

49-2
 2029
 NG PATEL

4) SHRI. BABURA
 5) SMT. SHILPA BHADRA DAS GAJIPARA



6) SMT. SUBHADRA
 7) SMT. SUSHAMA

In the presence of ...
 1) Bharat Shamji Patil

2) Hiranmayee Yalkya Chimane

SIGNED, SEALED AND DELIVERED BY
 THE NEW LICENSEE

M/S. SHREE GANESH ENTERPRISES THROUGH PARTNERS,
 For SHREE GANESH ENTERPRISES

1) SHRI. BABUBHAI VIRJIBHAI PATEL,



2) SHRI. NITIN BABUBHAI GAJIPARA,

Partner
 For SHREE GANESH ENTERPRISES

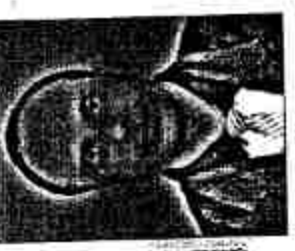


3) SHRI. BABUBHAI VIRJIBHAI PATEL HUF,

For SHREE GANESH ENTERPRISES

Partner
 For SHREE GANESH ENTERPRISES

4) SHRI. NITIN BABUBHAI GAJIPARA HUF,



Partner
 For SHREE GANESH ENTERPRISES

In the presence of ...

1) Ajani Ashish

2) Shantam Sandeep Patil

8
 Addl. Chief Lands &
 Survey Officer (NMIA)



Tripartite Agreement Bio-Metric Data

File No: PAD-26+PAR-14

Village: PARGAON

Tran. No: 1189

Date: 22/07/2019

Mode: PUSHPAK

Sector No: 4

Plot No: 1

Area (SqM): 3210

Seller Details









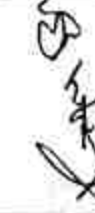



| Sr.No | Holder Details | Left Finger | Photo | Signature |
|-------|--|-------------|-------|-----------|
| 1 | ANITA BHARAT PATIL AT & POST - PARGAON, TAL - PANVEL, DIST - RAIGAD 410 206 | | | |
| 2 | AMIT BHARAT PATIL AT & POST - PARGAON, TAL - PANVEL, DIST - RAIGAD 410 206 | | | |
| 3 | KAVITA SURESH MHATRE HOUSE NO. 652 B, AT & POST - PARGAON, TAL - PANVEL, DIST - RAIGAD 410 206 | | | |
| 4. | BABURAO PANDURANG PATIL UMA SOCIETY, BLOCK NO.-2, PLOT NO. BANGLOW, PANVEL, RAIGAD 410 206 | | | |
| 5 | SHILPA BHANUDAS GAIKAWADE HOUSE NO. 433, AT & POST - PARGAON, TAL - PANVEL, DIST - RAIGAD 410 206 | | | |
| 6 | SUBHADRA BARIK KATEKAR HOUSE NO.- 144, AT - BHANGARPADA, POST - KUNDEVAHAL, TAL - PANVEL, DIST - RAIGAD 410 206 | | | |
| 7 | SUSHAMA VINOD PATIL HOUSE NO.- 33, AT & POST - DIGHODE, TAL - URAN, DIST - RAIGAD 410 206 | | | |






Addl. Chief Lands & Survey Officer (NMIA)

Tripartite Agreement Bio-Metric Data

Buyer Details

| Sr. No. | Name | Left Finger | Photo | Signature |
|---------|--|---|---|---|
| 1 | M/S. SHREE GANESH ENTERPRISES through partners, SHRI. BABUBHAI VIRJIBHAI PATEL OFFICE NO-212, V TIMES SQUARE, PLOT NO. - 03, SEC. 15, CBD-BELAPUR, NAVI MUMBAI 400614. Aadhar card - 708389403757 |  |  |  |
| 2 | M/S. SHREE GANESH ENTERPRISES through partners, SHRI. NITIN BABUBHAI GAJIPARA OFFICE NO- 212, V TIMES SQUARE, PLOT NO. - 03, SEC. 15, CBD-BELAPUR, NAVI MUMBAI 400614. Aadhar card - 499085286475 |  |  |  |
| 3 | M/S. SHREE GANESH ENTERPRISES through partners, SHRI. BABUBHAI VIRJIBHAI PATEL (HUF) OFFICE NO-212, V TIMES SQUARE, PLOT NO. - 03, SEC. 15, CBD-BELAPUR, NAVI MUMBAI 400614. Pan card - AAFHB1185E |  |  |  |
| 4 | M/S. SHREE GANESH ENTERPRISES through partners, SHRI. NITIN BABUBHAI GAJIPARA (HUF) OFFICE NO-212, V TIMES SQUARE, PLOT NO. - 03, SEC. 15, CBD-BELAPUR, NAVI MUMBAI 400614. Pan card - AAIHN1457Q |  |  |  |

