

76/8260

Thursday, May 02, 2024
1:42 PM

पावती

Original/Duplicate

नोंदणी क्र. 399

Regn. 399A

गावाचे नाव: लवघर

दस्तावेजाचा अनुक्रमांक: टनन4-8260-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: दिलीप के. विह --

पावती क्र.: 9322 दिनांक: 02/05/2024

नोंदणी फी

₹. 30000.00

दस्त्यावळणी फी

₹. 1600.00

पृष्ठांची संख्या: 80

एकूण:

₹. 31600.00

आपणाम मूळ दस्त, थंबनेय प्रिंट, मूर्ची-२ अंदाजे
2:01 PM ह्या वेळेस मिळेल.

Joint Sub Registrar
दस्तावेज निव्वळणी-२
टापे. क्र. ४

वातावर मूल्य: ₹. 6955715.69/-

मांडवदला ₹. 11626767/-

भरणेले मुद्रांक शुल्क : ₹. 813900/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001299899202425E दिनांक: 02/05/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524021202999 दिनांक: 02/05/2024

विक्रेते नाव व पत्ता:

दस्तावेज परत मिळाले



02/05/2024

सूची क्र.2

दुसरे निबंधक : मह.पु.नि. ठाणे 4

अनुक्रमांक : 8260/2024

तां.क्र. ४

Regn:63m

गावाचे नाव : नवघर

(1) विवेकाचा प्रकार	प्रकारनामा
(2) मोबदला	11626767
(3) वाजारभाव (आहेतटवाचा बावनिपट्टाकार आशरणी देतो की पट्टेदार ने समुद्र कराचे)	6955715.69
(4) भू-भाग, पोट्टिंगमा व परबभाक (भूमच्यान)	1) गावाचे नाव: मिरा-आहेतट वागा इतर वर्णन: , इतर माहिती: , इतर माहिती: गीजे मळघर वायुका व जिल्हा ठाणे येथील जुना सर्वे नं.430 नवीन सर्वे नं.95, रिग्मा नं.2 तर बगवेयी इमारत बागुंदिय मीगाईम मधील मदनिका क्र. 1708,17 वी मजमा.प विन से क्षेत्रफळ 69 86 चौ मी.(कारगोट)चा व रागरनामा. ((Survey Number : सर्वे नं.95, रिग्मा नं. 2. 1))
(5) क्षेत्रफळ	1) 69 86 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून घेणा-या/निहून देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव:-मो. मरीमदीन इस्लामचे न भागिदार सगोप सी. गामल कॉर्पे वु.मु.महफुज बळेश पाटणकर -- बय:-27, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्च नं:-, रोड नं: शॉप नं 141/142, बगुंदिय म्वाय शाय, बमिधर घालो जवळ, कलाकिया रोड, मीगागेड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पंत नं:- ABOFA1411G
(8) दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप के. मिह -- बय:-57, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्च नं:-, रोड नं: बय - 201, रश्मी हेतल फेन -2 बिल्डींग, मंडनरोम कलाकिया रोड, मिनेमफम डेटर मीगागेड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पंत नं:-A.XWPS8140E 2): नाव:-चोमल दिलीप मिह -- बय:-33, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्च नं:-, रोड नं: बय - 201, रश्मी हेतल फेन -2 बिल्डींग, मंडनरोम कलाकिया रोड, मिनेमफम डेटर मीगागेड पूर्व, पंत नं CQWPS3244L, महाराष्ट्र, THANE. पिन कोड:-401107 पंत नं:- 3): नाव:-शीतल दिलीप मिह -- बय:-30, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्च नं:-, रोड नं: बय - 201, रश्मी हेतल फेन -2 बिल्डींग, मंडनरोम कलाकिया रोड, मिनेमफम डेटर मीगागेड पूर्व पंत नं EFKPS1880D, महाराष्ट्र, ठाणे पिन कोड:-401107 पंत नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2024
(10) दस्त नांदणी केल्याचा दिनांक	02/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8260/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	813900
(13) वाजारभावाप्रमाणे नांदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



५ मह. दुसरे निबंधक वर्ग-२
ठाणे. क्र. ४



02/05/2024

सूची क्र.2

दुयम निबंधक : मह. दु. नि. ताणे 4

दम्न क्रमांक - 8260/2024

नोंदणी .

