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Tuesday, March 23, 2021
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पावती

Original/Duplicate

नोंदणी क्रं :39म

Regn..39M

पावती क्र . 2288 दिनांक 23/03/2021

गावाचे नाव पिंगळत

दस्तऐवजाचा क्रमांक: कजर-1383-2021

दस्तऐवजाचा प्रकार : विक्री करपरनामा

सादर करण्याच्याचे नाव श्री. साहेब लालबिहारी सहानी --

नोंदणी फी

₹ 30000 00

दस्त हाताळणी फी

₹ 800 00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

Sub Registrar Kanjar

उत्तम निवेद्यक, कर्जत

बाजार मूल्य: ₹.7500000/-

मोबदला ₹ 7500000/-

मरलेले मुद्रांक मूल्य: ₹ 225000/-

1) देयकाचा प्रकार: DHC रकम: ₹.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2303202110595 दिनांक: 23/03/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹ 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013510028202021E दिनांक: 23/03/2021

बँकेचे नाव व पत्ता:

मा श्री./श्रीम ~~साहेब सहानी~~ हा मुळ दस्तऐवज
मीडी व थंवेनेश ~~श्री~~ श्री श्रीमती
पाना प्राप्ति ~~दस्तऐवज न्यांच्याकडे~~
प्रेषणाल यावं : ₹ .

Dr. Sub S. K. ...
रक्षकाराची पट्टी

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बाधीव)	
Valuation ID	202103211628
मूल्यांकनाचे वर्ष	2020
जिल्हा	रायगड
तालुक्याचे नाव	करजत
गावाचे नाव	विगळस
क्षेत्राचे नाव	Rural
सदर नंबर व अ क्रमांक	82
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर व खुली जमीन	निवासी सदनिका
वार्तालय	दुकाने
आदिवासीक	मोजनापनाचे एवढे घा मीटर
बाधीव क्षेत्राची माहिती	मिळकतीचे क्षेत्र - 209.028 घा मीटर
निवासी सदनिका	मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी	मिळकतीचे वय - 0 (0) वर्षे
उद्बवाहन सुविधा - नाही	मजला - Ground Floor Stilt Floor
मिळकतीचा प्रकार - बाधीव	मूल्यदर/बांधकामाचा दर - Rs 245
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018	
घसा-यानुसार मिळकतीचा प्रति घा मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा यानुसार टक्केवारी) * मजला निसाय घट/वाढ = (30300 * (100 - 10)) * 1 = Rs 30300
मजला निसाय घट/वाढ	= 10% of 30300 = Rs 3030
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 30300 * 209.028 = Rs 6333548.4
Applicable Rules	3 18 1
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + शुल्का जमिनीवरील बांधकाम नकाराचे मूल्य + बँडितल बांधकाम नकाराचे मूल्य + नगरपालिका मंडळाचे मूल्य + वीज मंडळाचे मूल्य + इतर सार्वजनिक सुविधा नकाराचे मूल्य + नकाराचे मूल्य + मंडळाचे मूल्य + बँडितल बांधकाम नकाराचे मूल्य = A + B + C + D + E + F + G + H + I = 6333548.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 6333548.4

name



9/13
19/08



CHALLAN
MTR Form Number-6



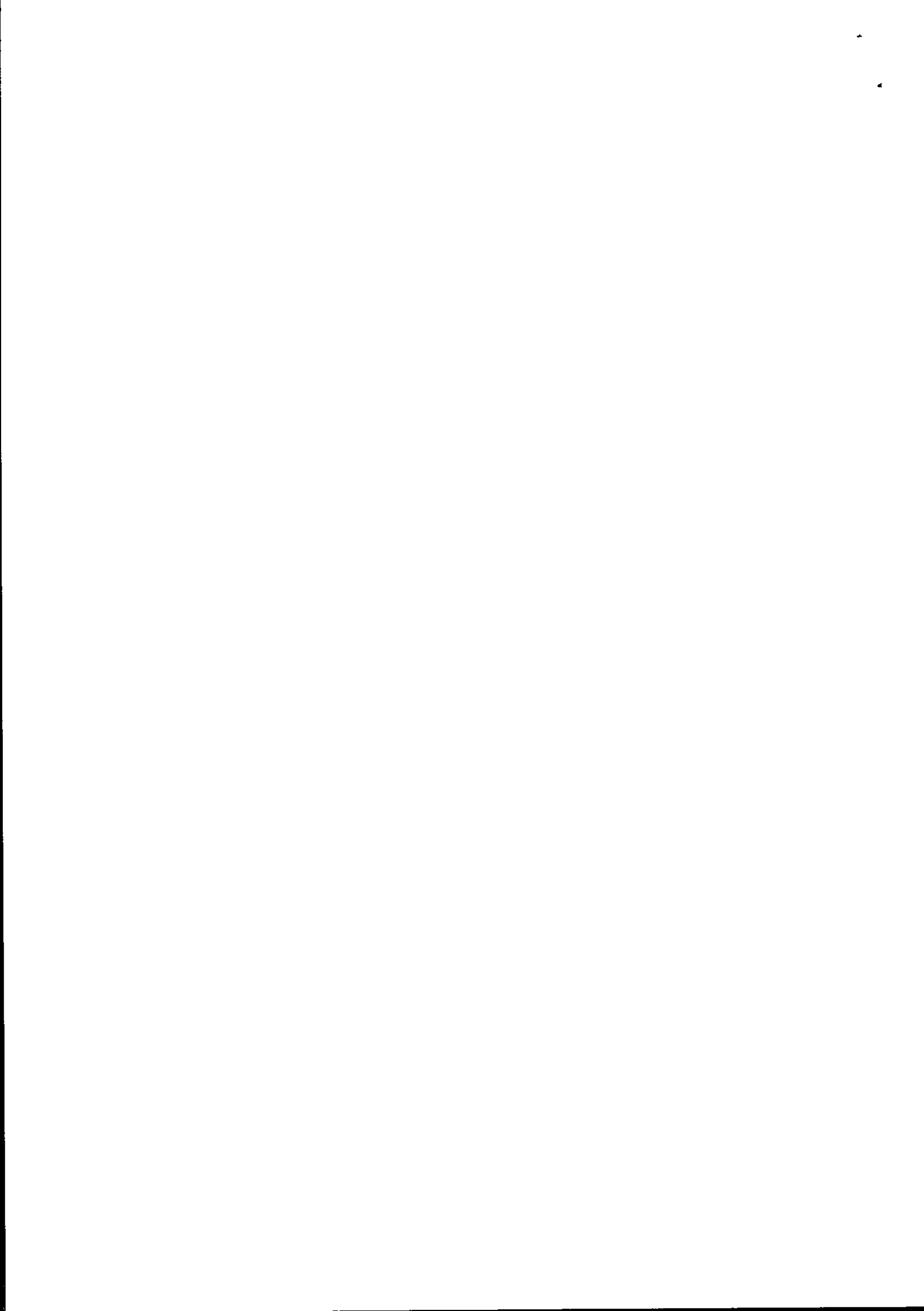
GRN	MH01351028202021E	BARCODE	[Barcode]		Date	19-03-2021 16:17:23	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		Registration Fee			
Office Name	KJT_KARJAT SUB REGISTRAR	Full Name		Sahab Sahar			
Location	RAIGAD	Flat/Block No		22 Tarvalke Punglas			
Year	2020-2021 One Time	Flat/Block No		22 Tarvalke Punglas			
Account Head Details		Amount In Rs	Premises/Building				
0030046401	Stamp Duty	225000.00	Road/Street	Kotumbe Amboli Road	Off	Karjat	Murbad
0030053301	Registration Fee	3000.00	Area/Locality	Karjat			
Town/City/District							
PU							
Remarks (If Any)							
PAN: AAACZ3346H - Second Part Name: Zahra Property Put							
[Stamp: OFFICE OF THE SUB-REGISTRAR, RAIGAD]							
Amount In Two Last Fifty Five Thousand Rupees Only							
Total	228000.00 Words						

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK	
Cheque/DD No	9363 / 4028	Bank CIN	Ref No 020039-2021031901919 1234530387
Name of Bank	BANK OF BARODA	Bank Date	RB Date 19-03-2021 16:19:08 Not Verified with RB
Name of Branch	39 / 80	Branch	BANK OF BARODA
Department ID		Serial No	Date Not Verified with Serial

NOTE - This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट - चॉलन केवल तभी वैध है जबकि यह सब-रेजिस्ट्रार कार्यालय में ही दर्ज किया गया हो। अन्यथा यह वैध नहीं है।

Sahab Sahar

[Signature]



नामक पत्रक ग्रामीण क्षेत्र जमीन

नियमक पत्रक ग्रामीण क्षेत्र २, ३, ४ जमीन	
जिल्हा	ठाणे
परगणे	परगणे
क्षेत्राचे नाव	Rura
सर्वे नंबर व ट. नंबर	३-
जमिनीचा वर्तवित वापर	विस्तारी जमिनी भूखंड
संपत्तीचा प्रकार	४१ मीटर
Reg. es Applicable	३३ अ

५-११११

५५५६६०-१

THE SUB.

११/१०

११/१०

११/१०





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

Receipt of Document Handling Charges

PRN 2303202110595 Receipt Date 23/03/2021

Received from KARJAT, Mobile number 0000000000 an amount of Rs 800/- towards Document Handling Charges for the Document to be registered on Document No. 1383 dated 23/03/2021 at the Sub Registrar office S R Karjat of the District Raigarh.

DEFACED

₹ 800

DEFACED

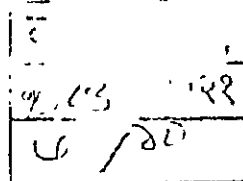
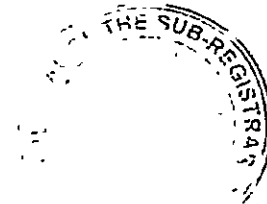
Payment Details

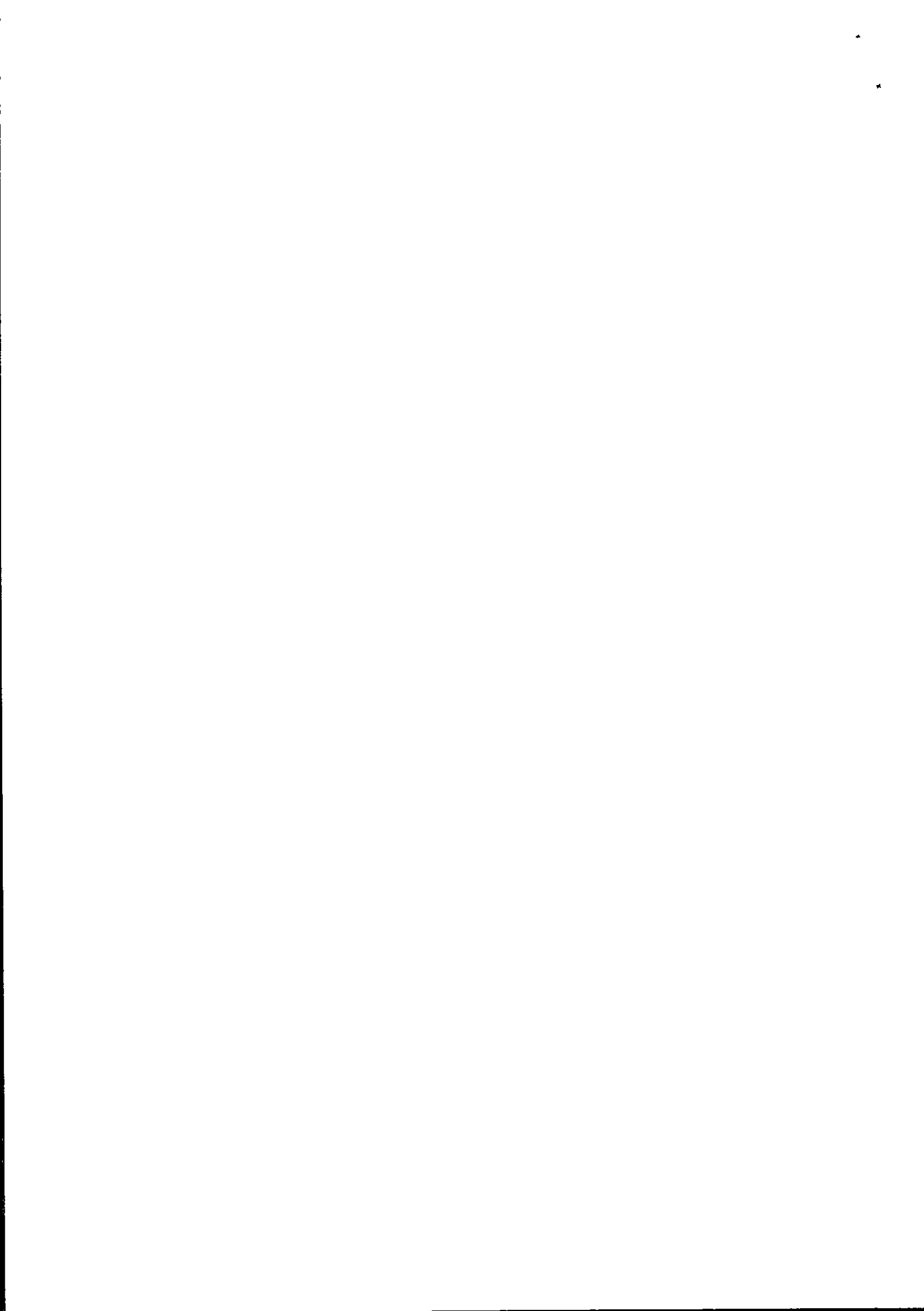
Bank Name sbiepay Payment Date 23/03/2021

Bank CIN 10004152021032308006 REF No 202108257686652

Deface No 2303202110595D Deface Date 23/03/2021

This is computer generated receipt hence no signature is required





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2303202110595
Date	23/03/2021
Received from KARJAT, Mobile number 0000000000, an amount of Rs 800/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Karjat of the District Raigarh	
Payment Details	
Bank Name	stepay
Date	23/03/2021
Bank CIN	10004152021032308006
REF No	202109257688652
This is computer generated receipt, hence no signature is required	



9303/2021
2/80





AGREEMENT FOR SALE

AGREEMENT is made at Karjat this 22 day of March 2021 BETWEEN
M/S. ZANIRA PROPERTY PRIVATE LIMITED, a Company registered under
the Indian Companies Act, 1956, having their office at, 3021, Shashmira Centre
C S T Vidyanageri road opp Mercedes benz showroom, Kahan, Santacruz
(East), Mumbai 400098 Hereinafter referred to as "THE OWNERS" (which
expression shall unless it be repugnant to the context or meaning thereof be
deemed to mean and include the present directors and their successors of The
One Part,

AND

Mr Saheb Sahani, S/O Lalbihari Sahani residing at B 204 Lotus Tower
Central Park Road, Ostwal Nagari, Nallasopara East Vasai 410209 Palghar
District, and Aadhar card no 4696 1076 3194

Hereinafter referred to as "THE PURCHASERS" (which expression shall unless
it be repugnant to the context or meaning thereof be deemed to mean and
include their heirs, executors, administrators and assign, s) of The Other Part.

