registrar / Sub-Registrar of Assurance office, Bhayander / Mira Road / Thane.

ट न न - १०	
९९५०५	/२०२३
४	९३

And whereas I/We are desirous of 1) MR. ANJANI KUMAR SHARMA, AND 2) MR. NARENDRA KUMAR JHA adults, having Office at Land Bearing New Survey No. 63, 66, & 69 (Part), Mira-Bhayander Road, Mira Road (East), Taluka & Dist. Thane - 401107, as our true and lawful attorney and he can sign to

(Handwritten signatures and initials)

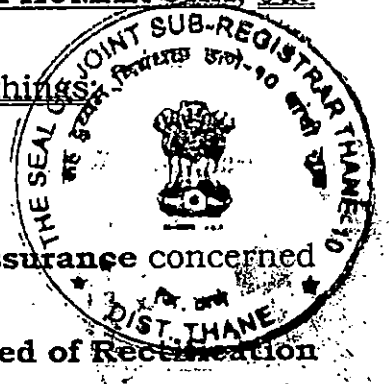
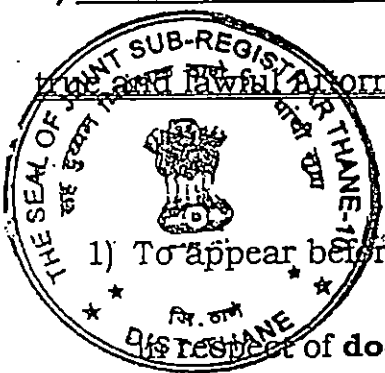
do the act on behalf of me/us for the purpose of registration of such documents.

KNOW BY THESE PRESENTS THAT

I/We, SHRI SATISH S. SIKARWAR AND SHRI HARISH A. JOKYANI, Partners of M/S SPACE REALTY, do hereby appoint, nominate and constitute the said

1) MR. ANJANI KUMAR SHARMA, AND 2) MR. NARENDRA KUMAR JHA, our

true and lawful attorney to do the following acts deeds and things



1) To appear before the Registrar / Sub-Registrar of Assurance concerned in respect of documents, of Agreement for sale / Deed of Rectification

/ Deed of Cancellation/ and Deed of Confirmation here before executed by us or to be executed by me/us signed individually hereafter as Partner of M/S. SPACE REALTY and for me and on behalf of any one of me/us admit such execution, of such documents executed by me/us.

2) For me /us and on my/our behalf anyone 1) MR. ANJANI KUMAR SHARMA, OR 2) MR. NARENDRA KUMAR JHA to present for registration

such document here before executed by me/us to be executed by me/us.

3) To do all acts, deeds and things for me and on my/our behalf anyone 1) MR. ANJANI KUMAR SHARMA, OR 2) MR. NARENDRA KUMAR JHA to

cause the attendance of my executing parties to any documents before the

Registrar / Sub-Registrar of Assurance, Bhayander / Mira Road /

Thane to make any application or submission in writing for the purpose

of effectively registering any documents as my/us said attorney may deem

fit and proper.

And I/We myself/ourself agreed to rectify and confirm all and whatsoever said attorney shall propose to do or cause to be done by virtue of these presents.

On this 29th Day Aug. 2023.

SIGNED, SEALED, DELIVERED)

By within-named "EXECUTANT")

MR SATISH S SIKARWAR)



FOR M/S. SPACE REALTY

[Signature]
PARTNER



MR. RISH A JOKYANI

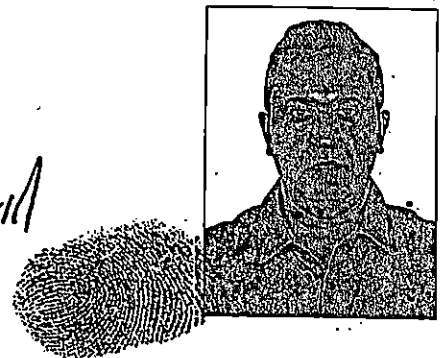


Partner of M/S SPACE REALTY

In the presence of

- [Signature]*
- [Signature]*

[Signature]



FOR M/S. SPACE REALTY

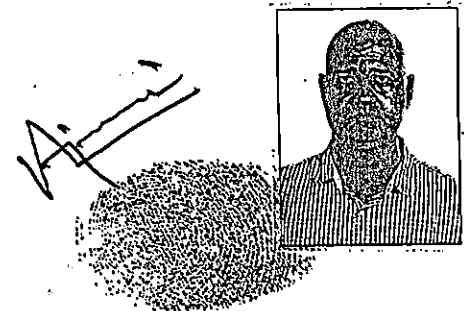
[Signature]
PARTNER

POWER OF ATTORNEY HOLDERS)