Regn 63m

गावाचे नाव : नवघर

(1) विवेकाचा प्रकार	परगनामा
(2) मोबदला	11626767
(3) वाजारभाव (भाडेपट्ट्याचा वाचनितपट्टाकार आवागणी देतो की पट्टेदार ने नमुद करावे)	6955715.69
(4) भू-मापन, पोट्टिम्मा व घरभूमाप (अमल्यान)	1) पात्रिकेचे नाव: मिरा-भाडेदार भगवा इतर वर्णन: इतर माहिती: इतर माहिती: मोठे नवघर तावुका व जिल्हा टाणे येथील जुना सर्वे नं. 430 नवीन सर्वे नं. 95 डिम्मा नं. 2 वर वयलेली इमारत बागुंदेव पंगडाईम मधील मदनिका क्र. 1708.17 वा पत्रना. विन चे क्षेत्रफळ 69.86 चौ मी. (बागुंदेव) ना परगनामा. ((Survey Number : सर्वे नं 95. डिम्मा नं. 2))
(5) क्षेत्रफळ	1) 69.86 चौ मीटर
(6) आकारणी किंवा जुडी दग्यात असेल तेव्हा.	
(7) दम्नपत्र कर घेणा-या/यांविहून टेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-से. एरीस्टोन डेव्हलपमेंट से भागिदार मनोप सी. सामल कॉॅ. व्. भू. मणून कलेश पाटणकर -- वाय-27, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, स्टाक नं:-, रोड नं:- पिन नं 141/142, वामुंदेव म्बाय हाय, कमिश्नर वगला जवळ, कनाकिया रोड, मिरागोंड पूर्व, महाराष्ट्र, टाणे. पिन कोड:-401107 पिन नं:- ABOFA1411G
(8) दम्नपत्र कर घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप के. मिह -- वाय:-57, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, स्टाक नं:-, रोड नं:- वाय - 201, रथमी हेतल फेन -2 बिल्डींग, ए इन्गेम कनाकिया रोड, गिनेमंका डेटर मीरागोंड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पिन नं:- AXWPS8140E 2): नाव:-कोमल दिलीप मिह -- वाय:-33, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, स्टाक नं:-, रोड नं:- वाय - 201, रथमी हेतल फेन -2 बिल्डींग, ए इन्गेम कनाकिया रोड, गिनेमंका डेटर मीरागोंड पूर्व, पिन नं CQWPS3244L, महाराष्ट्र, THANE. पिन कोड:-401107 पिन नं:- 3): नाव:-जीतल दिलीप मिह -- वाय:-30, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, स्टाक नं:-, रोड नं:- वाय - 201, रथमी हेतल फेन -2 बिल्डींग, ए इन्गेम कनाकिया रोड, गिनेमंका डेटर मीरागोंड पूर्व पिन नं EFKPS1880D, महाराष्ट्र, टाणे पिन कोड -401107 पिन नं:-
(9) दम्नपत्र कर दिल्याचा दिनांक	02/05/2024
(10) दम्न नोंदणी केल्याचा दिनांक	02/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8260/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	813900
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क: आकारनामा निवडलेला अनुच्छेद

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



१ मह. दुयम निबंधक वर्ग-२
ताणे. क्र. ४

CHALLAN
MTR Form Number-6



GRN	MH001299899202425E	BARCODE			Date	29/04/2024-12:16:30	Form ID	25.2	
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	THN4_THANE NO 4 JOINT SUB REGISTRA			Full Name	MR DILIP K SINGH				
Location	THANE			Flat/Block No.	FLAT NO 1708,17TH FLOOR,A WING,VASUDEV				
Year	2024-2025 One Time			Premises/Building	PARADISE				
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	813900.00	Road/Street	VILLAGE NAVGHAR,TALUKA AND DISTRICT THANE					
0030063301	Registration Fee	30000.00	Area/Locality	NAVGHAR					
			Town/City/District						
			PIN	4	0	1	1	0	5
				Remarks (If Any)	SecondPartyName=MS ARISTONE DEVELOPERS-				
Total		8,43,900.00	Amount In Words	Eight Lakh Forty Three Thousand Nine Hundred Rupee s Only					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	03006172024042900418	5157803855		
Cheque/DD No.				Bank Date	RBI Date	29/04/2024-12:24:08	Not Verified with RBI		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दुयसम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

ट न न ४
दस्ता क्र. ८२८०/२०२४
२ ८०



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 02 day of 05 | 2024 .