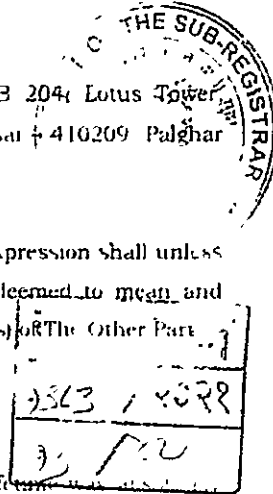
WHEREAS:

A. Shantaram Kashinath Kadam, during his lifetime
seized and possessed of and/or otherwise well and sufficiently entitled to the
Land bearing Survey No 1, Hissa No 1C, (Old Survey No 1 1+2+3A,
admeasuring 3 Hectors and 95 Gunthas, situate at Village Pinglas, Taluka,
Karjat, Dist. Raigad, hereinafter referred to as the said Land No 1

B. By Conveyance dated 3/11/1981 duly registered at Sub Registrar
of Assurances at Karjat at Serial No KJR/1372/1981, dated 13/11/1981
Shantaram Kashinath Kadam, absolutely sold the said Land No 1 to Snehalata
Shivaprasad Dalvi on the terms and conditions at or for the price mentioned
therein

C. By Conveyance dated 17/2/1982, duly registered at Sub Registrar
of Assurances at Karjat, at Serial No KJR/285/1982, dated
18/2/1982, Snehalata Shivaprasad Dalvi, absolutely sold the said Land No 1 to
Lila Laxmikant Diwadkar on the terms and conditions at or for the price
mentioned therein

D. Shivram Kashinath Kadam (Patil) during his lifetime was
absolutely seized and possessed of and/or otherwise well and sufficiently
entitled to the Land bearing Survey No 1, Hissa No 1B, (Old Survey No,
1/1+2+3B), admeasuring 5 Hectors and 26 Gunthas, situate at Village Pinglas,
Taluka, Karjat, Dist. Raigad. Hereinafter referred to as the said Land No 2







Situate at Village: Pnglas, Taluka: Karjat, Dist. Raigad, are more particularly described in the First Schedule written heretunder.

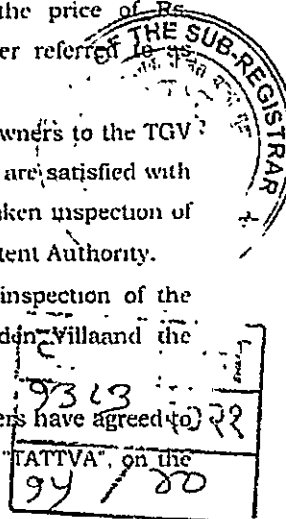
M. The Owners propose to develop the Plots no 21 and 22 out of the said Plots by constructing the Terrace Garden Villas in the name and style of "TATTVA". Hereinafter referred to as "The TGV Plots" as per the Plans and specifications got sanctioned by the Owners and to sell Terrace Garden Villas in the "TATTVA", on Ownership basis.

N. The Purchasers have agreed to purchase one Terrace Garden Villa in the "TATTVA", being Terrace Garden Villa No 22 admeasuring 1875 Sq. Ft. i.e. 174 Sq. Mtrs. constructed on the TGV Plots, particularly on Plot 22, along with an undivided share of land admeasuring sq.ft. or Sq. m., in Plot 22 admeasuring, 14649 sq ft. or 1.361 sq m.; more particularly described in the Third Schedule hereunder written at the price of Rs 75,00,000/- (Rupees Seventy Five Lakhs Only). Hereinafter referred to as "Terrace Garden Villa"

O. The Purchasers have examined the title of the Owners to the TGV Plots and have seen the documents of title in the Owners and are satisfied with the Owners title to the TGV Plot. The Purchasers have also taken inspection of the said orders of the Government / Semi-government / Competent Authority.

P. The Purchasers declare that they have taken inspection of the plans and specifications of the proposed the Terrace Garden Villa and the Purchasers are satisfied about the same.

Q. The Owners have agreed to sell and the Purchasers have agreed to purchase on ownership basis the Terrace Garden Villa in the "TATTVA", on the following terms and conditions.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1 The Owners will sell and the Purchasers will purchase the Terrace Garden Villa bearing No 22 having a Built-up area of approximately 1875 Sq. Ft. i.e. 174.19 Sq. Mtrs., constructed on the TGV Plots, particularly on Plot 22, along with an undivided share of land admeasuring sq.ft. or Sq.m., in Plot 22 admeasuring, 14649 sq.ft or 1.361 sq. m., more particularly described in the Second Schedule and delineated on the plan thereof hereto annexed as Annexure 'A' and thereon shown surrounded by red colored boundary line, the specifications of the Terrace Garden Villa are more particularly described in Annexure 'B', at or for a lump sum price of Rs 75,00,000/- (Rupees Seventy Five Lakhs Only). Out of the said amount a sum of Rs 75,00,000/- (Rupees Seventy Five Lakhs Only) has been paid by the Purchasers to the Owners on the execution of these presents.



copy of the said plan is hereto annexed as Annexure 'A'. The Purchasers agree that the Owners will be entitled to make such variations therein as shall be required to be carried out by the Government or other local body or authority and as may be necessary by the exigencies of the circumstances from time to time

3 The possession of the Terrace Garden Villa shall be given by the Owners to the Purchasers after the Terrace Garden Villa is ready for use in accordance with the provisions of Clauses (1) & (5) hereof. The Owners shall give possession of the Terrace Garden Villa to the Purchasers within 18 months from the date of execution of this agreement. The Purchasers shall within seven days of the receipt by them of the written notice from the Owners that the Terrace Garden Villa is ready for use and take possession of the Terrace Garden Villa

4 The Purchasers will be entitled to take possession of the Terrace Garden Villas contemplated in Clause 3 hereof only if at they have duly observed and performed all the obligations and stipulations contained in this Agreement and on their part to be observed and performed and have also duly paid to the Owners all and whatsoever the amounts are payable by them under this Agreement.

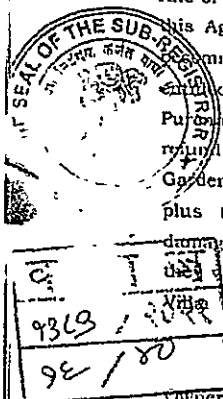
5 Without prejudice to the rights and remedies of the Owners under these presents and/or in law, the Purchasers will be liable to pay interest at the rate of 12% p a on all the amounts due and payable by the Purchasers under this Agreement. If such amounts remain unpaid for 7 days or more after becoming due. If the Purchasers are unable to do the above the Owners will be entitled to terminate this Agreement by giving fifteen days notice to the Purchasers and refund the amounts paid without any interest. The Owners will refund the amounts paid by the Purchasers only after the sale of the Terrace Garden Villa to any other party and after deducting 10% of the agreement value plus taxes/charges by the government/regulatory bodies, as liquidated damages. The Purchasers agree to this mode of refund and further state that they will not dispute or hinder in any way to the sale of the Terrace Garden

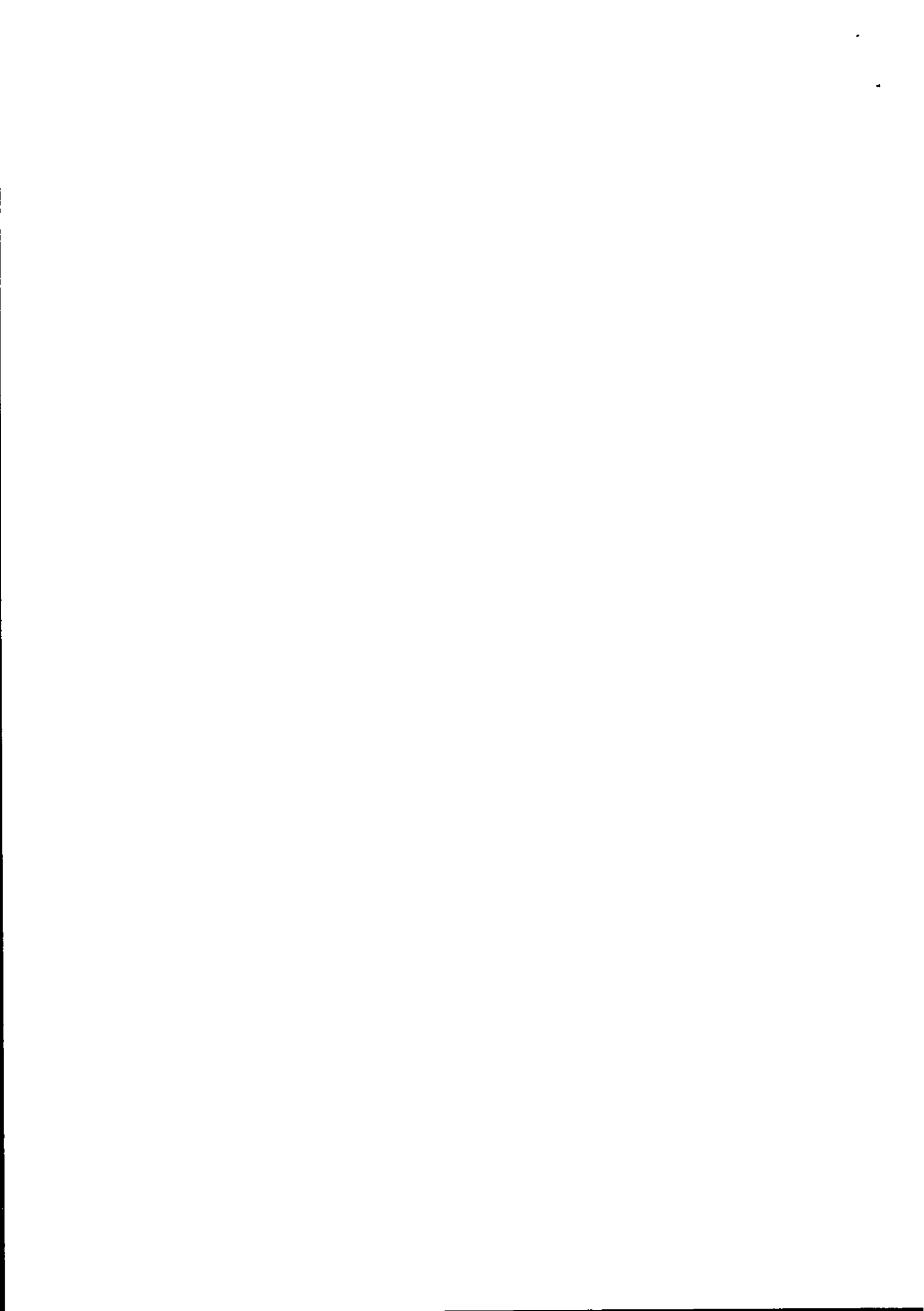
The Purchasers have satisfied themselves as to the title of the Owners to the TGV Plots and accepts the same and also accepts the Certificate of title to the TGV Plots

7 Notwithstanding anything contained in this Agreement or in the above Clauses the Owners will not incur any liability if they are unable to deliver possession of the Terrace Garden Villa within specified period, if the completion of the Terrace Garden Villa is delayed by reason of non availability

Sd/- Sd/-

Philip







cause to be made any new construction or work of whatsoever nature in or about the Terrace Garden Villa or any part thereof nor will they make any additions or alterations to the Terrace Garden Villa without the previous consent in writing of the Owners or in contravention of any Competent Authorities, Rules and Regulations nor without such consent or in such contravention as aforesaid, close lounges and any balcony effect any alterations in the elevation or change the colour scheme of the exposed walls of the varandas lounges or external walls

14 The Purchasers hereby declares and affirms that the Terrace Garden Villa will be used solely for residential or legitimate business purpose. The Purchasers will under no circumstances be entitled to use the Terrace Garden Villa for any unlawful, immoral or antisocial purposes, or in such a manner so as to cause nuisance or inconvenience to the other occupants of TATTVA or its vicinity

15 If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or part, the Agreement will continue to be valid as to the other provisions thereof and the remainder of the affected provision

16. Upon the possession of the Terrace Garden Villa being handed over to the Purchasers as hereinabove stated. The Purchasers will bear pay and contribute to the Owners an amounts/payments/deposit towards the proportionate taxes and outgoings maintenance charges for the amenities provided by the Owners to the Purchasers