टन न - 90	
8057	1) MR ANJANI KUMAR SHARMA
988	2) MR NARENDRA KUMAR JHA

2028

2028



In the presence of

- [Signature]*
- [Signature]*

टन न - 90	
94904	/2023
8	93

[Signature]



YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0083 2671
 Name : M/S SPACE REALTY
 Address : SALE OFFICE, PHASE II, BEHIND JHANKAR 6,
 OPP PLEASANT PARK, Mira Road (E), Thane,
 401107
 Dis. Seq.: NZ/D1327315/0763/0000 P
 Mobile No. : 9*****57

YOU CAN REACH OUT TO US AT:

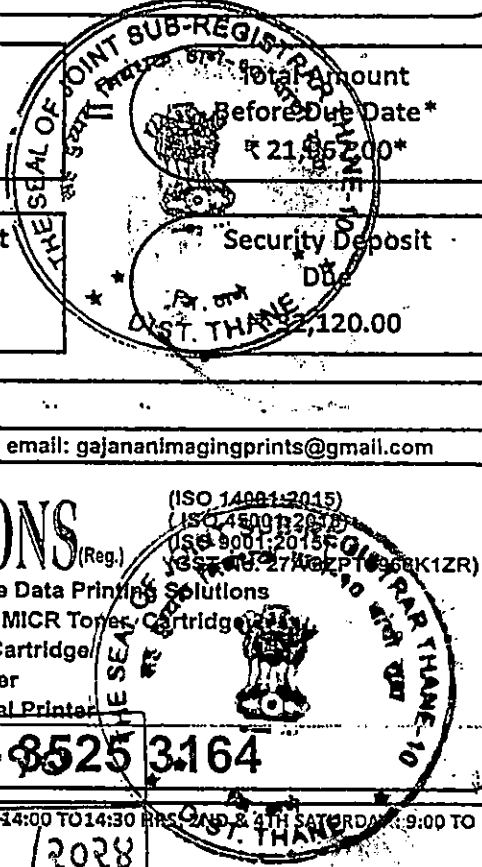
TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: customerportal.tatapower.com



The Tata Power Company Ltd., Commercial Department,
 Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: JUL 2023	Bill Period : 27.06.2023 to 26.07.2023	Bill Date: 01.08.2023
Bill No. : 92626905825	Metered Units : 2,232	Discount Date : 08.08.2023	Tariff Category : LT II(A) :
Meter No. : ST086557	Billed Units : 2,232	Due Date : 22.08.2023	LT-COMMERCIAL 0-20 KW
Meter Status : OK	Supply Zone : North NZ01	Supply Date : 09.02.2017	MRU : D1327315
	Dispatch Zone : North NZ01		Consumer : Direct
	Nxr.Mtr.Rdg.Dt.: 27.08.2023(Tent.)		Type Of Supply : 3 PHASE LT

Current Bill Amount ₹ 21,967.00	+	Net Other Charges ₹ 0.00	+	Past Dues ₹ 0.00	Total Amount Before Due Date* ₹ 21,967.00*
Amount By Discount Date ₹ 21,792.00		Amount After Due Date ₹ 22,242.00		Security Deposit Available ₹ 11,000.00	Security Deposit ₹ 11,200.00



For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

M/S. GAJANAN IMAGING PRINT SOLUTIONS (Reg.)

* Offset / Designing / Variable Data Printing Solutions
 * Supply of Re. manufacture MICR Toner, Cartridge
 * Supply Compatible Toner Cartridge
 * Cost to the per pages printer
 * Colour & Black/White Rental Printer

Contact: 022 - 8525 3164

Your nearest offline payment centres : Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS) and 4TH SATURDAY: 9:00 TO 13:00 HRS)
 Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066

MESSAGE TO CONSUMER
 On July 13, 2023, Honourable Appellate Tribunal for Electricity issued an interim stay on Tariff Schedule of MERC MTR Order of Case.No. 225 of 2022, dated 31 March 2023. New tariffs as per MYI order of Case No. 326, dated 30 March 2020 will be effective from 13 July 2023. For tariff details, kindly refer the tariff schedule section in the bill.