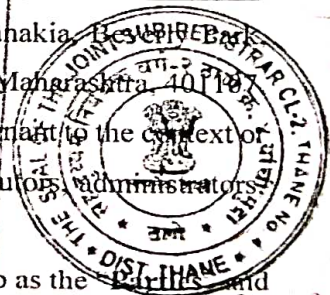
By and Between

ARISTONE DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Shop No. 141/142, Vasudev Sky High. Nr. Commissioner bungalow, Kanakiya Road, Mira Road (E), PAN ABOFA1411G, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, interest, executors, administrators and permitted assignees, including those of the respective partners).

AND

MR. DILIP K SINGH son / daughter of Khadak Prem Singh, aged about 57 years, residing at Y-201, Rashmi Hetal Phase-2 Building, Edenrose, Kanakia Road, Near Cinemax Theatre, Mira Road East, Thane, Mira Road, Maharashtra, 401107. & **MISS. KOMAL DILIP SINGH** son / daughter of Dilip Kadhak Singh, aged about 33 years, residing at Y/201, Rashmi Hetal Phase-2, Eden Rose Building, Kanakia, Beverly Park, Near Cinemax Theater, Mira Road East, Thane, Mira Road, Thane, Maharashtra, 401107. & **MISS. SHEETAL DILIP SINGH** son / daughter of Dilip Khadak Singh, aged about 30 years, residing at Y/201, Rashmi Hetal Phase-2, Eden Rose Building, Kanakia, Beverly Park, Mira Road East, Near Cinemax Theater, Thane, Mira Road, Thane, Maharashtra, 401107. hereinafter called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors in interest and permitted assignees).

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Party**" and individually as "**Party**".



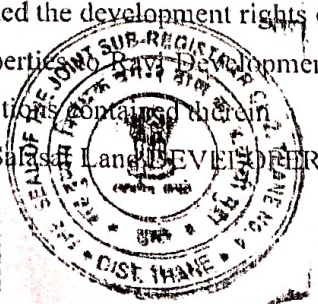
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WHEREAS:

- a. WHEREAS. All that piece or parcel of Land Bearing Old Survey No. 430, New Survey No. 95/2, 4000 Sq mt. situated. Lying and being at village Navghar. Taluka District Thane, within the limits of Mira Bhayander Municipal Corporation (hereinafter referred to as the 'said Land') was originally owned by (1) Kamlakar Babaji Patil. (2) Harishchandra Bravua Patil (3) Kantilal Babulal Patil, (4) Smt. Chandrabai Vishnu Mhatre. (5) Smt. Gulab Bhasker Patil. (6) Smt. Babibai Baburao Patil (7) Smt. Hemlata Ravindra Patil (8) Shri. Jayaram anna patil (9) Kum. Arpana Jayram Patil (10) Kum. Pramila Jayram Patil (11) Kum. Vaishali Jayram Patil (12) Kum. Aruna Jayram Patil. (13) Kum. Vijaya Jayaram Patil and (14) Master Vishal Jayaram Patil. (Hereinafter referred to as "Original Owners")
- b. The Said Original Owners by an and under an agreement dated 11th July 1993 had assigned the Development rights of the said properties to One M/s Salasar Land DEVELOPERSs, at or for the consideration and on the terms and conditions therein
- c. In pursuant to the said Agreement dated 11th July 1993, the said original Owners have also executed General Power of Attorney dated 11th July 1993 in favour of Partners of the said M/s Salasar Land DEVELOPERSs, to do all acts, deeds and matter contained therein
- d. The Said M/s Salasar Land DEVELOPERSs by and under an agreement of Development dated 21st September, 1993 had assigned the Development rights admeasuring 5000 Sq. mtrs out of the said properties to one Mr. K.S Jhunjhunwala, at or for the consideration and on the terms and conditions contained therein.
- e. The Said Original Owners by and under an agreement dated 28th March 2001 had agreed to sell and transfer the said properties to M/s Ravi Development at or for the consideration and on the terms and conditions contained therein
- f. The Said Original Owners had also executed General Power of Attorney dated 28th March 2001 in favour of Partner of Ravi Development viz. Jayesh .T Shah and Ketan T.Shah in respect of the said properties to do all acts, deeds and matter contained therein
- g. The Said Mr. K.S Jhunjhunwala by and under an Agreement dated 9th Septmeber 2004 had assigned the development rights of the said admeasuring 5000 Sq mts out