17 The Purchasers will pay the following amount to the Owners at the time of Possession:-

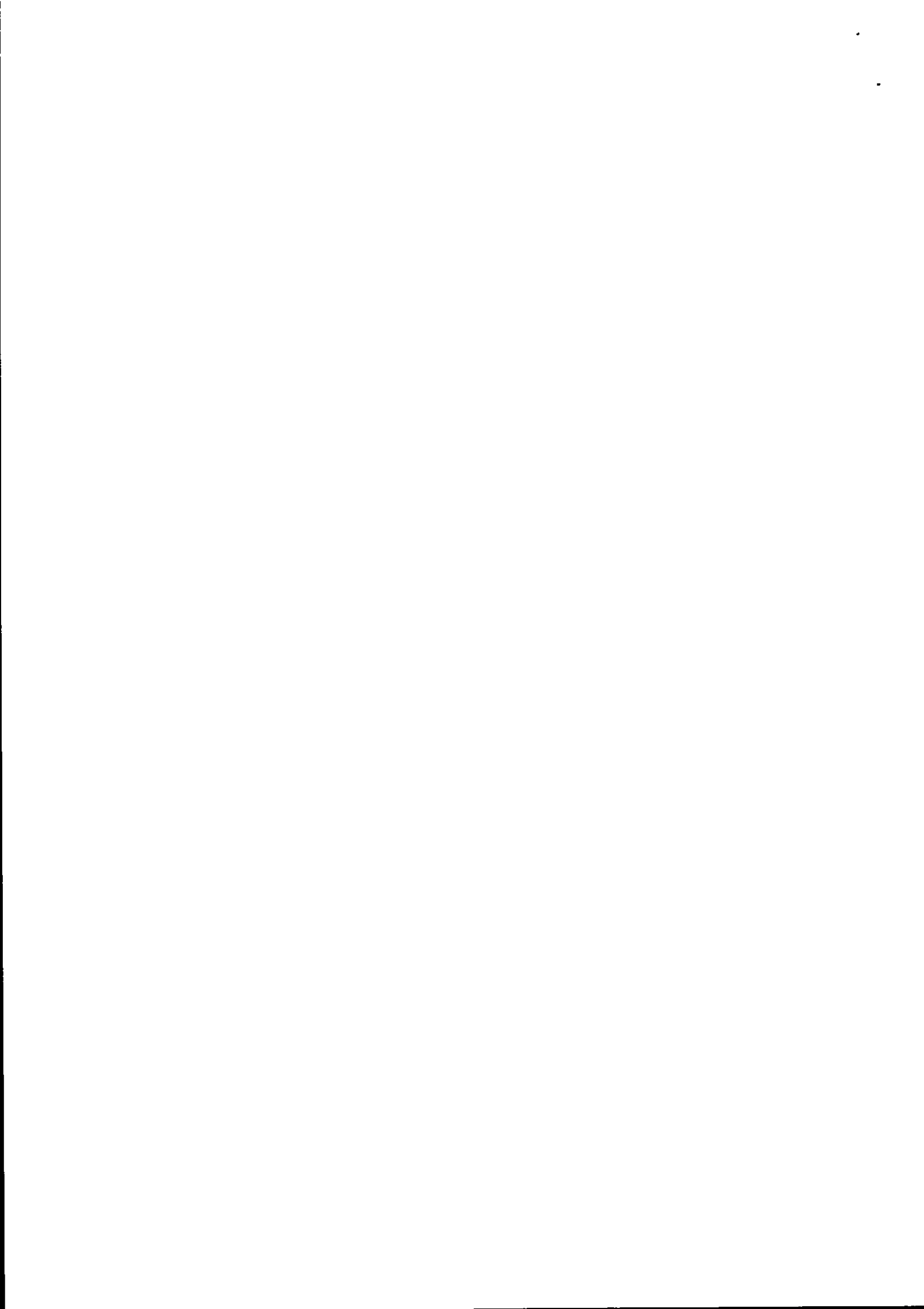
- a) Rs. 1000 towards Share Capital and Entrance Fees of the said Society.
- b) 12 month Advance maintenance charges from the date of possession of the Terrace Garden Villa
- c) Rs 5000/- for formation of Society

The above amounts shall be treated as Deposits with the Owners and the same shall be transferred to the proposed Co-operative Society of the Terrace Garden Villas purchasers and when it is registered after adjusting or deducting there from any amounts due and payable as mentioned in above paragraph The Purchasers do hereby agree to indemnify and keep indemnified saved defended and harmless the Owner in that behalf

18 The Owners will execute the Deed of Conveyance in respect of the said Plots including TGV Plots in favour of the Co-operative Housing Society after completion of whole project along with its expansion if any

19 The Purchasers agrees to abide by all rules regulations stipulations, bye-laws of the co-operative society. The Purchasers will observe and perform all stipulations and conditions lay down by the said Co-operative society and by laws adopted by such society as the case may be regarding the occupation and use of the said TGV Plots and shall pay and contribute

Stamp: TATTVA
Handwritten: 383
Handwritten: 96



20 The Club House facility provided by the Owners which includes and is restricted up to the Purchasers and their two children. The Purchasers will only pay the subscription charges, as applicable and decided by the Owner for the use of the Club House and its facilities. If the subscription charges payable by the Purchasers are not paid in time, the membership of them shall be suspended and until the arrears are paid, till that time the Purchasers and their family members will not be entitled to use the Club House and its facilities. The membership of the Club House is non transferable.

21. If the Purchasers fail to complete the Purchase of the Terrace Garden Villa terms of this agreement within the time stipulated herein for completion, the Owners shall forfeit the said earnest money and Purchasers will be liable to pay proportionate costs, charges and expenses and damages incurred by the Owners.

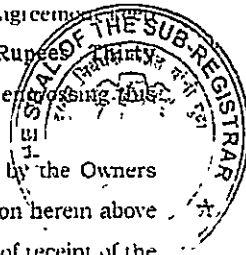
22 If the Owners willfully fails to complete the sale within the stipulated time, the Owners will be liable to refund to the Purchaser the amount of earnest money and all other moneys paid to him by the Purchasers forthwith with interest at 12% p.a. till repayment and all costs charges and expenses incurred by the Purchasers of and incidental to this Agreement till then.

23 All costs charges and expenses of preparing, engrossing this Agreement, and Conveyances or any other document/s required to be executed by the Owners or by the Purchasers shall and then stamp duty and registration charge shall/will be borne by the Purchasers.

24 The Purchasers will on or before execution of this agreement deposit with the Owners an amount of Rs. 30,000/- (Rupees Thirty Thousand only) for the legal charges/ Professional charges of engrossing this Agreement and Conveyances.

25. All letters, receipts and/or notices will be issued by the Owners and dispatched under certificate of posting to the address mentioned herein above of the Purchasers and if so dispatched it will be sufficient proof of receipt of the same by the Purchasers and shall effectually discharge the Owners.

26 All costs charges and expenses of preparing, and for specific performance of this Agreement only the Bombay (India) Court will have jurisdiction.



9363 12022
92/20

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove written

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Plots, the particulars of the said Plots i.e their survey numbers, Hissa numbers and areas are as under

Sr. No.	Survey No & Hissa No	Area Sq Mtrs	Sl. No	Survey No & Hissa No	Area Sq Mtrs
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9	82 00	1000.00	0	82 10	283.00
10	82 00	1000.00	11	82 11	1260.00
11	82 00	870.00	12	82 12	1100.00
12	82 00	62.00	13	82 13	1092.00
13	82 00	00.00	14	82 14	1152.00
14	82 00	700.00	15	82 15	701.00
15	82 00	80.00	16	82 16	741.00
16	82 00	870.00	17	82 17	550.00
17	82 00	700.00	18	82 18	570.00
18	82 00	1288.00	19	82 19	881.00
19	82 00	910.00	20	82 20	620.00
20	82 00	500.00	21	82 21	628.00
21	82 00	00.00	22	82 22	101.00
22	82 00	00.00	23	82 23	531.00
23	82 00	570.00	24	82 24	505.00
24	82 00	180.00	25	82 25	627.00
25	82 00	00.00	26	82 26	620.00
26	82 00	00.00	27	82 27	620.00
27	82 00	00.00	28	82 28	720.00
28	82 00	00.00	29	82 29	900.00
29	82 00	00.00	30	82 30	640.00
30	82 00	00.00	31	82 31	651.00
31	82 00	00.00	32	82 32	713.00
32	82 00	00.00	33	82 33	594.00
33	82 00	00.00	34	82 34	570.00
34	82 00	00.00	35	82 35	689.00
35	82 00	00.00			658.00
					9030.00
					4632.00
					1597.00
					34.00

Situated at Village Punglis Taluka Karjat Dist. Raigad

THE Second SCHEDULE ABOVE REFERRED TO

ALL THAT piece and piece

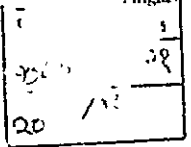
1. TGA Plot No 21 (old Survey Numbers 1, 1B/1C, New Survey No.82, Hissa No 21 admeasuring 17.5000 Sq. Ft. Situated at Village Punglis Taluka Karjat Dist. Raigad And bounded as follows

That is to say
 On or towards East ...
 On or towards West ...
 On or towards North ...
 On or towards South ...



2. TGA Plot No 22 (old Survey Numbers 1, 1B/1C, New Survey No.82, Hissa No 22 admeasuring 11.0000 Sq. Ft. Situated at Village Punglis Taluka Karjat Dist. Raigad And bounded as follows

That is to say
 On or towards East ...
 On or towards West ...
 On or towards North ...
 On or towards South ...



Sahab Saheba

P. K. Joshi





THE THIRD SCHEDULE ABOVE REFERRED TO

P. Pandey

Terrace garden villa No 21 admeasuring 1875 Sq. Ft i.e. 174.19 Sq Mtrs. and on the TGV Plots, particularly on Plot 21. along with an undivided share of land admeasuring sq.ft. or Sq. m. in Plot 22 admeasuring total area of 14649 sq. ft. or 1,361 sq. m.


SIGNED AND DELIVERED by the
Within named Owners M/S. ZANIRA
PROPERTY PRIVATE LIMITED
through its Director
Mr. Ravisankar Pasupuleti


P. Pandey


In the presence of

1. Santosh Mayangade *T. S. Mayangade*
2. Momelesh Sharma *M. Sharma*

SIGNED AND DELIVERED by the
Within named Purchasers ...
Mr. Saheb Sahani

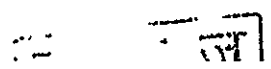

Saheb Sahani

In the presence of

1. Santosh Mayangade *T. S. Mayangade*
2. Momelesh Sharma *M. Sharma*







RECEIPT

RECEIVED the day and year first hereinabove written from the abovenamed Purchaser the sum of Rs 75,00,000/- (Rupees Seventy Five Lakhs Only) as part consideration

Bank /branch	Cheque No ref	Date	Amount
RBL Bank, Malad West Branch	000115	March 22, 2021	Rs 50,00,000/-
RBL Bank, Malad West Branch	000116	March 22 2021	Rs 21,00,000/-
RBL Bank Malad West Branch	000117	March 22, 2021	Rs 4,00,000/-
Total			75,00,000/-

We say Received

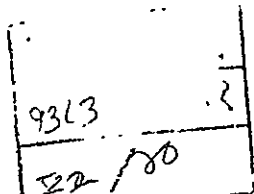
M/S. ZANIRA PROPERTY PRIVATE LIMITED

Authorised Signatory

P. Ravindra

Witnesses

1. Mona Lata Sharma *Mona Lata Sharma*
2. Santosh Mangarajade *Santosh Mangarajade*

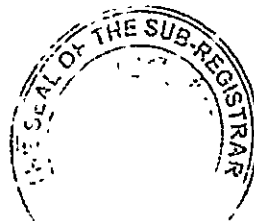


Annexure 'B'

- 1) STRUCTURE.
Framed structure will be of RCC columns, beams & slabs or load bearing as the case may be External walls of 20 cms thickness of bricks/laterite masonry Internal walls of 10 to 12 cms thick brick masonry.
- 2) DOOR, WINDOWS AND FITTINGS:
All doors, windows and frames of marble All door of brass Door shutters made in processed wood Sliding windows made in Anodized aluminum and glass.
- 3) FLOORING:
All internal floors to be provided with vitrified ceramic tiles.
- 4) BATHROOM FITTINGS
Wall tiles up to door height Concealed PVC/G.I plumbing All toilets to have western flush toilet, washbasin, faucets, shower All external sewage lines of PVC /SWR pipes
- 5) KITCHEN:
Granite platform and stainless steel sink The wall immediately above the platform will be covered with tiles up to 24' height
- 6) ELECTRICALS
Concealed copper wiring with switches conforming to ISI specifications. Government power supply with provision for UPS
- 7) PAINTING:
Internal walls in OBD/Plastic emulsion and External walls in cement based paints.
- 8) WATER SUPPLY:
Water will be supplied through sump by Society's / Government water supply system
- 9) COMMUNITY SEWAGE
A system of septic tanks and soak pits has been incorporated

Saheb Saheem

P. K. S.

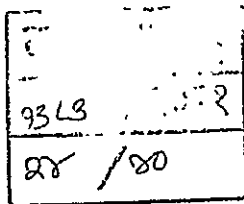
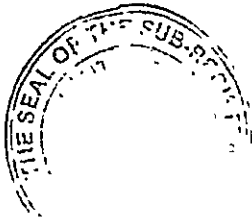


Annexure 'E'

Purchaser/s shall/will bear pay and contribute to the Owners the following amount equivalent to 100 paise per sq. Ft. of the plot area. per month towards the proportionate taxes and outgoings maintenance charges for the amenities provided by the Owners. The amount will be paid in advance on an annual basis starting from possession.

The lump sum amount to be paid on an annual basis is Rs. 22,500/- (Rupees Twenty Two Thousand and Five Hundred Only)

P. R. Jais





या कार्यालयाकडील आदेश क्र.मश.एल.एन.१५६ दिनांक २६/६/२००९

०९ दिनांक २६/६/२००९ च्या मंत्रणा नकाशाच्या प्रत
 ३) सहाय्यक संचालक नगर रचना मंडळ अलिवाग वाजकडाने प्र.ज.न.मसनु-सोअ/अंतिम
 रेखाकन/विशेष/वाण, मा.विणळम ना.कजत म क्र.११६, २६/६/२००९
 ४) उप विभागाय अभिपत्ती, नवू वाजकडाने मसनु-सोअ/अंतिम वाजकडाने
 पत्र क्र.नयामडांय/पुण्या नकाशा २००९ दिनांक २६/६/२००९

STPARI

क्र.मश.एल.एन.१५६ दिनांक २६/६/२००९
 जि.वा.कान.मसनु वाजकडाने
 अलिवाग, दिनांक २६/६/२००९
 १५६३ : २०२४
 २६/८०

आदेश

श्री.सचिवकर पाम्पुलेटी यांचे नावे वाजकडाने नकाशा नकाशा क्र.११६/२६/०९
 १/५क एकूण क्षेत्र २२५-० इ.आर. या जागेचे अंतिम विनयाने रेखाकनाने या क्षेत्राचे मसनु-सोअ
 वायकामास परवानगी मिळणयावेत दिनांक २६/६/२००९ च्या मंत्रणा नकाशाच्या प्रत

मौजे विणळम तालुका कजत येथील खालील वर्णनाच्या मसनु-सोअ श्री.सचिवकर पाम्पुलेटी
 याना या कार्यालयाकडील आदेश क्र.मश.एल.एन.१५६ दिनांक २६/६/२००९ च्या मंत्रणा नकाशाच्या
 अन्वये फ्लॉट घाडून तात्पुरत्या रेखाकनामध्ये नियामी कारणानादी विनयाने परवानगी देण्यात आली आहे.