CIDCO Authority

| Sr. No. | Name | Left Finger | Photo | Signature |
|---------|---|---|---|---|
| 1 | M.M. Patil Designation : O.A Department : ACLSO(NMIA-ESTATE 22.5) |  |  |  |













493-2
E839 2029
25/80




Addl. Chief Lands &
Survey Officer (NMIA)

Tripartite Agreement Bio-Metric Data

Witness Details

| Sr. No. | Name | Left Finger | Photo | Signature |
|---------|---|---|---|---|
| 1 | BHARAT SHAMAJI PATIL (SELLER WITNESS 1) AT - WAGHIVALI, POST - PARGAON, TAL - PANVEL, DIST - RAIGAD 410 206 Aadhar card - 728510510101 |  |  |  |
| 2 | HIRAMAN VALKYA CHIMANE (SELLER WITNESS 2) HOUSE NO.- 316, AT - JUI (KAMOTHE), NEAR SAMAJ MANDIR, TAL - PANVEL, DIST - RAIGAD 410 206 Aadhar card - 802658063968 |  |  |  |
| 3 | ASHISH CHANDUBHAI AJANI (BUYER WITNESS 1) N K CLASSIC, PLOT NO.- 120, SEC.- 5, ULWE, DIST - RAIGAD 410 206 Pan card - BGSPA3719H |  |  |  |
| 4 | SHANTANU SANDEEP PATIL (BUYER WITNESS 2) AT - KOMBADBHUJE, POST - ULWA, TAL - PANVEL, DIST - RAIGAD 410 206 Aadhar card - 851602196402 |  |  |  |

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 Addl. Chief Lands &
 Survey Officer (NMIA)



No. CIDCO/PLNG(SPECIAL SCHEMES) 271
PROVISIONAL CONFIRMATION OF PLOT NO. 01, SECTOR-4, PUSHPAK NAGAR,
 REF : CIDCO/ACL&SO(NMIA)/2016/FILE NO. PAR-14 +PAD-26 +PAD-26 0998 dated

Dtd: २०११ २०११

पुष्पाक नगर

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NOTES:

1. This confirmation is based on lottery of 22.5% scheme plots dated 24.12.2014.
2. ACL&SO (Airport) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
3. EE (AP-Pushpak) is requested to maintain confirmed dimensions while finishing road edges.
4. No concession/ deviation from prevailing GDCR or pricing shall be sought by the applicant.
5. In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
6. Access to the plot will be available only after development of proposed roads as per layout of the scheme.
7. All the above conditions will be applicable to PAP and all subsequent owners in case of transfers.
8. No measurements should be checked on the drawing. Only written dimensions shall be followed.
9. Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (Special Schemes).



AREA STATEMENT

| FILE NO. | SECTOR NO. | PLOT NO. | AREA IN SQ.MT. | CUR. DED. IN SQ.MT. | NET AREA IN SQ.MT. |
|----------------|------------|----------|----------------|---------------------|--------------------|
| PAR-14 +PAD-26 | 4 | 01 | 3229.16 | 19.16 | 3210 |



NOTE: PROVISIONAL CONFIRMATION
 for the purpose of agreement only.

CONFIRMED / RECONFIRMED

PROVISIONAL / FINAL

ASST. PLANNING OFFICER

PLANNING SECTION

(SPECIAL SCHEMES)



TO
 1. ACL & SO (Airport)

PART PLAN OF
 SECTOR 4, PUSHPAK NAGAR,
 PUSHPAK NODE

CIDCO LTD.