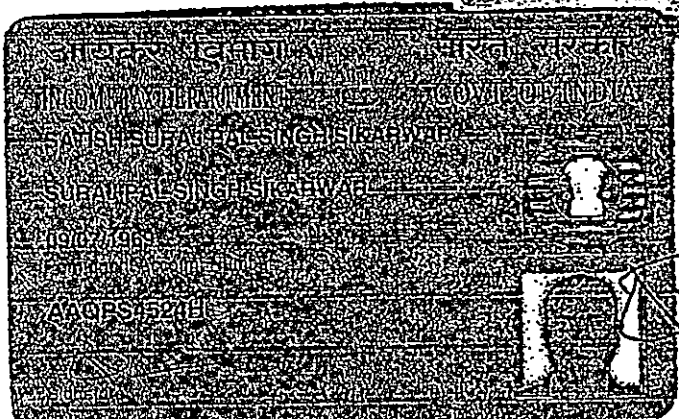
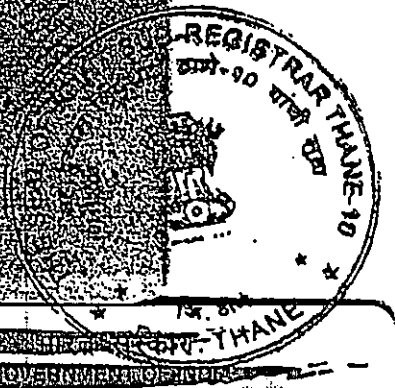
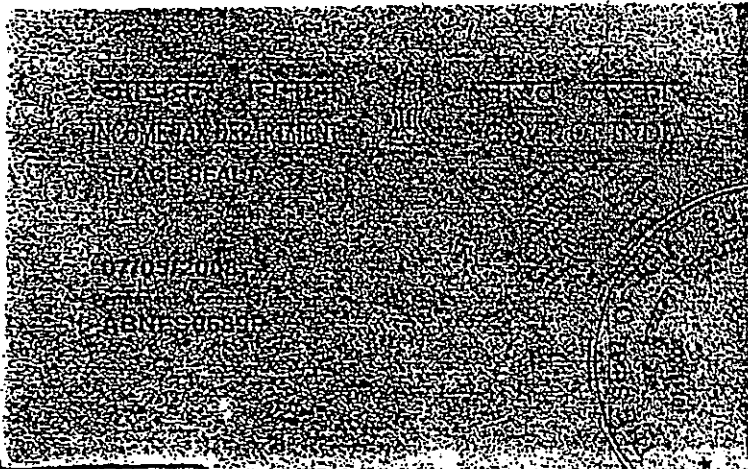
RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
 Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),
 IFSC Code: KKBK0000958, Account Type: Current Account

THE TATA POWER COMPANY LIMITED			
Consumer Name: M/S SPACE REALTY	Consumer No: 9000 0083 2671		
Bill No : 92626905825	Bill Date : 01.08.2023	Bill Amount	₹ 21,967.00
Cheque No.	Discount Date : 08.08.2023	Amt by Disc Dt.	₹ 21,792.00
Cheque Date	Due Date : 22.08.2023	Amt After Due Dt.	₹ 22,242.00



Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0083 2671" For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstation cheques. Pls attach payment slip(s).

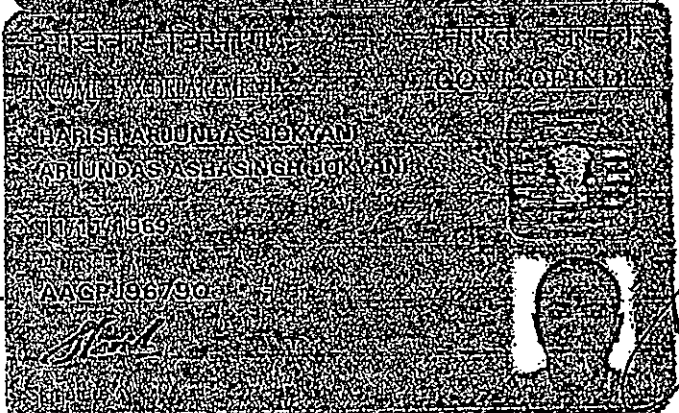




सतीश सूरज पाल सिकरवार
Satish Suraj Pal Sikarwar
 जन्म तारीख/DOB: 09/07/1969
 पुरुष / MALE