स.न	दि.न	क्षेत्र-इंचद्वारा क्षेत्र	वायकामास परमे
१	१५	२२५-०	३-३५
२	१६	२२५-०	३-५०

मसनु-सोअ श्री.सचिवकर पाम्पुलेटी यांच्या नावे वाजकडाने नकाशा नकाशा क्र.११६/२६/०९
 अर्जाद्वारे याना तालुका निगमनास भूमि आभिलेख कजत वाजकडाने सदर क्षेत्राचे मातृणा
 कजत घेतली अमुन त्याचकडील नकाशा/विनयाना/मा.न.२२६/२०-००९ दिनांक २६/६/२००९ च्या
 मंत्रणा नकाशाच्या प्रत सादर केली आहे

सहाय्यक संचालक नगर रचना मंडळ अलिवाग याना त्याचकडील पत्र दिनांक
 २६/६/२००९ अन्वये कळविले आहे की, अर्जाद्वाराची मातृणा ती वायकामास प्रादेशिक योजनेमध्ये
 समाविष्ट नाही. नियोजित वायकामा इतर वायकामाही प्रत्येक वायकामा काल नादी क्विआ आदेशित
 नाही अर्जाद्वाराचे सादर केल्या मातृणा नकाशाप्रमाणे जागच्या मधे इहा जूळत आहे। मसनु-सोअ
 कजत-कॅशे-आविचली या प्रमसु क्रिया मसनु-सोअ पत्र अलिवाग मसनु-सोअ क्र.११६/२६/०९ च्या मंत्रणा
 अन्वये रम्याघरने प्रवेश प्राप्त होत अगल्याने मसनु-सोअ अर्थातमसनु-सोअ या मातृणा नकाशा
 अन्वये ही मातृणा अर्जाद्वाराचे नकाशाप्रमाणे सादर केल्या या मंत्रणा नकाशा अंतिम मसनु-सोअ
 भूखडाने वायकामा नकाशा मसनु-सोअ अर्थातमसनु-सोअ अर्थातमसनु-सोअ अर्थातमसनु-सोअ
 कमाने अन्वये घाडून उभे वर्णनाच्या मसनु-सोअ अर्थातमसनु-सोअ अर्थातमसनु-सोअ अर्थातमसनु-सोअ
 नकाशा हे विकार नियंत्रण नियमावलीप्रमाणे नमून त्यामध्ये मातृणा अर्थातमसनु-सोअ अर्थातमसनु-सोअ

पत्राचार शर्तीना अंघन तट्टन जाम अनाह.

उप विभागीय आभयला, लष् पाठवधारे सवक्षेप उप विभाग, अलिबाग (पेण) थाने त्याचेकडील पत्र दिनांक २१/१/२०११ मध्ये काढावेल आहे की, मदन क्षेत्र पर्यटनक्षेत्रात येत मार्ग त्यामुळे सदर क्षेत्र पुराचे वृष्टान नदीपासून सुरक्षित अन्वरावर आहे.

वरील अभिप्राय विचारान घेता, श्री.विश्वकर पासुपुलंटा याना मीजे पिपळम तागूका कृत्रम येथील स.नं.१/१३ व. १/१३ एकूण क्षेत्र १-२१-० हे आर या लागेत अंतिम दिनजेती रेखाकनाम व त्यामधील भूखडामध्ये बाधकामात परवानगी खालील शर्तीवर देण्यात येत आहे

शर्ती :-

- १) अंतिम मजूर रेखाकनामपत्रणे ह्या, पत्रा अना, मदन क्षेत्र नदीपासून भूमी पर्यटनक्षेत्रात कायम करण्यात यावा.
- २) रेखाकनातील भूखडाचा वापर फक्त निवर्तन वा कारागारात करण्यात यावा
- ३) रेखाकनातील कोणत्याही मळाचा मजूर क्षेत्राच्या मर्यादांमध्ये देवण्यात येतो. मध्य रस्त्या पयच्या स्वरुपात रहदारीला योग्य होतेच अशा स्वरुपात वापर करण्यात यावा
- ४) खुल्या जागेचे क्षेत्र एकूण रेखाकनातील क्षेत्राच्या ०.५ इतक इतमान सादत पाहिले तरी जाग कायम खुली देवण्यात आली पाहिजे. या मळाचा विकास उदयान फळा विभागाने अशा स्वरुपात भूखडधारकाचे उपयोगासाठी करण्यात यावा. एकूण क्षेत्राच्या एकमान ५.९९ म्क्विधा क्षेत्र देवणे आवश्यक आहे. मुविधा क्षेत्रात प्रयोगात्मक मध्य व रेगटोरसका वापर अनुसंधे येऊन
- ५) सर्व नियोजित रस्त्याना योग्य प्रकारचा मजूर बाधण्यात येऊन भूखडामधील माडपाण्याचा निचरा

करण्याची व्यवस्था अर्जाद्वारे देणे पाहिजे

६) रेखाकनातील नियोजित करणा मजूर क्षेत्रात वापर करणे पाहिजे

७) मजूर क्षेत्रातील कोणत्याही मजूर क्षेत्रात वापर करणे पाहिजे

८) रेखाकनातील रस्ते जर शेतजोत वापर करणे पाहिजे

९) भूखडधारकाचे वापरासाठी विविध प्रकारच्या वापरात वापर करणे पाहिजे

१०) मजूर क्षेत्रात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

११) मजूर क्षेत्रात बाधकामात भूखडामध्ये अंतिमदारीत अन्य बाधकामे अशा एकूण क्षेत्र नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

१२) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

१३) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

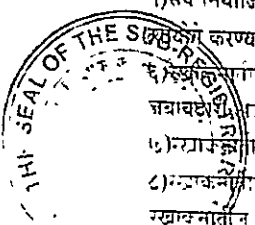
१४) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

१५) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

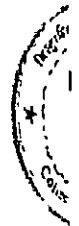
१६) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

१७) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे

१८) मजूर क्षेत्रात बाधकामात नकाशावर दाखविलेले वापरात वापर करणे पाहिजे



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2L



Handwritten signature or initials.

- याच्याकडील पत्र जा.क्र.लपासजवि/पुरंवा/नाहदा/२१८ डि.२१/१/२००९ प्रमाणे सदर जागा पुरेपेखाली घेत नाही व सदर क्षेत्र पुराच्या दृष्टीने नदीपासून सुरक्षित अंतरावर आहे. ही बाब विचारात घेवून प्रकरणी मंजूरी देण्यात येत आहे.
- १८) अर्जदार यांनी सादर केलेली माहिती अथवा कागदपत्रे खोटा अथवा दिशाभूल कणाारी असल्यास सदरची परवानगी रद्द समजण्यात येईल.
- १९) नदीपासून नियमाप्रमाणे तराविक अंतर सोडून बांधकाम करणे आवश्यक राहिल
- २०) रस्त्यापासून नियमाप्रमाणे तराविक अंतर सोडून बांधकाम करणे आवश्यक राहिल.
- २१) जागेच्या मालकी हक्काबाबत व पोंच रस्त्याबाबत कोणत्याही प्रकारचा वाद निमाणे झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमीनमालक यांची राहिल
- २२) मुळ बिनशेती आदेशामधील अटी व शर्ती अर्जदार/जमीनमालक/भूखडधारक यांच्याच बंधनकारक राहतील.
- २३) वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द करण्यात येईल

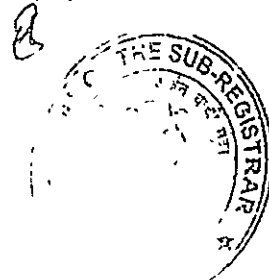


सही/- XXX
(सुभाष सोनवणे)
जिल्हाधिकारी रायगड
अलिबाग



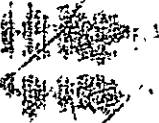
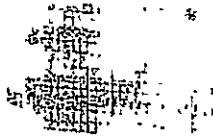
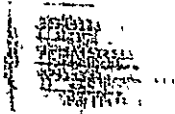
- प्रत :- श्री. रविशंकर पासुपुलेटी ग अं/१०२, प्रथमेश रिसिडेन्सी, दादाभाई रोड, अंधेरी(प.), मुंबई
यांस
- २/- सांचत मजूर नकाशाची प्रत जोडली आहे
- प्रत :- तहसिलदार कर्जत याजकडे पुढील कार्यवाहीसाठी.
- प्रत :- तालुका निरीक्षक भूमि अभिलेख कर्जत याजकडे.
- प्रत :- सहाय्यक संचालक नगर रचना रायगड अलिबाग याजकडे.
- प्रत :- तलाठी मजा आविचली ना. कर्जत याजकडे जरूर त्या कार्यवाहीसाठी
- प्रत :- हॅड फाईनसाठी

10/9/09
जिल्हाधिकारी रायगड करीता



Dr. Sub. Sonwane

P. Law Sonwane



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S. A. S. S. S.





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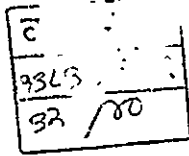
Saheb Sahni

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Saheb Saheer

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





आयकर विभाग
 INCOME TAX DEPARTMENT
 SAHEB SAHANI
 LALBIHARI SAHANI
 02/06/1983
 Permanent Account Number
 DBDPSE221N
 भारत सरकार
 GOVT OF INDIA

भारत सरकार
 GOVERNMENT OF INDIA
 4696 1076 3194
 आम आदमी का अधिकार

भारतीय नर्दशिश्ट पहचान अधिकार
 NATIONAL UNIQUE IDENTIFICATION AUTHORITY (NIA)
 Address:
 S/o Lalbihari Sahani, H/201, Lotus
 Tower, Central Park Road, Opp
 Jethwal Nagari Auto Stand, Jethwal
 Nagari, Nallasopara East, Taluka
 Nallasopara E, Vasai, Palghar
 Maharashtra-401208



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सरकार
Government of India



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P. B. J.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ZANIRA PROPERTY PRIVATE LIMITED

01/05/2008
Permanent & CC-4

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भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक : Enrolment No : 1218/17827/01578

To,
Manikesh Ashok Sharma
मनिकेश अशोक शर्मा

14/11/2011 Ashok Nwas Sharma Chawl Kokani Pada, Kurar Village
Mated (East) Mumbai
Maharashtra 400097
MobNo-9221242394



UC 08032667 5 IN

RefNo 412B3E9X-8032667



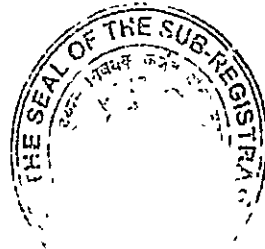


आपला आधार क्रमांक / Your Aadhaar No. :

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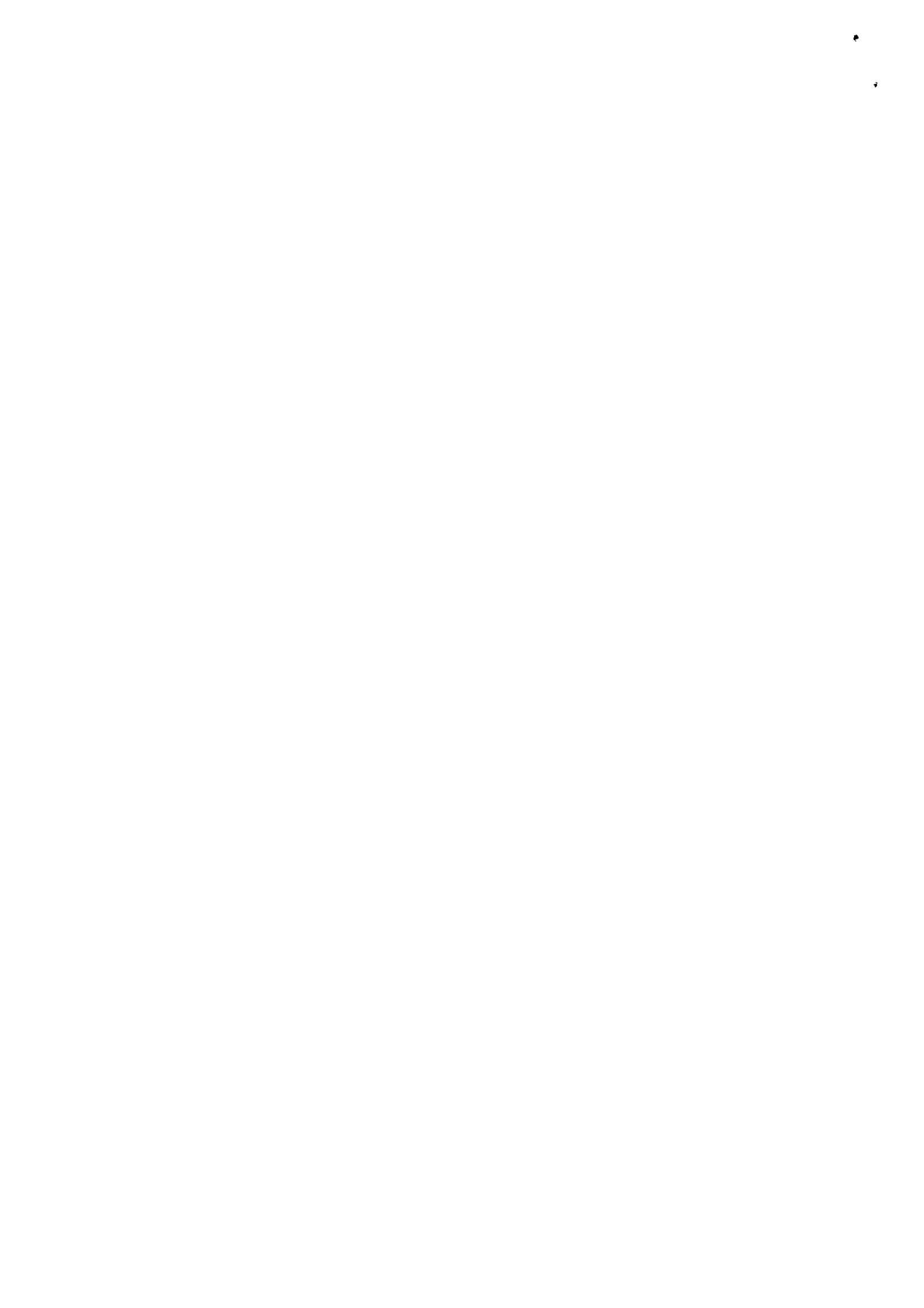
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
मनिकेश अशोक शर्मा
Manikesh Ashok Sharma
जन्म वर्ष / Year of Birth . 1981
पुरुष / Male
5266 8704 8888

आधार - सामान्य माणसाचा अधिकार

9363 / 2022
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Other Receipt (इतर पावती)

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मंगळवार 23 मार्च 2021 5 43 म न

दम्न गोपवाग भाग-1

कअज

क्रमांक 30100
दम्न क्रमांक 1383/2021

दम्न क्रमांक कज 1383/2021

वाजान् मूल्य रु. 75,00,000/-

मोवदना रु 75 00 000/-

भरलेले मुद्राक शुल्क रु 2,25 000/-

दु नि मद्र. दु नि. कजर याचे कार्यालयान

गावनी 2288

गावनी दिनांक 23/03/2021

अ क्र 1383 वर दि 23-03-2021

नादरकरणागचे नाव धी माहेर मानविहारी सहानी . .