REMARKS:
 PLOT UNDER REFERENCE SHOWN IN RED MARK

5:59:41 PM

Friday, July 19, 2019
6:14 PM

सदस्य

Online Encumbrance

नोंदणी क्र. : 3954

Regn.: 39M

गावती क्र.: 10219 दिनांक: 19/07/2019

गावाचे नाव: बेलापूर

दस्तावेजाचा अनुक्रमांक: टलन6-9489-2019

दस्तावेजाचा प्रकार: दुजमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. श्री गणेश एन्टरप्राइजेस तर्फे भागीदार बाबुभाई वीरजीभाई पटेल

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 320.00

पृष्ठांची संख्या: 16

एकूण:

₹. 420.00

साजार मुल्य: ₹. 1/-

सौबदला ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 320/-

मुळ दस्तावेज परत ।दला

लिपीक

राहु दुव्यास निवेदक, ठाणे क्र. ६

मुळ दस्तावेज परत निकाला

पं.स.कायती रु. ३

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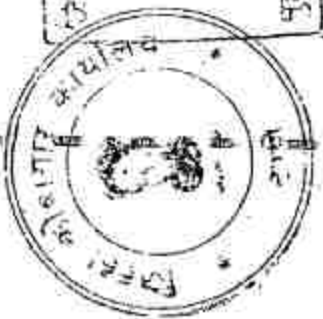


MAHARASHTRA

2018

19 JUL 2019

AR 435144



जोडपत्र-२
 मुद्रांक विधी नोंदवही अनु. क्रमांक 48229 दिनांक 19/7
 प्रकाश/अनुषंगिक क्रमांक
 मुद्रांक नोंदवही करणार आहेत का? होय/माही - नोंदवही होणार असल्यास
 मुद्रांक निवडक कायदाबाबचे नाव मोयदला रक्कम Rs. _____
 निवडकरीचे वर्णन _____
 मुद्रांक विधायक/पेगान्याचे नाव श्री. गणेश एन्टरप्राइस
 निवडकरीचा पत्तयवारीचे नाव श्री. अनिल दास शर्मा
 हस्त करारवाच्य त्याचे नाव व पत्ता श्री. अनिल दास शर्मा
 मुद्रांक शुल्क रक्कम Rs. 500/-



मुद्रांक शुल्क रक्कम Rs. _____
 मुद्रांक विधायक/पेगान्याची सही
 श्री. अनिल दास शर्मा
 मुद्रांक विधीचे ठिकाण : सुविता कॉम्प्लेक्स, सोप. नं. 23, प्रभात हौटर एन्टरप्राइस
 ब्लॉक नं. 7, शंकर-1ए, सी.पी.डी. रस्तापूर, लदी मुंबई, पो. 03024704124
 ज्या कार्यालयातही त्यांनी मुद्रांक खरेदी केला त्याची त्याच कार्यालयातही
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात आपली कोटेशनसक आण

SPECIFIC POWER OF ATTORNEY

(ONLY FOR ADMISSION PURPOSE)

Date: 19/7/2019

FOR SHREE GANESH ENTERPRISES

FOR SHREE GANESH ENTERPRISES

FOR NITIN B. GANIPARA H.U.F.

KARTA

Karta

Handwritten signatures and initials.

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| पत्र-३ |
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| २०/१० |



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| पत्र-२ | |
| २९/१० | २०१९ |
| २९/१० | |



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| ट. न. न. & | |
| २०१९ | २०१९ |
| २ | १६ |

SPECIFIC POWER OF ATTORNEY

(ONLY FOR ADMISSION PURPOSE)

TO ALL TO WHOM THESE PRESENTS SHALL COME,

WE M/S. SHREE GANESH ENTERPRISES, PAN No. AATFB3432A, a

Partnership Firm, duly registered under the provisions of Indian

Partnership Act, 1932, through its Partners 1)MR. BABUBHAI

VIRJIBHAI PATEL, 2)MR. NITIN BABUBHAI GAJIPARA,

3)BABUBHAI VIRJIBHAI PATEL HUF, 4)NITIN BABUBHAI

GAJIPARA HUF, having its office at Office No.12, V Times Square, Plot

No.03, Sector 15, CBD Belapur, Navi Mumbai 400614.