2778
220
y 60



CAUTION

Handwritten signatures and initials.

dated 10th September 2005, have assigned the development rights of admeasuring area 45,279 sq. yards out of the said properties to M/s Ravi Development at or for the consideration and on terms and conditions contained therein

- i. In pursuant to the said Agreement to assign dated 10th September 2005 the partners of the Said M/s Salasar Land DEVELOPERSs have also executed Power of attorney dated 10th September, 2005 in favour of Partners of M/s Ravi Development in respect of the said admeasuring area 45,279 sq yards out of the said properties, to do all acts, deeds and Matter contained therein
- j. By and under an order dated 18th October 2001 bearing no. ULC/TA/ATP/WSHS-20/SR. 1830 the office of the Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane has granted exemption to the original owners in respect of said properties bearing Old Survey No. 430, New Survey No. 95/2, 4000 Sq mt. situated. Lying and being at village Navghar, Taluka District Thane, within the limits of Mira Bhayander Municipal Corporation under Section 20 of Urban Land (Ceiling & Regulation) Act, 1978 to develop the aforesaid properties

AND WHEREAS,

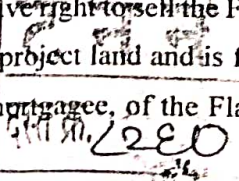
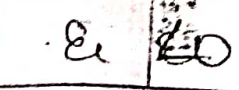
The Promoters of Aristone Developers purchased the said land from Ravi Development vide agreement dated 13.05.2019 Vide registration No. TNN 4-5384-2019 registered at Mira-Bhayander Sub-registrar Office vide Receipt No 6478.

AND WHEREAS

The Promoter has floated the ownership scheme on the said Land under the name and style of "VASUDEV PARADISE" comprising of various buildings consisting of residential units and commercial units. hereinafter referred as "Said Project" and admeasuring 11034,72 sq. mtrs.,

AND WHEREAS

The Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Promoter herein alone has sole and exclusive right to sell the Flat/Shops in the said project to be constructed by the Promoter on the project land and is fully competent to enter into agreement/s with the Allottee/s, lessee, mortgagee, of the Flat/ Shops, and to receive the sale price in respect thereof.

	
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AND WHEREAS

The Promoter has entered into a standard agreement with its Architects, viz Anish and

Associates (hereinafter referred to as "the Architect"), who are registered with the Council of Architecture, and such agreement is as per the agreement prepared by the Council of Architecture, and the Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the said project/buildings, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

AND WHEREAS

The Promoter has undertaken to construct on the project a Wing having Ground + Podium + 21 Floors.

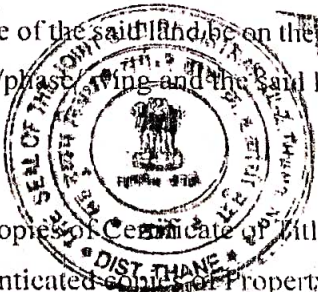
AND WHEREAS

The Allottee has offered to purchase an Flat/ Shop bearing number Flat/shop No. 1708 on the 17th floor, (herein after referred to as the said "Flat/ Shop") in the A wing of the Building called **Vasudev Paradise** (herein after referred to as the said "Building").

AND WHEREAS

The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made thereunder. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his specific confirmation herein that the responsibility of title of the said land, be on the DEVELOPERS up and until the conveyance of the said building/phase wing and the said land thereunder.

3776
M. C. E. O. / 2021
AND WHEREAS
C. E. O.



The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flat/ Shops are to be constructed have been annexed hereto

and marked as Annexure 'A' and 'B', respectively

AND WHEREAS

The authenticated copies of the sanction vide Commencement Certificate issued by the concerned Local Authority have been annexed hereto and marked as Annexure C1.

AND WHEREAS

The authenticated copies of the plans of the Layout of the said phase as proposed by the Promoter and approved by the concerned Local Authority and according to which the construction of the buildings and open spaces are proposed to be provided for on the said phase have been annexed hereto and marked as Annexure C2.