गेजी 5 30 म न वा. हजर केला

नोंदणी फी

रु 30000 00

दम्न हाताळणी फी

रु 800 00

प्राची मन्दा 40

एतुण 30800 00

Sahib Sahani

दम्न हजर करणाऱ्याची नही

Sub Registrar Karjat

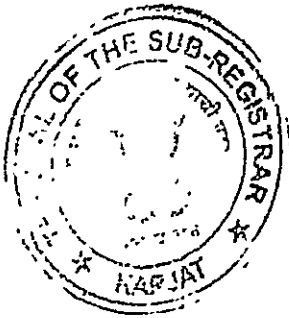
Sub Registrar Karjat

दम्नाचा प्रकार: विक्री करणाऱ्याचा

मुद्राक शुल्क (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रान किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रान

शिक्का क्र. 1 23 / 03 / 2021 05 30 18 PM ची वेळ. (सादरीकरण)

शिक्का क्र. 2 23 / 03 / 2021 05 31 35 PM ची वेळ: (फी)



ज्यासाठी जाडलेली कागदपत्रे कुलमुद्राकार पत्र
ज्यादी वनावट भाड्यात भाड्यात यांची संपूर्ण
जबाबदारी निष्पदाची राहिल

Sahib Sahani
सिद्ध देवत

Sahib Sahani
सिद्ध घेणार





2021

Index II

10/03/2021

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दुय्याम निवधक दु नि कर्तव

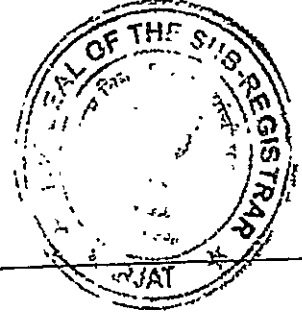
दग्न क्रमांक 1383/2021

नोंदणी

Regn 63m

गावाचे नाव पिंगळस

विनेखाचा प्रकार	विक्री करगणनामा
1) नोंदवना	7500000
1) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्ट्याकार कारणी देतो की पट्टेदार तें नमुद करावे)	7500000
1) भू-नामन,पोटाहिम्ना व धरकरमाक(असल्यास)	1) पानिकेचे नाव गवगड डनर वगळ . इन्न माहिती मोठे पिंगळस, ता कर्जव, जि. रायगड येथील मर्वे न 82/1 ने 82/70 व टी.जी.व्ही. प्लॉट न 21, मुला मर्वे न 1 1व/1मी मर्वे न 82/21 व प्लॉट न. 22, मुला मर्वे न 1.1वी/1मी, मर्वे न. 82/22 या मिळकतीवरील देगमे गाईन वीला न 22 क्षेत्र 1875 चौ फूट म्हणजेच 174.19 चौ.मी. व प्लॉट 14649 चौ फूट किंवा 1361 चौ मी. (Survey Number Plot No 22)
1) क्षेत्रफळ	1) 0 हेक्टर आर
1) भाषागणी किंवा जुडी देण्यात अमेल नसना.	
1) दस्तऐवज करून देणा-या/निवून ठेवणा-या वकालतेचे नाव किंवा दिवाणी न्यायालयाचा मन्नाग किंवा आदेश असल्यास, प्रतिवादिचे नाव पत्ता.	1) नाव-मोमने झरीरा शॉपटी पा.नी मर्वे डायरेक्टर श्री गविशकर पमुपुनेटी --- वय-57; पत्ता-प्लॉट न -, माळा न. - इमारतीचे नाव - ब्लॉक न - रोड न ऑफिस पत्ता ००१/५०२, फ्लोअर शाहीरा मॅन्डर, सीगसटी कुर्वा रोड, कालीन माताकुज पूर्व मुबई , महाराष्ट्र. मुबई पिन कोड-400098 पं न-AAACZ3346H
1) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा बाणी न्यायानयाचा वुजुमनामा किंवा आदेश मल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-श्री. साहेब सानविहारी सहानी -- वय-38 पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव: -, ब्लॉक न -, रोड न- वी २०५, सोटम टॉपर, मेट्रन पार्क रोड, सोमवान नगरी, नालामोपाराग पूर्व, महाराष्ट्र., पिन कोड:-410209 पं न-
1) दस्तऐवज करून दिल्याचा दिनांक	23/03/2021
0) दस्त नोंदणी केल्याचा दिनांक	23/03/2021
1) अनुक्रमांक, खड व पृष्ठ	1383/2021
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शंभ	



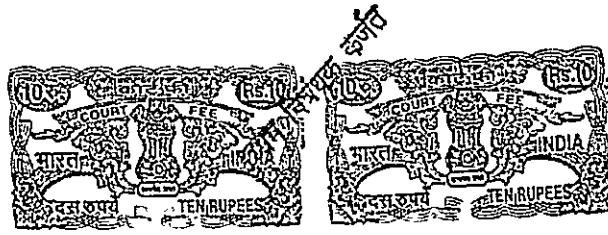
न्यायनामाटी विवागन घेनेना तपशील -

शंक शुल्क आकारना निवडलेना अनुच्छेद -

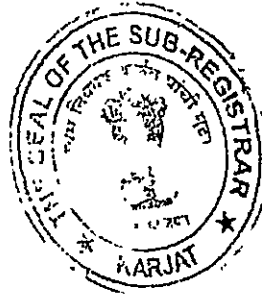
(ii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

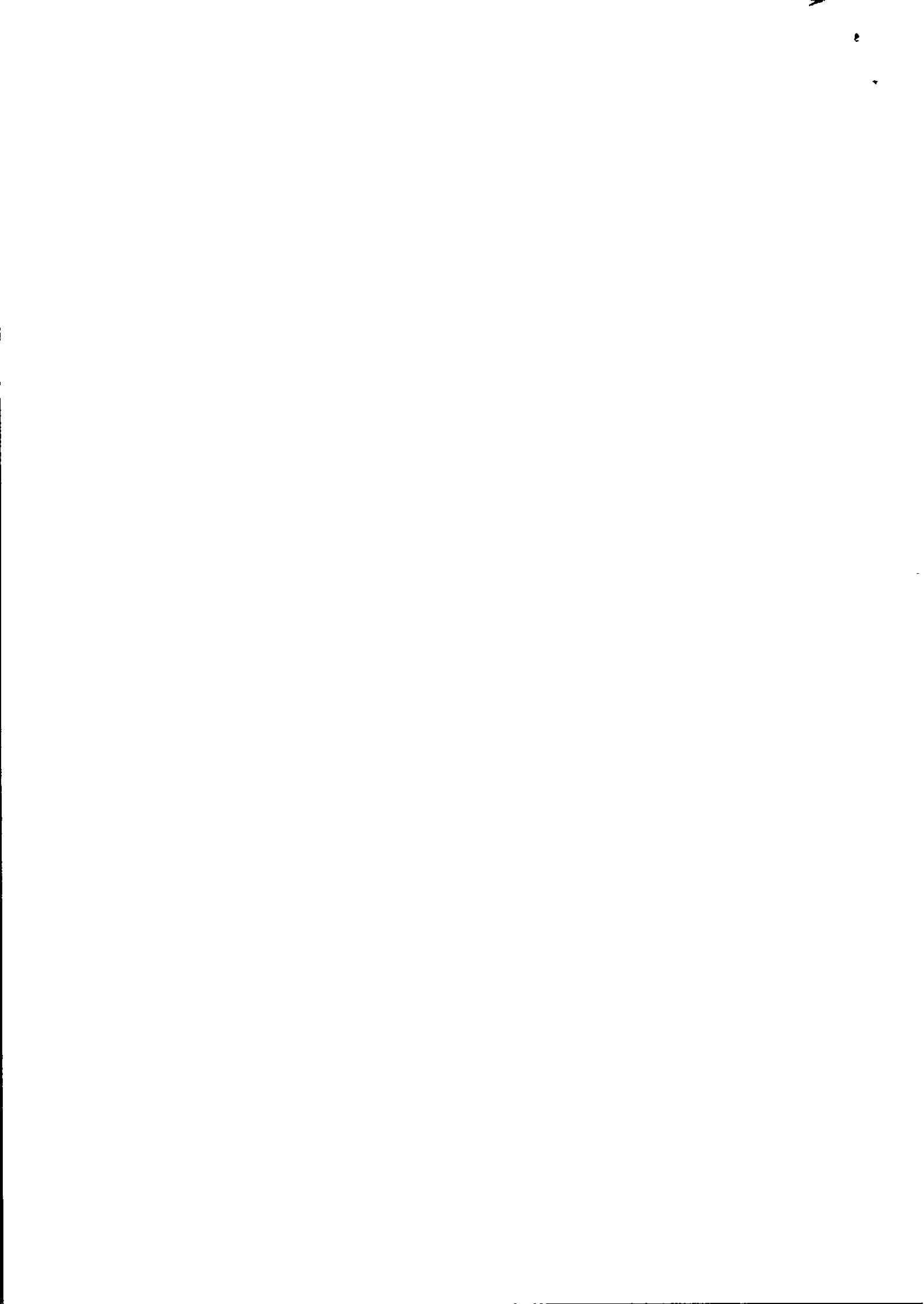
Sl	Purchaser	Type	Registration no vendor	Permit Licence	Amount	Used At	Serial Number	Service Date
1	Sahab Sahani	eChallan	02003942021031901919	MHC13510028202021E	225000 00	SD	0006448433202021	23/03/2021
2		DHC		2303202110595	800	RF	2303202110595D	23/03/2021
3	Sahab Sahani	eChallan		MHC13510028202021E	30000	RF	0006448433202021	23/03/2021

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



दुष्यम निवासकर्त
कर्जत







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AGREEMENT FOR SALE OF BUNGALOW

AGREEMENT is made at Karjat this TH day of **APR 2024** BETWEEN **Mr. Saheb Lalbihari Sahani S/O Lalbihari Sahani** , having their office at, 231,2nd Floor, Neo Corporate Plaza, Kachpada, Malad West Mumbai-400064. Hereinafter referred to as "**THE OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present directors and their successors) of The One Part;

AND

Mr. AJAY SHIWALING VAITIR S/O SHIWALING SHIVA VAITIR Residing at Room No. 85, at Post Anjur, Tal Bhiwandi, Near Water Tank, Anjur Thane-421302 Maharashtra India. **Pan Card No. AFYPV0271K** And **Aadhar Card No. 7064 0251 2143** . Hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assign/s) of The Other Part.

WHEREAS:

A. Shantaram Kashinath Kadam, during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Land bearing Survey No.1, Hissa No.1C, (Old Survey No. 1/1+2+3C), admeasuring 3 Hectors and 95 Gunthas, situate at Village: Pinglas, Taluka: Karjat, Dist.: Raigad. Herein after referred to as "the said Land No. 1".

B. By Conveyance dated 3/11/1981, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/1372/1981, dated 13/11/1981, Shantaram Kashinath Kadam, absolutely sold the said Land No.1 to Snehalata Shivaprasad Dalvi on the terms and conditions, at or for the price mentioned therein.

C. By Conveyance dated 17/2/1982, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/285/1982, dated 18/2/1982, Snehalata Shivaprasad Dalvi, absolutely sold the said Land No.1 to Lila Laxmikant Diwadkar on the terms and conditions, at or for the price mentioned therein.

D. Shivram Kashinath Kadam (Patil) during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Land bearing Survey No.1, Hissa No.1B, (Old Survey No. 1/1+2+3B), admeasuring 5 Hectors and 26 Gunthas, situate at Village: Pinglas, Taluka: Karjat, Dist.: Raigad. Herein after referred to as "the said Land No. 2".

E. By Conveyance dated 28/04/1982, Shivram Kashinath Kadam (Patil) absolutely sold the said Land No.2, to Lila Laxmikant Diwadkar.

F. By Conveyance dated 21/5/1997, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/1308/1997, dated 21/5/1997 Pradeep



Laxmikant Diwadkar the Constituted Attorney of Lila Laxmikant Diwadkar absolutely sold the said Lands No. 1 and 2 to Lalit Maganmal Ragoowanshi, on the terms and conditions, at or for the price mentioned therein.

G. By Public Notice dated 21/03/2008 given in "Raigad Times", the public at large were informed that negotiations were going on with Lalit Maganmal Ragoowanshi for sale of said Land No. 1 and Land No.2 and further person having any claim, interest of whatsoever nature in the said Land No.1 and Land No.2 were invited, to come forward and put up their claims, if any in respect of the said Land No.1 and Land No.2 within the stipulated time in the said notice. However no claims from any person in respect of said Lands No. 1 and 2 have been received.

H. By the Deed of Conveyance dated 5/9/2008, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/6359/2008, dated 5/9/2008, Lalit Maganmal Ragoowanshi, absolutely sold the said Lands No.1 and 2 along with other Lands mentioned therein to Ravishankar Pasupuleti, on the terms and conditions, at or for the price mentioned therein.