SEND GREETINGS :-



For SHREE GANESH ENTERPRISES

[Signature]
Partner

For NITIN B. GAJIPARA H.U.F.

[Signature]
KARTA

For SHREE GANESH ENTERPRISES

[Signature]
Partner

For B.V. PATEL HUF

Karta

[Signature]
[Signature]
[Signature]

WHEREAS :-

We being the partners of M/s. SHREE GANESH ENTERPRISES, carrying on business of developing the properties by construction of residential flats and commercial shops, Investors in Land & Building/s, in the name and style of M/s. SHREE GANESH ENTERPRISES, and sell of

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| 4982 |
| EX-9 Maharashtra |
| 22/1/20 |

Shop/Office premises/Plots and such other premises in such building/s on ownership basis as contemplated by the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management and transfer) Act, 1963, RERA Act, 2016 hereinafter referred to as "The said Act" and as such we are required to admit documents such as Agreement to Lease, Tripartite Agreement, Development Agreement, Agreement for Sale, Sale Deed, Deed of Confirmation, Deed of Confirmation, Deed of Cancellation, which are executed by the Partners of the said Firm and all other documents regarding the same, in favour of the prospective purchasers of flats/shops/office premises, in the name of said Firm and to lodge and admit such Agreements for registration before the Sub-Registrar, Panvel as required under Section 4 of the said Act and Registration Act, 1908.



AND WHEREAS as we are unable to appear or present time to time before the Sub-Registrar Office, Panvel to represent or regarding the transactions of sale of Flats/Shops/Office Premises in the buildings constructed by our firm and/or purchase/sale of Lands/Plots in the name of said firm, we hereby appoint, nominate or constitute 1)MR. AJANI DARSHAN CHANDUBHAI, Residing at Sagar Sheri, Amarpur (Varudi), Amreli, Gujarat 365601, 2)MR. AKASH RAVINDRA MANORE, Residing

| |
|------------|
| 2. A. A. & |
| 0802-12099 |
| 57E |

at Flat No. 403, Saubhagya Darshan, Plot No. 147, Sector 4, Karanjade, Tal. Raigad 410206, 3)MR. GAJANAN RAMA MHATRE, Residing at Flat No. 101, Shiv Garga Apartment, Plot No. D-93, Sector 20, Nerul, And Mumbai 400706 (JOINTLY OR SEVERALLY), being legal and lawful ATTORNEY to lodge, submit, admit only Agreement For Sale, deed



FOR SHREE GANESH ENTERPRISES

FOR SHREE GANESH ENTERPRISES

[Signature]

Partner

FOR E. Y. PATEL HUF

NITIN B. GAJIPARA H.U.F.

[Signature]

KARTA

Karta

[Signature]

[Signature]

of rectification, deed of confirmation before the Sub-Registrar of Assurances, Panvel and to do all following acts & deeds :-

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| ०३७ | २०१९ |
| Deed of B/E | |

1. Due to our business activities, we are unable to appear before the Sub-Registrar for admitting the executed documents such as Agreement for Lease, Tripartite Agreement, Development Agreement, Agreement for Sale, Sale Deed, Deed of Rectification, Deed of Confirmation, Deed of Cancellation, and/or any other document as contemplated under the said Act.



2. We are therefore desirous of appointing 1)MR. AJANI DARSHAN CHANDUBHAI, 2)MR. AKASH RAVINDRA MANORE, 3)MR. GAJANAN RAMA MHATRE JOINTLY OR SEVERALLY, to admit executed documents as required to the registered under the said Act, which the said Attorney has agreed to do on our behalf.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that

we do hereby nominate, constitute and appoint 1)MR. AJANI DARSHAN

CHANDUBHAI, 2)MR. AKASH RAVINDRA MANORE, 3)MR.

GAJANAN RAMA MHATRE (JOINTLY OR SEVERALLY), to be our true and lawful attorney for the purpose expressed that is to say:-

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1. To lodge and submit document of Agreement to Lease, Lease Deed,

Tripartite Agreement, Development Agreement, Agreement for Sale,

Sale Deed, Deed of Rectification and/or any other documents in

respect of the said Plot and construction thereon, which are executed

by me, get it registered and executed document to be admitted and

sign on our behalf before Registrar, Sub-Registrar Office, Panvel.