AND WHEREAS

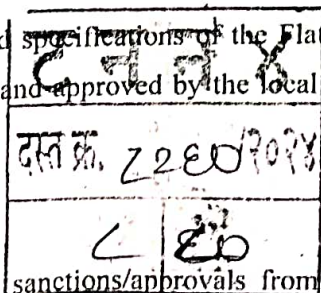
The copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the DEVELOPERS in his registration before the RERA authority and further disclosures on the website as mandated by the DEVELOPERS have been annexed hereto and marked as Annexure C2A

AND WHEREAS

The clear block plan showing the project (phase/ wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the allottee is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement the project in which the unit stated that the allottee intends to purchase and the allottee shall have the right to claim the same for is marked as Annexure C3

AND WHEREAS

The authenticated copies of the plans and specifications of the Flat/ Shop purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D



AND WHEREAS

The Promoter has obtained some of the sanctions/approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS

The allottee has been shown the conditions of contracts with the vendors/ contractors/ manufacturers And workmanship and quality stands of products/ fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same the allottee has now agreed to the same as conditions mentioned in these contracts and that the allottee agrees to abide by the same failure of which shall absolve the promoter to that extent.

AND WHEREAS,

The Promoter has registered the said project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 14.06.2019 under registration no P51700021181 have been annexed and marked as **Annexure F**

AND WHEREAS

The Allottee has applied for Flat/Shop in the said project for Flat/ Shop no. 1708 having carpet area of 69.86 square metres, on 17th floor in [building] no. **A Wing** being constructed in the said project along with a garage/parking/closed parking no. ----- admeasuring ----- square metre (hereinafter referred to as **the said Flat/ Shop**” which are more particularly described in **Schedule I and Schedule II** and the floor plan of the Flat/ Shop is annexed hereto and marked as **Annexure E**);

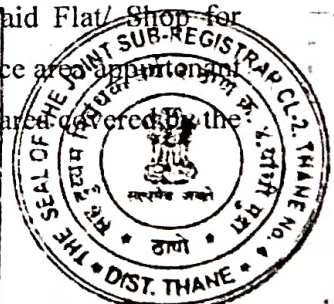
AND WHEREAS

Relying upon the aforesaid application, the Promoter has agreed to allot and sell to the Purchaser/s, the said Flat/ Shop at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

AND WHEREAS

The carpet area of the said Flat/ Shop is 69.86 square meters and "carpet area" means the net usable floor area of an Flat/ Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/ Shop for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/ Shop for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat/ Shop.

दादा
गरीश (280/2023)
90/20



AND WHEREAS,

The Allottee/s prior to execution of these presents has paid to the Promoter a sum of

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

AND WHEREAS

This agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the allotted in respect of his unit in the said project.

AND WHEREAS

The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
And that the allottee has not given any third party any rights to enforce this said agreement unless the said unit is transferred to the them.

NOW THEREFORE, THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. CONSTRUCTION OF THE PROJECT/FLAT/ SHOP:

The Promoter shall construct the said building/s consisting of 1 ground/ stilt, 1 podium, and 21 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations and modifications which may adversely affect the Flat/ Shop of the Allottee/s except any alterations or additions or modifications in the sanctioned plans, layout plans and specifications of the buildings or common areas of the said phase which are required to be made by promoter in compliance of any direction or order issued by the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force. Promoter may also make such minor additions and alterations as may be required by the Allottee.

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2. CONSIDERATION/PRICE OF THE SAID FLAT/ SHOP:

2.1. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat/ Shop-No. 1708 of the type ---- of carpet area admeasuring 69.86 sq. metres on 17th floor in the building A wing (hereinafter referred to as "the Flat/ Shop") as shown in the Floor plan thereof hereto annexed and marked Annexures D and E for the consideration of

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED

by the within named "PROMOTERS "

M/s. ARISTONE DEVELOPERSS

through its one of the partners

MR. SANTOSH C. SAMAL

in the presence of _____

1. Brij
2. Harsh



SIGNED SEALED AND DELIVERED

by the within named "ALLOTEE/S"

MRS. DILIP K SINGH

in the presence of _____

1. Brij
2. Harsh



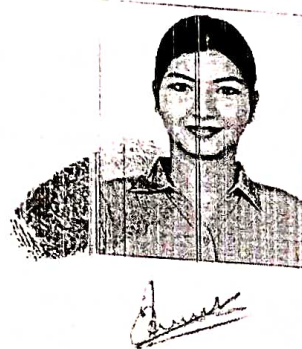
SIGNED SEALED AND DELIVERED

by the within named "ALLOTEE/S"

MISS. KOMAL DILIP SINGH

in the presence of _____

1. Brij
2. Harsh



SIGNED SEALED AND DELIVERED

by the within named "ALLOTEE/S"