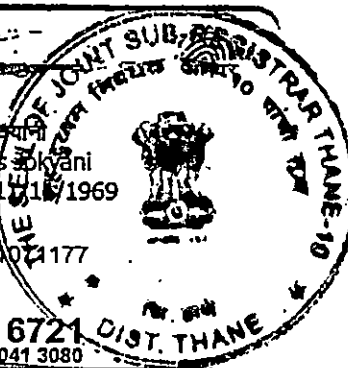
8433 3864 7873

माझे आधार, माझी ओळख

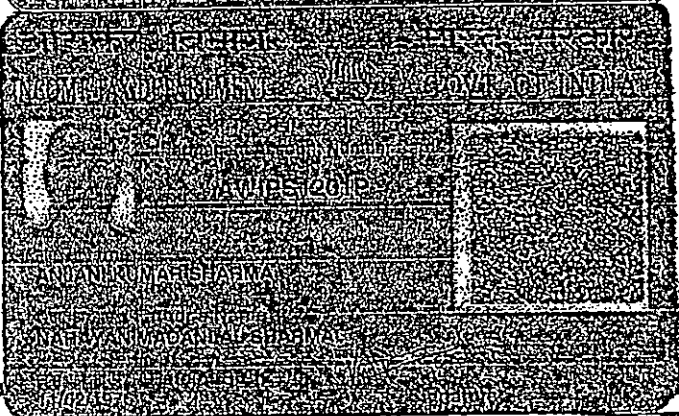


हरीश अर्जुनदास जोश्यानी
Harish Arjundas Bokyani
 जन्म तिथि/DOB: 17/11/1969
 पुरुष/ MALE
 Mobile No: 9821071177

2361 5650 6721
 VID: 9427-8129-3041-3080



मेरा आधार मेरी पहचान

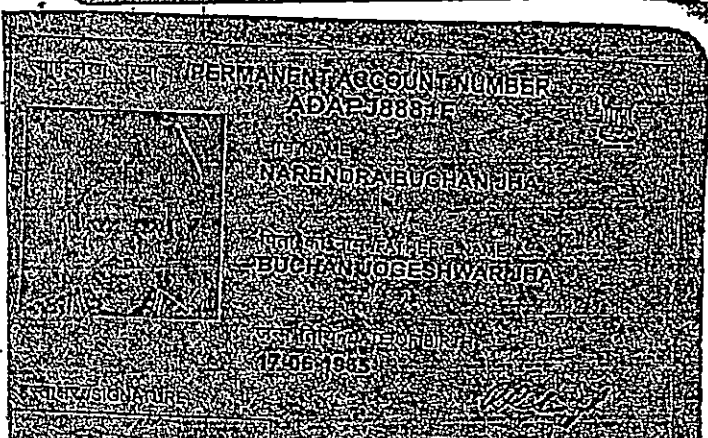


अजनी कुमार शर्मा
Anjani Kumar Sharma
 जन्म तारीख/DOB: 11/02/1976
 पुरुष / MALE
 Mobile No.: 9920259840

5251 9994 0464

माझे आधार, माझी ओळख

e 93



नरेंद्र कुमार झा
Narendra Kumar Jha
 जन्म तिथि/DOB: 17/06/1965
 पुरुष/ MALE
 Mobile No: 9820540521

2149 4706 8964

माझे आधार माझी ओळख


 **आधार**

Issue Date: 07/02/2014


सचिन जालिंदर कोळी
Sachin Jalindar Koli
 जन्म तारीख/DOB: 22/11/1984
 पुरुष/ MALE
 Mobile No: 7021546517

6130 6812 8908
 VID : 8151 9908 7329 3018

मेरा आधार, मेरी पहचान

Sachin



General

ट न न - १०	
६५५ / २०२४	
१०	१६०

ट न न - १०	
१५५०५ / २०२३	
१०	१३

393/15505

मंगळवार, 29 ऑगस्ट 2023 4:38 म.नं.

दस्त गोषवारा भाग-1

टनन10 99/93

दस्त क्रमांक: 15505/2023

दस्त क्रमांक: टनन10 /15505/2023

बाजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती:16222

पावती दिनांक: 29/08/2023

अ. क्र. 15505 वर दि.29-08-2023

मादरकणाराचे नाव: मेसर्स म्पेस रीयल्टी चे भागीदार मतीश एम मिकरवार - -

रोजी 4:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकुण: 360.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 10