FOR SHREE GANESH ENTERPRISES FOR SHREE GANESH ENTERPRISES

[Signature]
Partner

Partner

FOR B. V. PATEL HUF

FOR NITIN B. GAJIPARA H.U.F.

[Signature]
KARTA

Karta

[Signature]
[Signature]
[Signature]

2. To pay necessary Stamp Duty amount, Registration Fee in the office of Sub-Registrar or Treasury office. To receive registered copies Agreement to Lease, Lease Deed, Tripartite Agreement, Development Agreement, Agreement for Sale, Sale Deed, Deed of Rectification or any such document & INDEX-II from the office of Sub-Registrar of Assurances.

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| 493-2 | |
| 28/08 | 2099 |
| 28/08 | |

To appear before the Sub-Registrar of Assurances at Panvel, to present for registration of documents executed by us.

To admit our execution of Agreement to Lease, Lease Deed, Tripartite Agreement, Development Agreement, Agreement for Sale,



Sale Deed, Deed of Rectification etc. and any such other documents in respect of the properties owned and possessed in the name of said

We hereby agree that all acts, deeds, matters, as per the above mentioned power assigned to our ATTORNEY HOLDER or any substitute shall be construed to be as acts, deeds, matters and things done by me and

we hereby RATIFY AND CONFIRM and agree to ratify all shall do or

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| 2. F. F. 3 | |
| 28/08 | 2099 |
| 28/08 | |

case to be done for us by virtue of these presents.

FOR SHREE GANESH ENTERPRISES FOR SHREE GANESH ENTERPRISES

Partner Partner
FOR B. V. PATEL HUF

FOR NITIN B. GAJIPARA H.U.F.

KARTA KARTA

(Handwritten signatures)



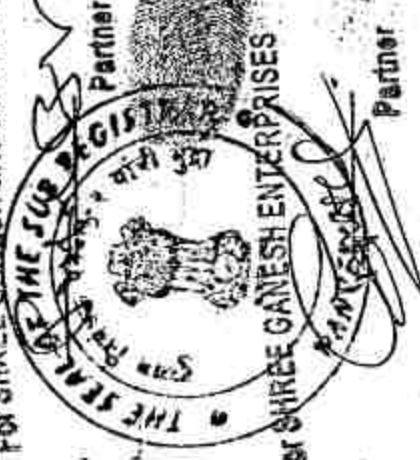
IN WITNESS WHEREOF, we do hereby set & subscribed our respective hands on the day & the year hereinabove mentioned.

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| 49/9/2008 | 24/80 |
|-----------|-------|



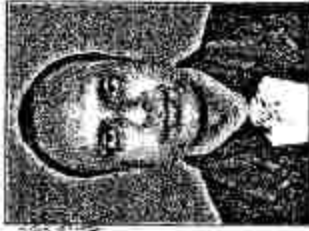
SIGNED AND DELIVERED BY THE
with named
M/S. SHREE GANESH ENTERPRISES
Through its Partners -
1) MR. BABUBHAI VIRJIBHAI PATEL

FOR SHREE GANESH ENTERPRISES



2) MR. NITIN BABUBHAI GAJIPARA

Partner



FOR B. V. PATEL HUF

3) BABUBHAI VIRJIBHAI PATEL HUF

B. V. Patel
Karta

FOR NITIN B. GAJIPARA H.U.F.



4) NITIN BABUBHAI GAJIPARA HUF
EXECUTANT/S

In the presence of ...

Nitin Babubhai Gajipara
KARTA

1) Mr. Ratnakant Naikadam

2) Mr. Padmakar Mahabare

Ratnakant Naikadam
Padmakar Mahabare

| | | |
|------------|------|----|
| T. H. F. 3 | 2609 | 24 |
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SIGNED AND DELIVERED BY THE
withnamed "ATTORNEY/S"

1) MR. AJANI DARSHAN CHANDUBHAI



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| ०४३१२०१९ |
| २३/१३ |

2) MR. AKASH RAVINDRA MANORE



3) MR. ANAN RAMA MHATRE
(POWER OF ATTORNEY HOLDER)
(JOINTLY OR SEVERALLY)



IN THE PRESENCE OF ...

1) Mr. Ratnakant Borkadam



2) Mr. Padmakar Dhatre

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