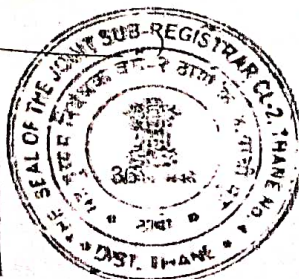
MISS. SHEETAL DILIP SINGH

in the presence of _____

1. Brij
2. Harsh



[Handwritten Signature]	
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32	60





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: **RE1700021181**

Project: **VASUDEV PARADISE, Plot Bearing / CTS / Survey / Final Pl. No. 430 PART OR HISSA NO 2; Thane (M Corp.), Thane, Thane, 401105**

- Aristone Developers** having its registered office / principal place of business at **Tense Thane District Thane Pin 401107**
- 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 6 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 (l) 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 **14/06/2019** and ending with **31/03/2026** 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
- 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.

TRUE COPY

Sanjeev A. Khatri

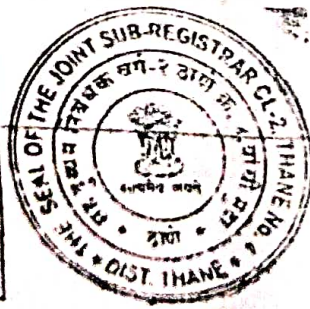
SANJEEV A. KHATRI
SECRETARY

Dated 14/06/2019
Place Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 25-04-2020 08:12:23

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

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प्लॉट नं. ४२९०२०४	
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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
P61700021181
Project: **VASUDEV PARADISE, Plot Bearing / CTS / Survey / Final Plot No 430 PART OR HISSA NO 2; Thane (M Corp.), Thane, Thane, 401105.**

1. **Aristone Developers** having its registered office / principal place of business at **Tehsil Thane District Thane Pin 401107**

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 (l) 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 **14/06/2019** and ending with **31/03/2026** 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.

TRUE COPY

Parvaz A. Khan
PARVEZ A. KHAN

Dated 14/06/2019
Place Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date 25-04-2020 08:12:23

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

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सं. ८२६०१०१४	
४९	८०



- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक कारणासाठी कायम रचकणे खुली ठेवणे बांधकामकारक राहिल
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय जोडलेले बांधकाम करण्यात येऊ नये
- 11) इमारतीचे उद्वाहन, अग्निशमन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन बाब्या, दोन इलेक्ट्रीक पॅनलसह तरतूद केलेली असली पाहिजे.
- 12) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक याची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरू करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बांधकामकारक राहिल.
- 13) अर्जदाराने म.क. / हि.क. मॉडे, महानगरपालिका मंजूरी, विल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फक्त प्रत्यक्ष जागेवर स्थापनात आल्यानंतरच इतर विकास कामास सुरुवात करणे बांधकामकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणसाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक याची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

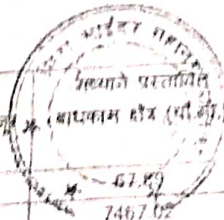


- 14) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप घडण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सधन अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम धातू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल विल्डींग कोड प्रमाणे तरतूदी करून कार्यान्वीत करणे तसेच बांधकाम घालू उताऱ्यांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन पाहण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 15) आपण सादर केलेल्या हमीपत्राप्रमाणे जोत्याच्या दाखल्यापूर्वी नव्याने सामाविष्ट केलेल्या जमिनीबाबतची विनिश्चिती / रूपांतरीत कर धारणा दाखला व पावती, नोंदणीकृत करारनामे, विकास योजना रस्त्याने / आरक्षणाचे बांधीत क्षेत्र महानगरपालिकेच्या नावे महासूची अभिलेखी नोंद झालेबाबतचे 7/12 उतारे, पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला, उप-अधिष्ठाक भूमि अभिलेख, ठाणे याचेकडील प्रस्तावित मोजणा नकाशा सादर करणे आपणावर बांधकामकारक राहिल. तसेच मोजणी नकाशाप्रमाणे दाखल्या हद्दीमध्ये कोणताही बदल झाल्यास त्याप्रमाणे त्रिविध्यात सुधारीत मंजूरी घेणे बांधकामकारक राहिल.
- 16) नागरी जमीन कमाल धारणा कायद्याबाबत मा. सर्वोच्च न्यायालयाचा निकाल तसेच विभागाकडील आदेशातील अटीची आपणावर बांधकामकारक राहिल.