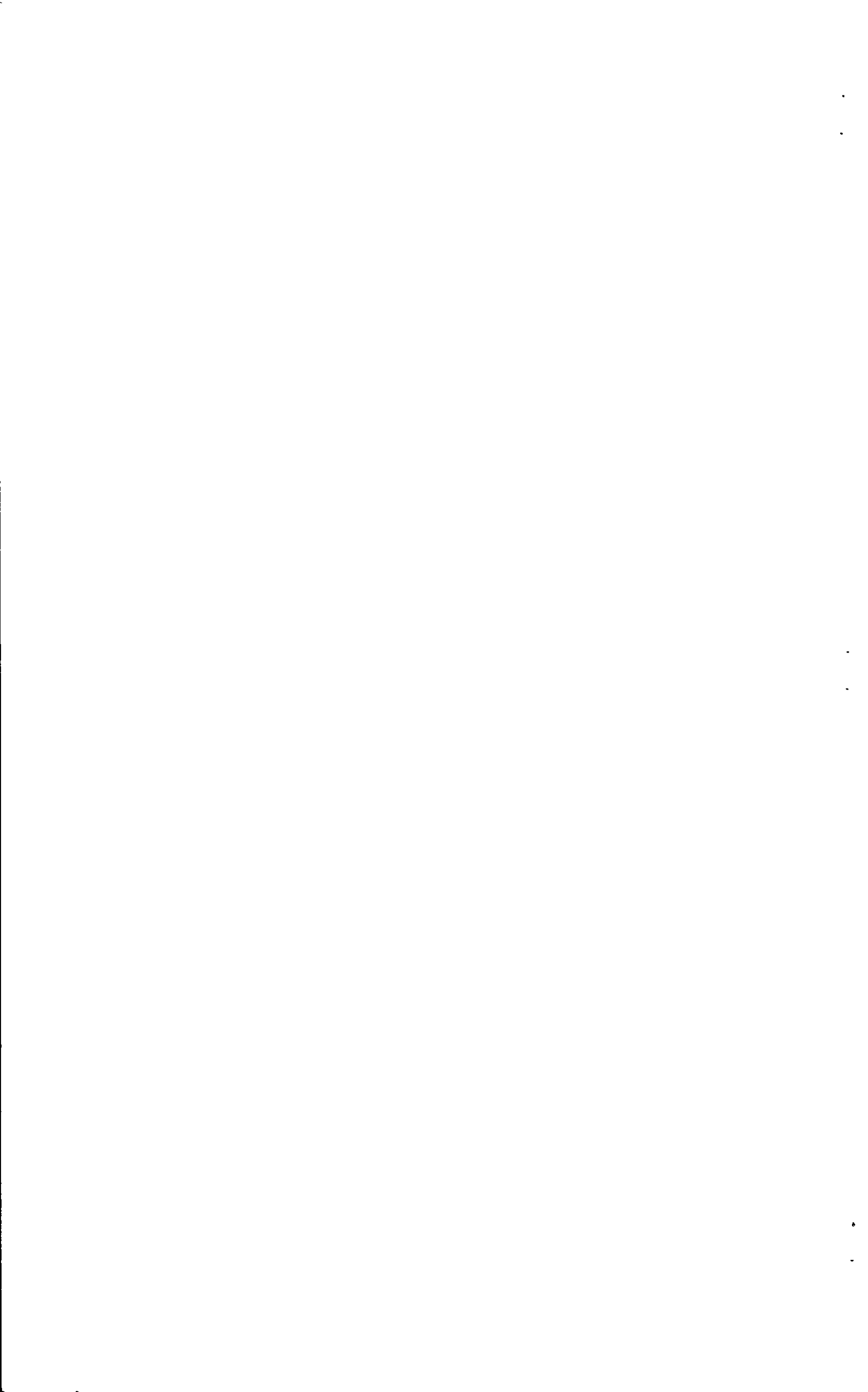
I. Ravishankar Pasupuleti had applied for the N.A. permission in respect of said Lands No.1 and 2, which were sub divided into Seventy Plots. The Collector of Raigad (Alibaug), vide his order dated 10/09/2009 bearing No.MSH/L.N.A.1(B)/Pr.No.116/2009 had granted the N.A. permission in respect of said Lands No.1 and Land No.2, sub divided into Seventy different Plots and shown on Plan annexed to said order. Thereafter the concerned revenue authority gave effect of said sub-division in the record of right of said Lands No.1 and Land No.2 and issue Seventy 7/12 extracts. The particulars of the said seventy plots i.e. their Survey Numbers, Hissa Numbers, Plot Numbers and areas, Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad., are more particularly described in the **First Schedule** written hereunder. Herein after referred to as "the said Plots".

J. By the Deed of Conveyance dated 29/2/2010, duly registered at Sub Registrar of Assurances at karjat, at Serial No. KJR/648/2010, dated 29/2/2010, Ravishankar Pasupuleti, absolutely sold the said Plots to M/S. Zanira Property Private Limited on the terms and conditions, at or for the price mentioned therein.

K. By virtue of the said Deed of Conveyance dated 29/2/2010 M/S. Zanira Property Private Limited become the absolute Owner of the said Plots and are/is seized and possessed of and/or otherwise well and sufficiently entitled to the said Plots.

L. The name of M/S. Zanira Property Private Limited has been recorded in the 7/12 extracts in respect of the said Plots as Owner and holder of the said Plots. The particulars of the said seventy plots i.e. their New Survey Numbers, Old Survey Numbers Hissa Numbers, Plot Numbers and areas, Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad, are more particularly described in the **FIRST Schedule** written hereunder.

M. The Owners propose to develop the said Plots by constructing the Bungalows in the name and style of "TATTVA", as per the Plans and specifications got



sanctioned by the Owners and to sell the Bungalows in the "TATTVA", on Ownership basis.

N.The Purchaser has agreed to purchase one Bungalow in the "TATTVA", being **Bungalow No. 22**, admeasuring Carpet Area **1875 Sq. Ft. i.e., 174 Sq. Mtrs** , constructed on **Plot No. 22**, admeasuring **14649 Sq. Ft. i.e., 1361 Sq. Mtrs** and more particularly described in the **Second Schedule** hereunder written at the lump sum price of **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs only)**.Herein after referred to as "**The Plot and Bungalow**".

O.The Purchaser have examined the title of the Owners to the said plot and have seen the documents of title in the Owners and are satisfied with the Owners title to the said Plot. The Purchases have also taken inspection of the said orders of the Government/ Semi-government /Competent Authority.

P.The Purchasers declares that they have taken inspection of the plans and specifications of the proposed said Bungalow and the Purchasers are satisfied about the same.

Q.The Owners have agreed to sell and the Purchaser has agreed to purchase on ownership basis the said Bungalow in the "TATTVA", on the following terms and conditions.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. The Owners will sell and the Purchaser/s will purchase/s the said Bungalow bearing **No. 22** having a Carpet Area of approximately **1875 Sq. Ft., i.e. 174 Sq. Mtrs**, more particularly described in the **Second Schedule** and delineated on the plan thereof hereto annexed as **Annexure 'A'** and thereon shown surrounded by red colour boundary line, the specifications of the said Bungalow are more particularly described in **Annexure 'B'**, at or for a lump sum price of **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs only)**. Out of the said amount a sum of **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs only)**. (i.e. 100 % of the total consideration) has been paid by the Purchaser/s to the Owners on the execution of these presents.

2. The Owners will, under normal circumstances, construct the said Bungalow on the said Plot more particularly described in the **Second Schedule** hereunder written in accordance with the plans and specifications. A copy of the said plan is hereto annexed as **Annexure 'B'**. The Purchaser/s agrees that the Owners will be entitled to make such variations therein as shall be required to be carried out by the Government or other local body or authority and as may be necessary by the exigencies of the circumstances from time to time.

3. The possession of the said Bungalow shall be given by the Owners to the Purchaser/s after the said Bungalow is ready for use in all respect. The Purchaser/s will, within two days of the receipt by them of the written notice from the Owners that the said Bungalow is ready for use and take possession of the said Bungalow.



4. The Purchasers will be entitled to take possession of the said Bungalow as contemplated in Clause 3 hereof as they have duly observed and performed all the obligations and stipulations contained in this Agreement and on their part to be observed and performed and have also duly paid to the Owners all and whatsoever the amounts are payable by them under this Agreement.

5. On the Owners informing the Purchasers that said Bungalow is ready for use and occupation, the Purchasers will not be entitled to refuse to take possession or delay in taking possession thereof on the ground that in the opinion of the Purchaser some work still remains to be done or completed in or in respect of the said Bungalow. On taking possession the Purchasers will have no claim against the Owners as to any item of work viz. construction, designs, finishing or any other items or quality of work in the said Bungalow. On the delivery of possession it shall be the sole responsibility of the Purchasers to maintain the said Bungalow in good and tenanted repairs in all respects at all times.

6. The Owners will, provided they do not in any way adversely affect or prejudice the right created in favour of the Purchaser/s in respect of the said Bungalow, be at liberty to sell assign or otherwise deal their own interest in the said Plots and every or any part thereof. Any such deal shall be subject to the terms of this Agreement.

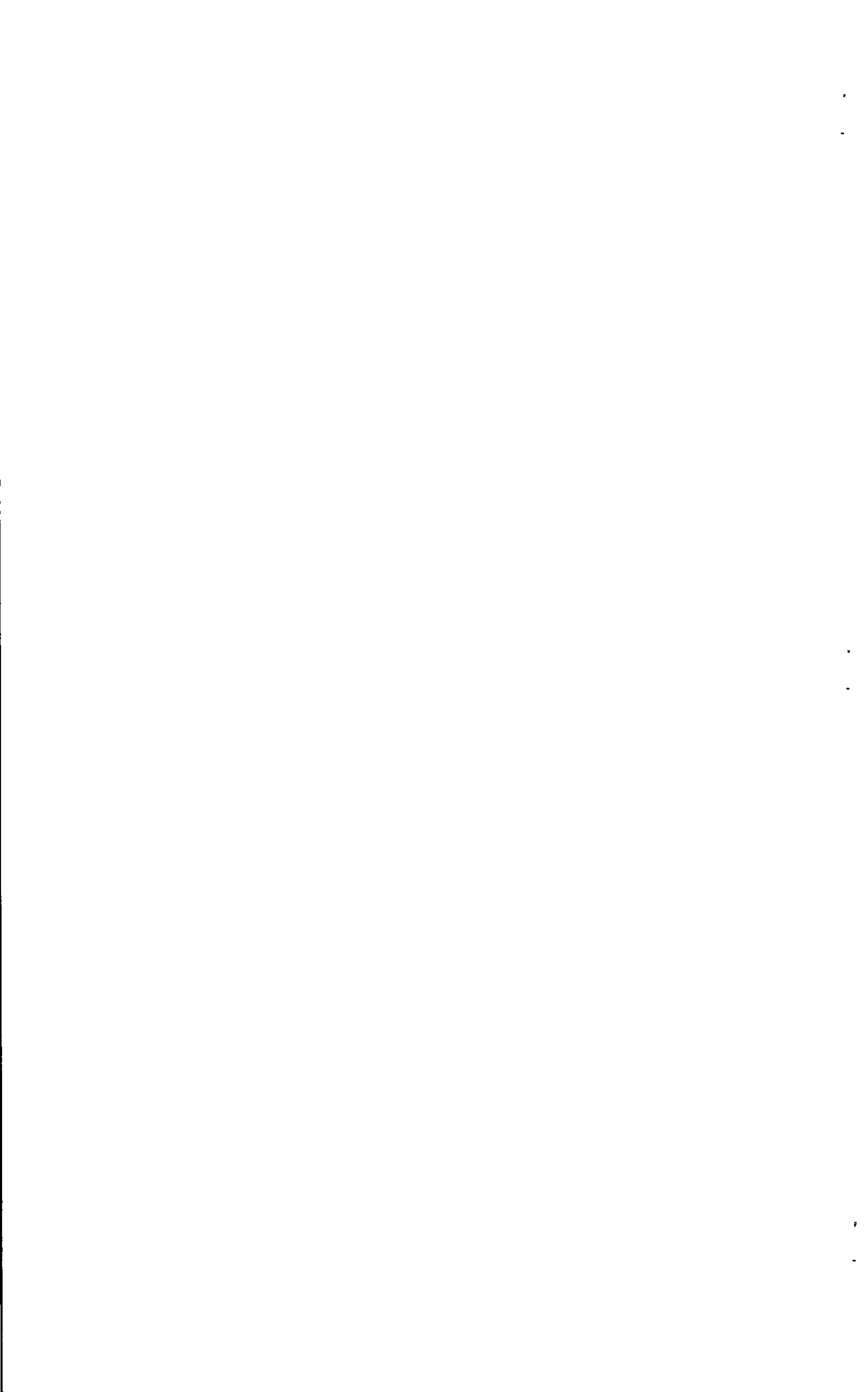
7. The Owners will pay all the outgoings including ground rent, taxes, etc. pertaining to the said **Plot No. 22** upto the date of handing over possession of the said **Plot No. 22** and Bungalow to the Purchaser/s.

8. Any delay or indulgence by the Owners in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall/will not be construed as a waiver on the party of the Owners of any breach or non-compliance of any term and condition of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the right of the Owners.

9. Pending the transfer of the said Bungalow to the Purchasers, the Purchasers will agree not to let, or transfer or assign or give on Leave and License the said Bungalow till all dues payable to the Owners have been fully paid and discharged and with the previous consent in writing of the Owners which consent shall not be unreasonably withheld.

10. The Owners hereby covenants with the Purchasers that upon his paying the Owners dues and performing the terms of this Agreement and stipulations herein contained, the Purchasers will peacefully hold and enjoy the said Bungalow forever without any interference by the Owners or any person rightfully claiming under or in trust for the Owners.

11. The Purchasers covenants with the Owners with the purchasers of the other Bungalow in the said "TATTVA" that the Purchasers on getting possession of the said Bungalow will not demolish or cause to be demolished any construction work in or about the said Bungalow or any part or portion of the same nor shall the Purchasers at any time make or cause to be made any new construction or work of whatsoever nature in or about the said Bungalow or any part thereof nor will they make any additions or alterations to the said Bungalow without



the previous consent in writing of the Owners or in contravention of any Competent Authorities, Rules and Regulations nor without such consent or in such contravention as aforesaid, close lounges and any balcony, effect any alterations in the elevation or change the colour scheme of the exposed walls of the varandas lounges or external walls.

12. The Purchaser/s will do all acts, and things and sign and execute all other documents and papers as shall be incidental to the due carrying out the performance of the terms of this Agreement and for safeguarding the interests of the Owners and other purchasers of the Bungalows in the said "TATTVA", as the Owners may require them to do and execute from time to time.