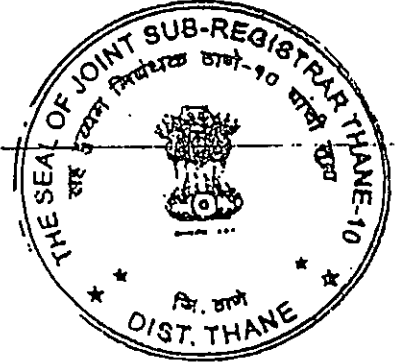
Joint Sub Registrar Thane 10

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

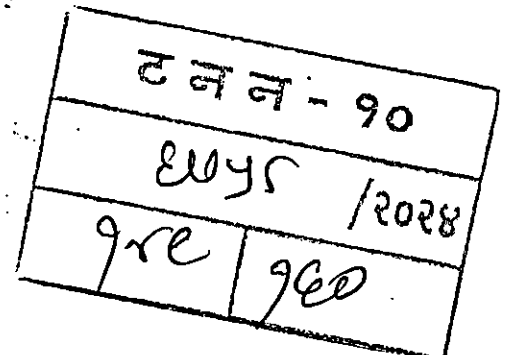
शिक्षा क्र. 1 29 / 08 / 2023 04 : 37 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 08 / 2023 04 : 38 : 19 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे, दस्तातील संपूर्ण माणकुर निष्पादक व्यक्ती, साक्षीदार व सोबत नोंदलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताचे इतरपत्र, वैधता, कायदेशीर मालकी इत्यादी बाबींसाठी दस्त निष्पादक व कर्तव्यधारक, हे संपूर्णपणे जबाबदार राहतील ,





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१५०	१६०

दस्त गोषवारा भाग-2

टनन10 921 93
दस्त क्रमांक:15505/2023

29/08/2023 4 47:11 PM

दस्त क्रमांक :टनन10/15505/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स स्पेस रीयल्टी चे भागीदार सतीश एस सिकरवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे नं 63,66,69पै, ब्लॉक नं: मीरा भाईदर रोड, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ABNFS0689P	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
2	नाव:मेसर्स स्पेस रीयल्टी चे भागीदार हरीश ए जोक्यानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे नं 63,66,69पै, ब्लॉक नं: मीरा भाईदर रोड, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ABNFS0689P	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
3	नाव:अंजनी कुमार शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे नं 63,66,69पै, ब्लॉक नं: मीरा भाईदर रोड, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AWIPS1201P	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:-		
4	नाव:नरेंद्र कुमार झा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे नं 63,66,69पै, ब्लॉक नं: मीरा भाईदर रोड, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ADAPJ8881F	पॉवर ऑफ अटॉर्नी होल्डर वय :-58 स्वाक्षरी:-		

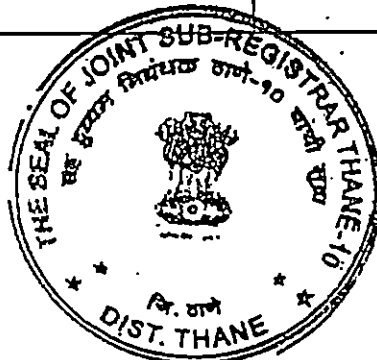
वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 08 / 2023 04 : 44 : 00 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आले आहे. त्याबाबतची माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	Photo
1	कुलमुखत्यार देणार मेसर्स स्पेस रीयल्टी चे भागीदार सतीश एस सिकरवार - -	29/08/2023 04:47:23 PM	सतीश सूरज पाल सिकरवार M XXXX XXXX 7873	
2	कुलमुखत्यार देणार मेसर्स स्पेस रीयल्टी चे भागीदार हरीश ए जोक्यानी - -	29/08/2023 04:46:47 PM	हरीश अर्जुनदास जोक्यानी M XXXX XXXX 6721	
3	पॉवर ऑफ अटॉर्नी होल्डर अंजनी कुमार शर्मा - -	29/08/2023 04:46:23 PM	अंजनी कुमार शर्मा टनन - 90 XXXX XXXX 0454	
4	पॉवर ऑफ अटॉर्नी होल्डर नरेंद्र कुमार झा - -	29/08/2023 04:46:01 PM	नरेंद्र कुमार झा M XXXX XXXX 8964	

शिक्का क्र 4 ची वेळ:29 / 08 / 2023 04 : 47 : 24 PM

Joint Sub Registrar Thane-10



घोषणापत्र

मी, श्री अंजनी कुमार शर्मा याद्वारे घोषित करतो/करते की, सह दुय्यम निबंधक ठाणे १०... यांचे कार्यालयात १२/१०/२०२४... या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे आणि सदर मुखत्यारपत्र.

मेसर्स स्पेस रीयल्टी व इतर यांनी दि-29/08/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुली जबाब दिला आहे. किंवा फक्त कबुली जबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्या रपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे समक्ष आहे. तसेच सदर कुलमुखत्यारपत्र सत्य असल्याची मी स्वतः खात्री केलेली आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये कार्यवाहीस व फौजदारीसहीत सहीतेनुसार शिक्षेस पत्र राहिन याची मला जाणीव आहे.



कुलमुखत्यारपत्रधरकाचे नाव व सही

ट न न - १०	
१२/१०/२०२४	
१५३	१८०



दन न - 90	
१०/१०/२०२४	
१५२	१६०

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

JAGRITI RAJESHKUMAR PANDEY
BABANATH RAMDEV OZA

04/06/1986
Permanent Account Number
AAQP01710R

Signature

Jagriti

भारत सरकार
Government of India

जगृति राजेशकुमार पाण्डेय
Jagriti Rajeshkumar Pandey

जन्म तिथि / DOB : 04/06/1986
महिला / Female

2048 7842 4431

आधार - आम आदमी का अधिकार

Jagriti

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

राजेशकुमार एस. पांडे
RAJESHKUMAR S. PANDEY

15/02/1985
Permanent Account Number
APUR1038

Signature

Rajesh

भारत सरकार
Government of India

राजेशकुमार एस. पांडे
Rajeshkumar S. Pandey

जन्म तारीख/DOB: 15/02/1985
पुरुष / MALE
Mobile No: 9975711803

9850 4959 4639
VID : 9125 5459 1518 5490

मेरा आधार, मेरी पहचान

Rajesh



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ATAPS0295C

नाम / NAME
KANCHAN CHANDRADEO SINGH

पिता का नाम / FATHER'S NAME
CHANDRADEO ARTI SINGH

जन्म तिथि / DATE OF BIRTH
01-05-1971

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (आयकर विभाग)
Commissioner of Income Tax (Income Tax Deptt.)

Kanchan

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

सरजु प्रसाद पांडेय
SARJUPRASAD PANDEY

30/08/1962
Permanent Account Number
ASMPR90541R

Signature

सरजु प्रसाद पांडेय

ट न न - 90	
8057	/2028
955	960



दस्तावेज - १०	
धुप	/२०२४
१५२	१६०



ठ न न - १०	
९५८ / २०२४	
१५८	१६०

393:6758

मंगळवार, 16 एप्रिल 2024 12:26 म.नं.

दस्त गोषवारा भाग-1

टनन10

१५५१६०

दस्त क्रमांक: 6758/2024

दस्त क्रमांक: टनन10 /6758/2024

वाजरा मूल्य: रु. 48,95,100/-

मोवदला: रु. 62,92,800/-

भरलेले मुद्रांक शुल्क: रु.4,40,500/-

द. नि. मद्र. द. नि. टनन10 यांचे कार्यालयात

पावती:7136

पावती दिनांक: 16/04/2024

अ. क्र. 6758 वर दि.16-04-2024

मादरकरणाराचे नाव: जागृति राजेशकुमार पाण्डेय - -

गेजी 12:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकूण: 33200.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 10