13. The Purchasers hereby declares and affirms that the said Bungalow will be used solely for residential or legitimate business purpose. The Purchasers will under no circumstances be entitled to use the said Bungalow for any unlawful, immoral or antisocial purposes, or in such a manner so as to cause nuisance or inconvenience to the other occupants of TATTVA or its vicinity.

14. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or part, the Agreement will continue to be valid as to the other provisions thereof and the remainder of the affected provision.

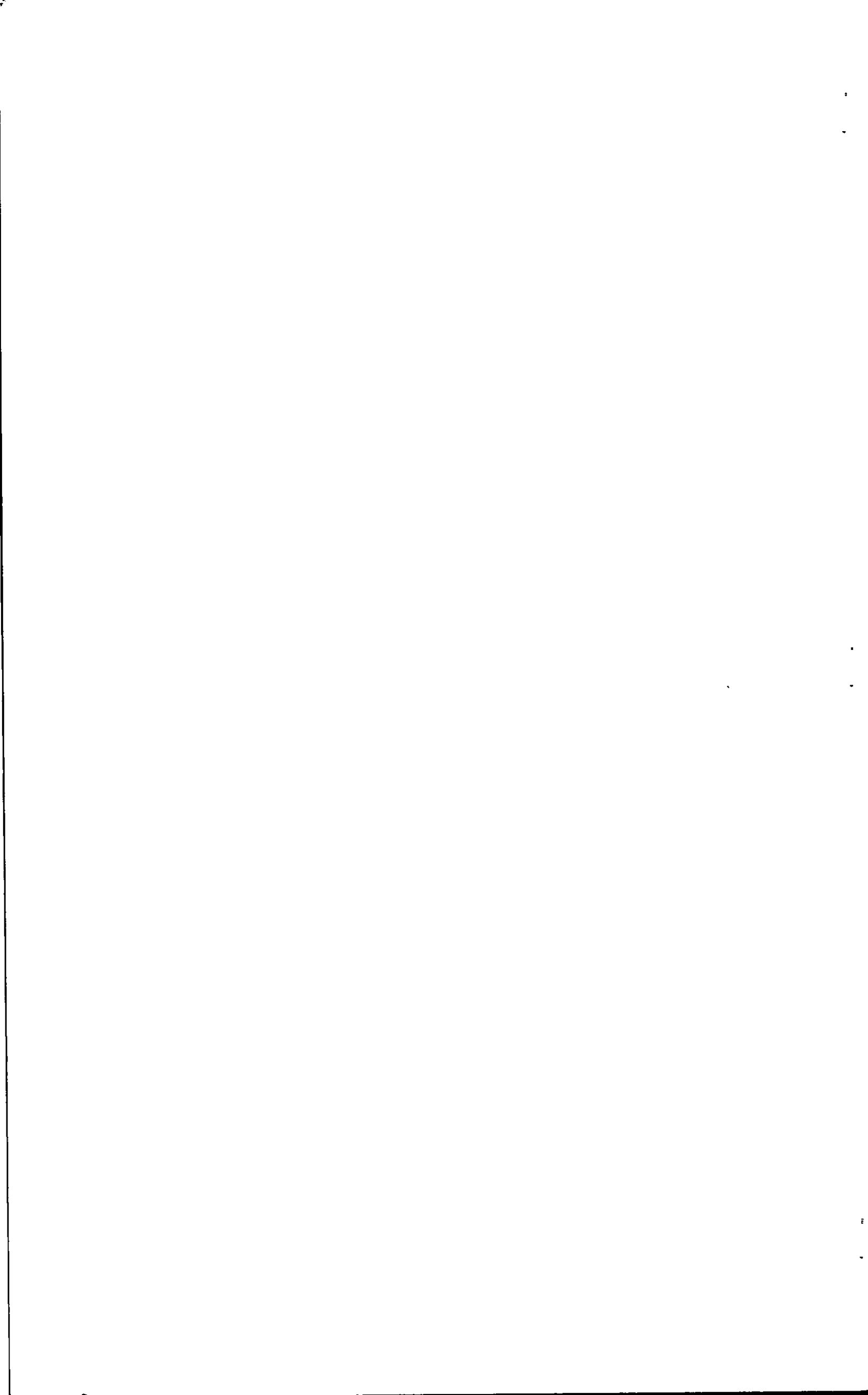
15. Upon the possession of the said Bungalows being handed over to the Purchaser/s as hereinabove stated. The Purchaser/s will bear pay and contribute to the Owners an amounts/payments/deposit towards the proportionate taxes and outgoings maintenance charges for the amenities provided by the Owners to the Purchasers which are more particularly described in the annexure hereto annexed as Annexure 'C'.

16. The Purchaser/s shall/will pay the following amount to the Owners at the time of Possession:-

- a) Rs. 1000 towards Share Capital and Entrance Fees of the said Society.
- b) 12 month Advance maintenance charges from the date of possession of the said Bungalow.
- c) Rs. 5000/- for formation of Society.

The above amounts shall be treated as Deposits with the Owners and the same shall be transferred to the proposed Co-operative Society as and when it is registered after adjusting or deducting there from any amounts due and payable as mentioned in above paragraph. The Purchasers do hereby agree to indemnify and keep indemnified saved defended and harmless the Owner in that behalf.

17. The Owners agrees and undertakes to form a Co-operative Housing Society (under the Maharashtra Co-operative Societies Act 1960) of all the purchasers of the Plots and Bungalows. The Purchaser/s agrees and undertakes to join the Co-operative Housing Society that will be formed by the Owners of all the Purchasers of Plots and Bungalows as a member thereof and for that purpose they will sign all forms, applications as may be required for registration of this society.



18. The Owners will execute the Deed of Conveyance in respect of the said Plots in favour of the Co-operative Housing Society after completion of whole project along with its expansion if any.

19. The Purchasers agree to abide by all rules, regulations, stipulations, bye-laws of the co-operative society. The Purchasers will observe and perform all stipulations and conditions laid down by the said Co-operative society and bye laws adopted by such society as the case may be regarding the occupation and use of the said Plot and shall pay and contribute regularly and punctually towards the taxes or other outgoings.

20. The Purchasers covenant with the Owners that they will pay an amount of **Rs. 1,00,000/- (Rupees One Lacs only)** towards one time membership charges for the Club House facility provided by the Owners, which includes and is restricted up to the Purchasers, his/her spouse and two children (below 18 years). The Purchasers will only pay the subscription charges, as applicable and decided by the Owner for the use of the Club House and its facilities. If the subscription charges payable by the Purchasers are not paid in time, the membership of them shall be suspended and until the arrears are paid, till that time the Purchasers and / their family members will not be entitled to use the Club House and its facilities. The membership of the Club House is non-transferable.

21. If the Purchasers fail to complete the Purchase of the said Bungalow in terms of this agreement within the time stipulated herein for completion, the Owners shall forfeit the said earnest money and Purchasers will be liable to pay proportionate costs, charges and expenses and damages incurred by the Owners.

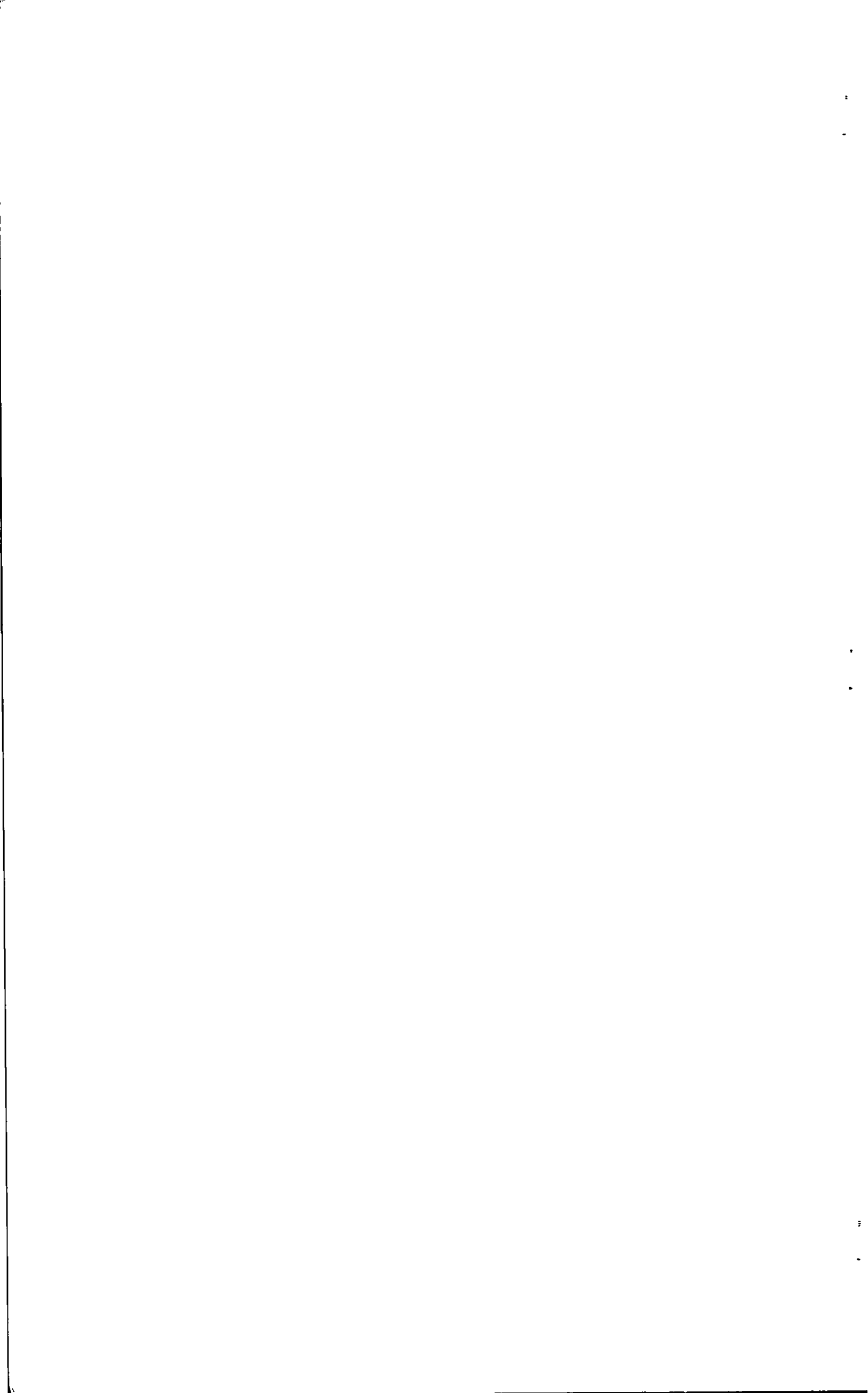
22. If the Owners willfully fail to complete the sale within the stipulated time, the Owners will be liable to refund to the Purchaser the amount of earnest money and all other moneys paid to him by the Purchasers forthwith with interest at 12% p.a. till repayment and all costs charges and expenses incurred by the Purchaser/s of and incidental to this Agreement till then.

23. All costs charges and expenses of preparing, engrossing this Agreement, and Conveyances or any other document/d required to be executed by the Owners or by the Purchaser/s shall and their stamp duty and registration charge shall/will be borne by the Purchasers.

24. All letters, receipts and/or notices will be issued by the Owners and dispatched under certificate of posting to the address mentioned herein above of the Purchasers and if so dispatched it will be sufficient proof of receipt of the same by the Purchasers and shall effectually discharge the Owners.

25. In case of dispute and or for specific performance of this Agreement only the Bombay (India) Court will have jurisdiction.

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Plots, the particulars of the said Plots i.e. their survey numbers, Hissa numbers and areas are as under:

Sr. No.	Survey No. & Hissa No.	Area Sq. Mtrs.	Sr. No.	Survey No. & Hissa No.	Area Sq. Mtrs.
1	82/1	933.00	36	82/36	871.00
2	82/2	1116.00	37	82/37	994.00
3	82/3	1155.00	38	82/38	9278.00
4	82/4	913.00	39	82/39	1556.00
5	82/5	1055.00	40	82/40	2545.00
6	82/6	1002.00	41	82/41	1260.00
7	82/7	876.00	42	82/42	1300.00
8	82/8	611.00	43	82/43	1092.00
9	82/9	712.00	44	82/44	1152.00
10	82/10	702.00	45	82/45	701.00
11	82/11	786.00	46	82/46	741.00
12	82/12	481.00	47	82/47	558.00
13	82/13	740.00	48	82/48	576.00
14	82/14	1558.00	49	82/49	581.00
15	82/15	610.00	50	82/50	626.00
16	82/16	569.00	51	82/51	628.00
17	82/17	556.00	52	82/52	491.00
18	82/18	714.00	53	82/53	531.00
19	82/19	876.00	54	82/54	505.00
20	82/20	1018.00	55	82/55	627.00
21	82/21	1468.00	56	82/56	620.00
22	82/22	1361.00	57	82/57	626.00
23	82/23	1172.00	58	82/58	720.00
24	82/24	1292.00	59	82/59	906.00
25	82/25	1769.00	60	82/60	645.00
26	82/26	1080.00	61	82/61	654.00
27	82/27	1059.00	62	82/62	713.00
28	82/28	1173.00	63	82/63	594.00
29	82/29	936.00	64	82/64	576.00
30	82/30	676.00	65	82/65	689.00
31	82/31	565.00	66	82/66	658.00
32	82/32	701.00	67	82/67	9030.00
33	82/33	890.00	68	82/68	4632.00
34	82/34	1115.00	69	82/69	15973.00
35	82/35	742.00	70	82/70	3376.00

Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel in Plot No. 22 having Plot area of 14649 Sq ft i.e. 1361 Sq. Mts in the "TATTVA", being Villa No. 22, of a total having a Carpet Area of approximately 1875 Sq. Ft. i.e. 174 Sq. Mtrs., Situate at Village: Pinglas, Taluka: Karjat, Dist. Raigad and bounded as follows:

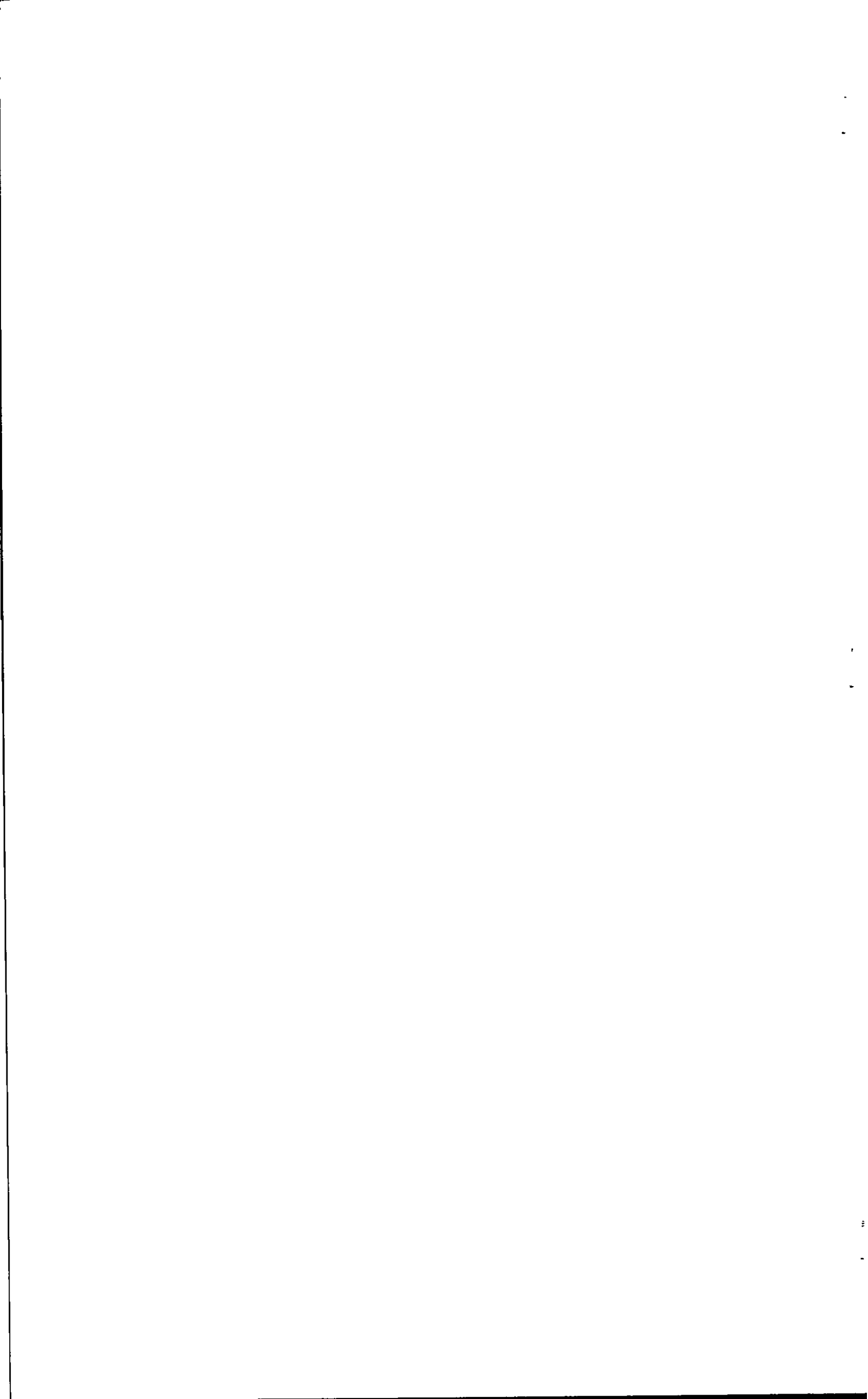
That is to say:

On or towards East : 9 Meter Road

On or towards West : Facing River

On or towards North : Plot No.21

On or towards South : Plot No.23



SIGNED AND DELIVERED by the)

Within named Owners

Mr. Saheb Lalbihari Sahani)

In the presence of

1.

2.

SIGNED AND DELIVERED by the)

Within named Purchaser/s)

Mr. AJAY SHIWALING VAITIR)

In the presence of

1.

2.



RECEIPT

RECEIVED the day and year first hereinabove written from the above named Purchaser the sum of **Rs. 58,00,000/- (Rupees Fifty Eight Lac only)** as part consideration as follows

Bank /Branch	Cheque No. Ref	Date	Amount
AXIS BANK/ DOMBIVALI EAST	YESB0R4065092958800	05/03/2024	Rs. 10,00,000/=
AXIS BANK/ DOMBIVALI EAST	YES0N4066214713100	06/03/2024	Rs. 10,00,000/=
AXIS BANK/ DOMBIVALI EAST	YES0N4089748840900	29/03/2024	Rs. 8,00,000/=
AXIS BANK/ DOMBIVALI EAST	YES0N4089746444700	29/03/2024	Rs. 10,00,000/=
AXIS BANK/ DOMBIVALI EAST	AXOMB09753658552	06/04/2024	Rs. 20,00,000/=
Total			Rs. 58,00,000/=

We say Received

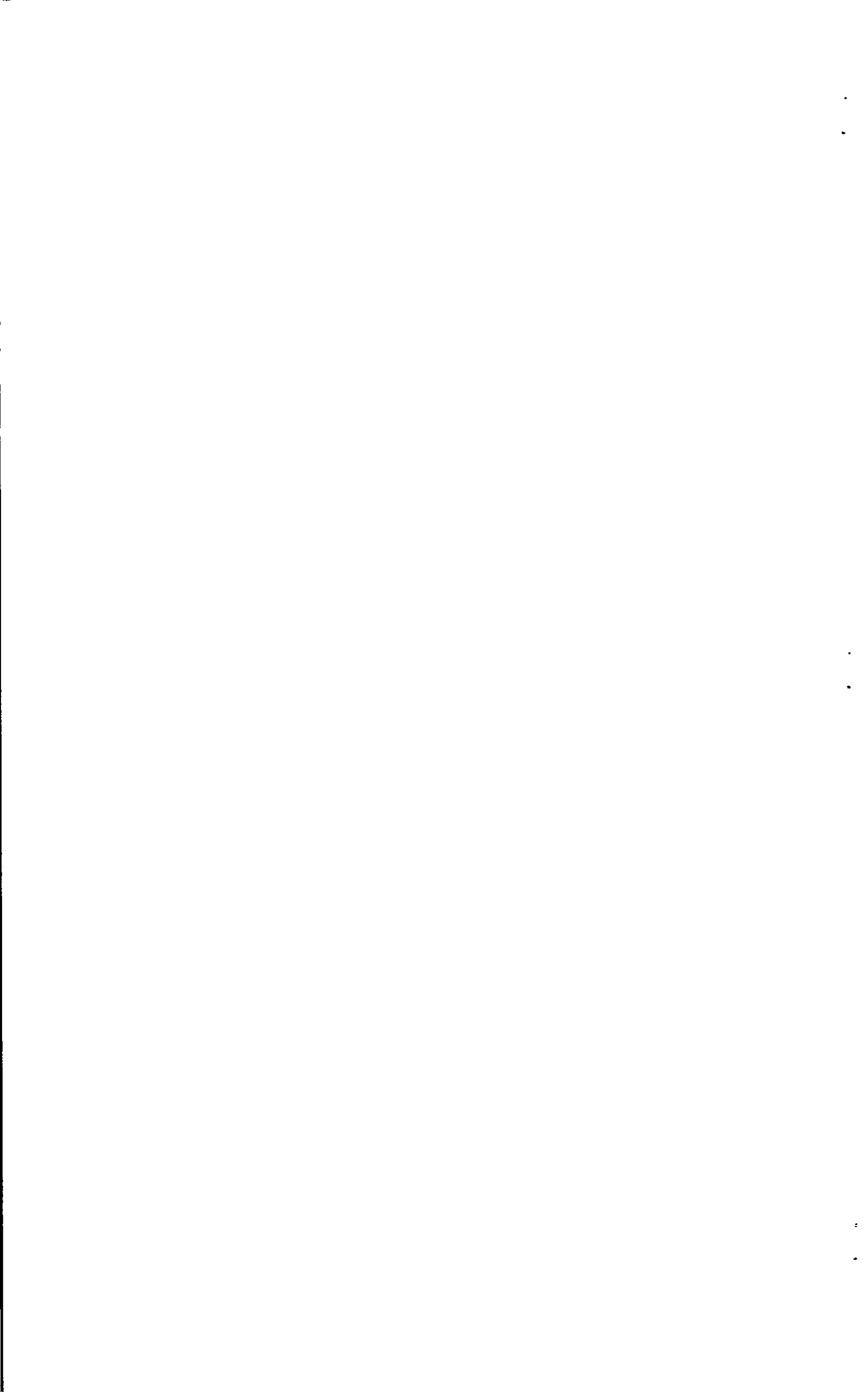
Mr. Saheb Lalbihari Sahani

Authorised Signatory

Witnesses:

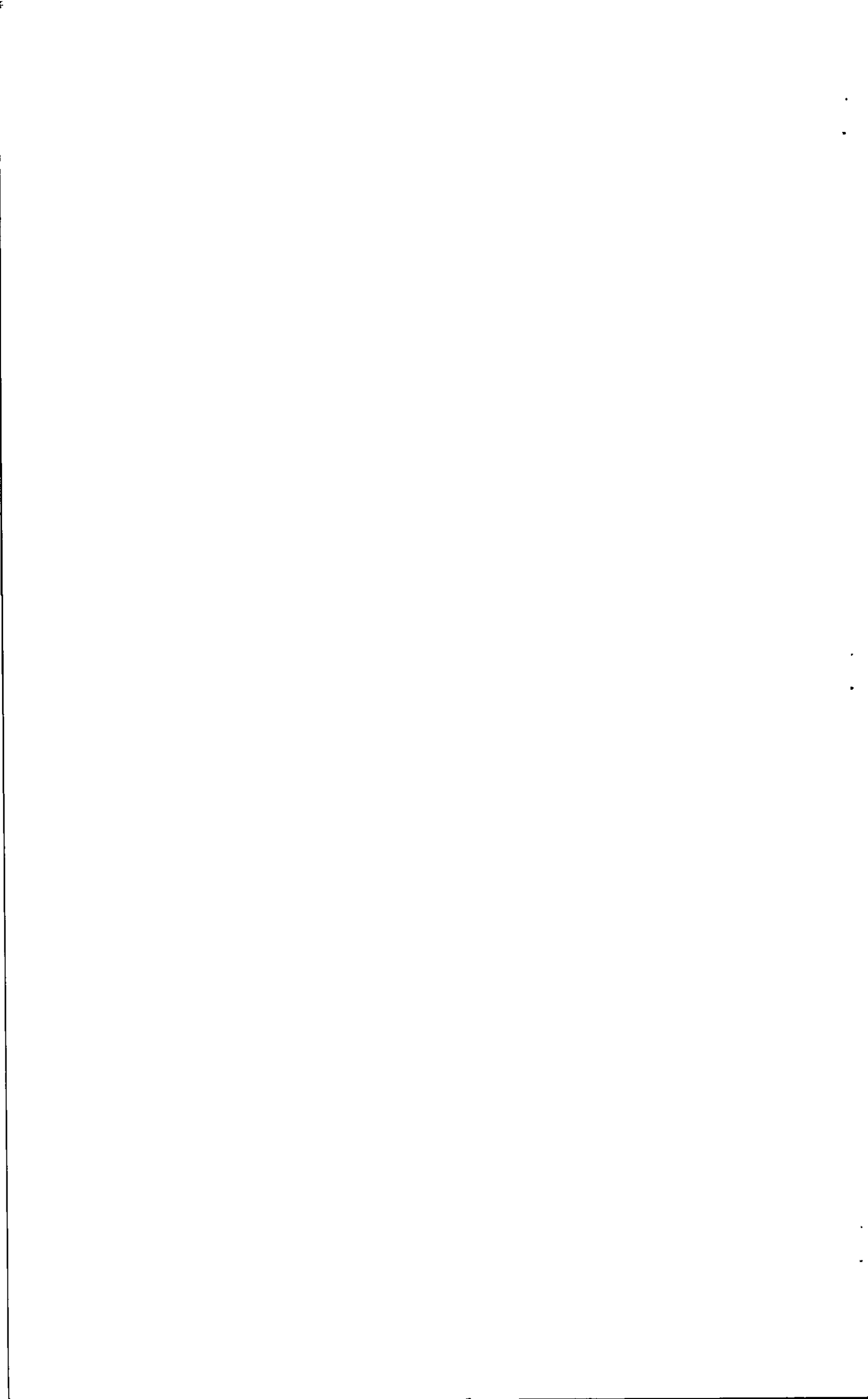
1.

2



Annexure 'B'

- 1) **STRUCTURE:**
Framed structure will be of RCC columns, beams & slabs or load bearing as the case may be. External walls of 20 cms thickness of bricks/laterite masonry. Internal walls of 10 to 12 cms thick brick masonry. Sloping roof slabs.
- 2) **WOODWORK AND FITTINGS:**
All doors, windows and frames of teak/processed wood. All door and window fittings of brass/metal.
- 3) **FLOORING:**
Living, Dining rooms of natural Granite or vitrified tiles kajaria or similar. Other rooms of ceramic tiles.
- 4) **BATHROOM FITTINGS:**
Wall tiles up to door height. Concealed PVC/G.I. plumbing. All toilets to have western flush toilet, washbasin, faucets, shower and a bathtub will be provided instead of shower in the master bathroom only. All external sewage lines of PVC /SWR pipes.
- 5) **KITCHEN:**
Granite platform and stainless steel sink with single drain board. The wall immediately above the platform will be covered with ceramic tiles up to 24" height.
- 6) **ELECTRICALS:**
Concealed copper wiring with switches conforming to ISI specifications. Government power supply with provision for UPS.
- 7) **PAINTING:**
Internal walls in OBD/Plastic emulsion and External walls in cement based paints.
- 8) **RAILING:**
Railing in mild steel, coated with oil paint will be provided on the staircase. The purchaser has an option to choose for railings made in stainless steel at an additional cost.
- 9) **WATER SUPPLY:**
Water will be supplied through sump and overhead tank by Government water supply system.
- 10) **COMMUNITY SEWAGE:**
A system of septic tanks and soak pits has been incorporated.



Annexure 'E'

Purchaser/s shall/will bear pay and contribute to the Owners the following amount equivalent to **35 paise per sq. Ft.** of the plot area, per month towards the proportionate taxes and outgoings maintenance charges for the amenities provided by the Owners. The amount will be paid in advance on an annual basis starting from possession.

The lump sum amount to be paid on an annual basis is **Rs. 26,000/- (Rupees Twenty Six Thousand Only)**