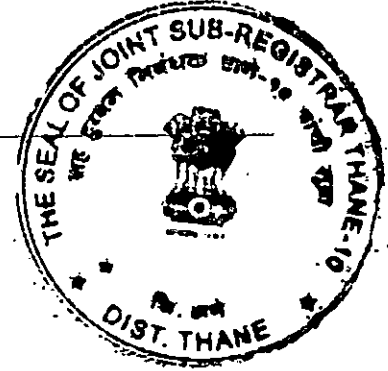
Joint Sub Registrar Thane 10

दस्ताचा प्रकार: करारनामा

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

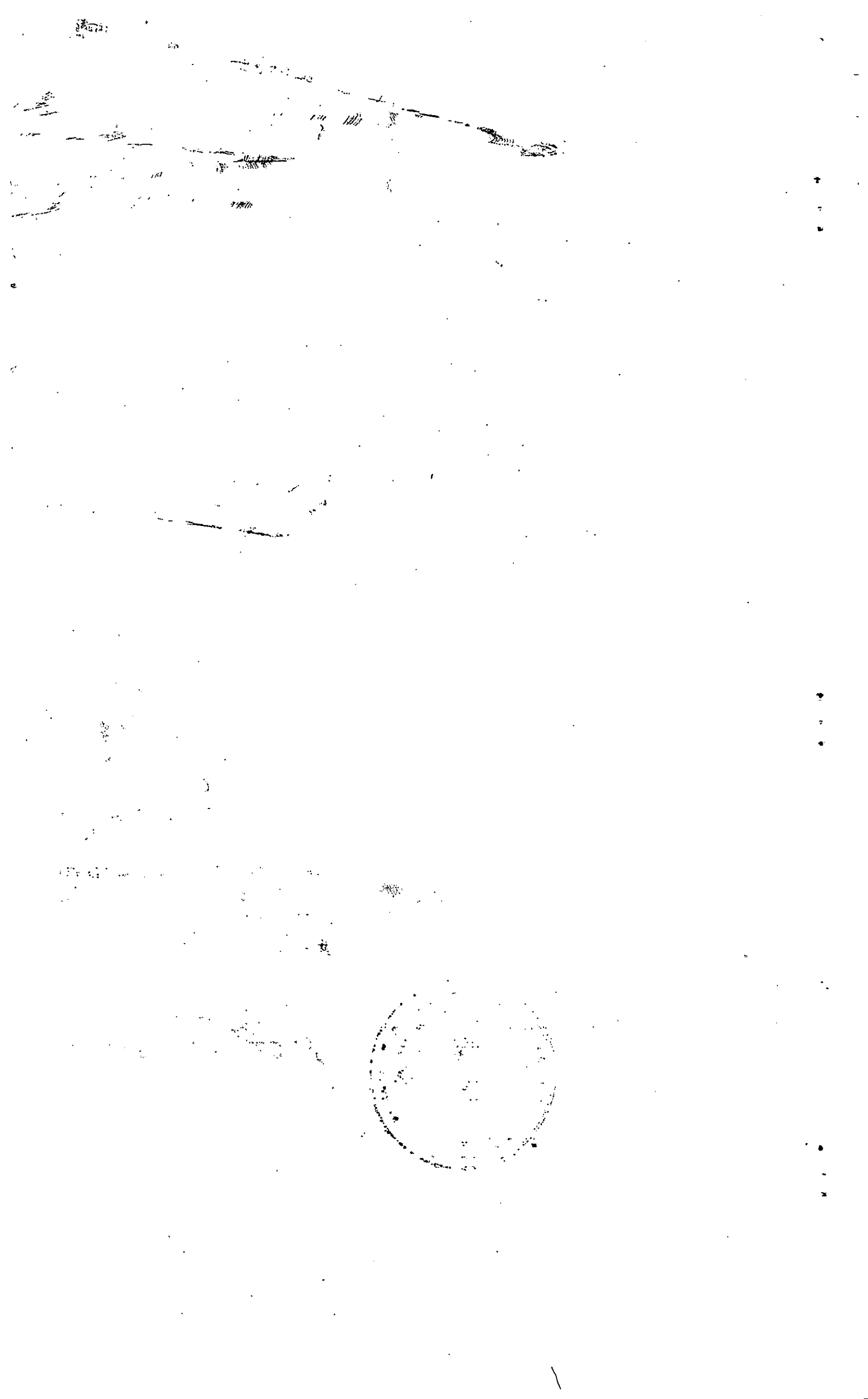
शिक्रा क्रं. 1 16 / 04 / 2024 12 : 23 : 21 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 16 / 04 / 2024 12 : 24 : 44 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकुर निष्पादक व्यक्ती, साक्षीपत्र व सोबत जोडलेल्या कागदपत्रांची सत्यता व्हासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर झालकी इत्यादी बाबींसाठी दस्त निष्पादक व जबाबदारक, हे संपूर्णपणे जबाबदार राहतील.



16/04/2024 12 31:53 PM

दस्त गोषवारा भाग-2

दनन10

१६०/१६०

दस्त क्रमांक:6758/2024

दस्त क्रमांक :दनन10/6758/2024

दस्ताचा प्रकार :-करारनामा

अनुक्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:(मान्यता देणार) मारुती ह्वेलर्स प्रा.लि. चे डायरेक्टर संकेत मुकेश अग्रवाल तर्फे कु मु म्हणून - त्रिलोकचंद अग्रवाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 10, मेहेर टाईल्स कंपाउंड, ब्लॉक नं: सेटेलाईट पार्क विल्डींग ममोर, सुभाष रोड, रोड नं: जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECM1329D	मान्यता देणार वय :-68 स्वाक्षरी:-		
2	नाव:भेसर्स स्पेस रिअल्टी चे भागीदार सतीश सिकरवार व हरीश जोक्यानी तर्फे कु.मु.म्हणून - अंजनी कुमार शर्मा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-606, एक्सप्रेस झोन, अदानी पावर समोर, ब्लॉक नं: -, रोड नं: मालाड पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:ABNFS0689P	लिहून देणार वय :-48 स्वाक्षरी:-		
3	नाव:जागृति राजेशकुमार पाण्डेय -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-504, राजमंदिर कॉम्प्लेक्स, ब्लॉक नं: इटकेश, पोश कॉम्प्लेक्स जवळ, रोड नं: मीरा रोड पूर्व, .. पॅन नंबर:AAQPO1710R	लिहून देणार वय :-37 स्वाक्षरी:-		
4	नाव:राजेशकुमार एस. पांडे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-504, राजमंदिर कॉम्प्लेक्स, ब्लॉक नं: इटकेश, पोश कॉम्प्लेक्स जवळ, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ARLPP8103B	लिहून देणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:16 / 04 / 2024 12 : 30 : 16 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:कंचन मिह -- वय:52 पत्ता:17, विनय टॉवर, विनय नगर, मीरा रोड पूर्व पिन कोड:401107		
2	नाव:मरजूप्रसाद पांडे -- वय:72 पत्ता:डी-305, राज मंदिर कॉम्प्लेक्स, इटकेश,मीरा रोड पूर्व पिन कोड:401107		

शिक्का क्र.4 ची वेळ:16 / 04 / 2024 12 : 31 : 14 PM

Joint Sub Registrar Thane 10

प्रमाणित करण्यात येते की, सदर दस्तऐवजांक
.....१६०..... मध्ये १६० पाने आहेत
पुस्तक क्रमांक.....१.....वर नोंदला

दिनांक:- १६/४/२०२४

Payment Details.

sr.	Purchaser	Type	Verification No./Vendor	GN/Licence	Amount	Used	Deface Number	Deface Date
1	JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY	eSBTR/Simple Receipt	0308117202404123077	MH000451053202425R	440500.00	SD	0000389590202425	16/04/2024
2		DHC		0424154423077D	1200	RF	0424154423077D	16/04/2024
3		DHC		0424154323063D	2000	RF	0424154323063D	16/04/2024
4	JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY	eSBTR/SimpleReceipt		MH000451053202425R	30000	RF	0000389590202425	16/04/2024

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

6758 /2024

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2. Get print immediately after registration.

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



16/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

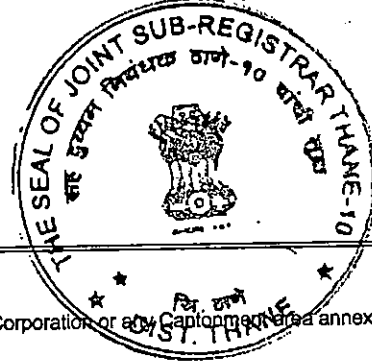
दस्त क्रमांक : 6758/2024

नोंदणी :

Regn:63m

गावाचे नाव : भिर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6292800
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4895100
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: भिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मोजे-मीरा, वॉर्ड-क्यू, विभाग 5/22 मधील सदनिका क्रमांक - 1602, सोळावा मजला, विंग-ए, विल्डिंग नं-4 ए, स्पेस रेसिडेन्स-2, मीरे, मीरा रोड पूर्व, ठाणे - 401107, रेटा प्रमाणे सदनिकेचे क्षेत्र 42.37 चौ.मी कापेट (Survey Number : 63,66,69P ;)
(5) क्षेत्रफळ	1) 42.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स स्पेस रिअल्टी चे भागीदार सतीश सिकरवार व हरीश जोश्यानी तर्फे कु.मु. म्हणून - अंजनी कुमार शर्मा वय:- 48; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-606, एन्क्लेस झोन, अदानी पावर समोर, ब्लॉक नं:-, रोड नं: मालाड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400097 पॅन नं:- ABNFS0689P 2): नाव:- (मान्यता देणार) मारुती ड्वेल्स प्रा.लि. चे डायरेक्टर संकेत मुकेश अग्रवाल तर्फे कु.मु. म्हणून - त्रिलोकचंद अग्रवाल वय:- 68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 10, मेहेर टाईल्स कंपाउंड, ब्लॉक नं: सेटेलाईट पार्क बिल्डींग समोर, सुभाष रोड, रोड नं: जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400060 पॅन नं:- AAECM1329D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जागृति राजेशकुमार पाण्डेय - - वय:- 37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-504, राजमंदिर कॉम्प्लेक्स, ब्लॉक नं: हटकेश, पोश कॉम्प्लेक्स जवळ, रोड नं: मीरा रोड पूर्व, पिन कोड:- 401107, पॅन नं:- AAQPO1710R 2): नाव:- राजेशकुमार एस. पांडे - - वय:- 39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-504, राजमंदिर कॉम्प्लेक्स, ब्लॉक नं: हटकेश, पोश कॉम्प्लेक्स जवळ, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- ARLPP8103B
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6758/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	440500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

2 सह दुय्यम निबंधक वर्ग २ ठाणे - १०

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY	eSBTR/Simple Receipt	03006172024041050067	MH000451053202425R	440500.00	SD	0000389590202425	16/04/2024
2		DHC		0424154423077	1200	RF	0424154423077D	16/04/2024
3		DHC		0424154323063	2000	RF	0424154323063D	16/04/2024
4	JAGRITI R PANDEY AND RAJESHKUMAR S PANDEY	eSBTR/SimpleReceipt		MH000451053202425R	30000	RF	0000389590202425	16/04/2024

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