RUE COPY
Lawyer
ADVOCATE HIGH COURT
MAHARASHTRA

जोत्याच्या दाखल्यापूर्वी सी.आर.झेड. ने बांधकाम करण्यासाठी मंजूर झालेले बांधकाम व माती भरवणे बांधकामकारक राहिल. सामाविष्ट आरालेल्या परिसर परिपूर्ण कागदपत्रांसह फेरप्रस्ताव सादर करणे बांधकामकारक असून नदर जागेची सोबतच्या रेखांकनात नमूद आहे.





क्र.सं.	इमारतीचे नाव / प्रकार	शेकास	तळ + मजले	मापकीच्या मजदुरीप्रमाणे मजले (पी.सी.डी.)	मूल्य
31	...	1	तळ + 2	131.78	67.89
32	...	1	घाट तळ + 22	0.00	7467.02
33	XXXVI (विद्युत पुरवठा)	1	घाट तळ + फोडियम + 21 घाट	0.00	11146.35
34	XXXV	1	घाट तळ + 22 घाट	0.00	6817.88
35	XXXVIII	1	तळ + फोडियम + फोडियम2 + 21	0.00	6564.21
36	XXXIX	1	तळ + फोडियम + फोडियम2 + 21	0.00	6564.21
37	XXXI, XXXII	2	तळ + फोडियम + फोडियम2	0.00	0.00
38	XXXII	1	तळ	0.00	0.00
39	HALL	1	तळ + 4	0.00	835.08
40	XXXIV	1	तळ	0.00	0.00
41	...	1	तळ + 3	0.00	165.95
42	XXXVI	1	तळ + फोडियम + 21	0.00	5069.04
43	XXXVII, XXXVIII	2	तळ + फोडियम	0.00	0.00
44	...	1	तळ + 1	0.00	105.36
45	...	1	तळ + 2	0.00	103.64
46	...	1	तळ + 1	0.00	268.18
47	...	1	तळ	0.00	40.64
48	...	1	तळ	0.00	180.00
49	...	2	तळ	0.00	0.00
50	HALL 1	1	तळ + 4	0.00	811.35
51	HALL XI	1	तळ + 4	0.00	1226.72
52	XII, XIII	2	तळ	0.00	0.00
53	XIV, XV, XVI, XVII, XVIII, XIX	6	वेगळे + तळ + फोडियम1 + फोडियम2	0.00	0.00
54	SHOP	1	वेगळे + तळ	0.00	0.00
55	OFFICE CENTER I	1	जावलीचे क्षेत्र	0.00	74.90
56	OFFICE CENTER II	1	जावलीचे क्षेत्र	0.00	253.77
57	Row House	20	तळ + 2	0.00	1616.20
58	Type B	1	तळ + 7	0.00	1316.83

421 मापकीचे पत्र क्र. THANE/REGISTRATION/2013-14, दि.06/11/2013 (इमारत क्र. 5 ते 9, 16, 17, 19, 20 व 21, 3, 28 या सर्वोदित), मजदुरी/145/2011-12, दि.18/04/2011 (इमारत क्र. 3 व 4), मजदुरी/3778/2009-10, दि.25/01/2010 (इमारत क्र. 1 व 2), मजदुरी/4268/2010-11, दि.18/08/2010 (इमारत क्र. 10), मजदुरी/2935/2010-11, दि.08/10/2010 (इमारत क्र. 10), मजदुरी/1257/2010-11, दि.15/06/2010 (इमारत क्र. 10), मजदुरी/1172/2011-12, दि.07/07/2011 (इमारत क्र. 10), मजदुरी/2754/2010-11, दि.22/10/2010 (इमारत क्र. 10), मजदुरी/118/2004-05, दि.06/04/2004 (इमारत क्र. 10), मजदुरी/2850/2010-14, दि.06/11/2013 (इमारत क्र. 10), मजदुरी/4561/2011-12, दि.06/11/2011 (इमारत क्र. 10), मजदुरी/2005-07, दि.15/02/2005 (इमारत क्र. 10), मजदुरी/104728/9798, दि.24/03/1998 (इमारत क्र. 10), मजदुरी/10/2010 (इमारत क्र. 10), मजदुरी/12/812 (इमारत क्र. 12) मजदुरी/20/03/2009 (इमारत क्र. 12) मजदुरी/...

TRUE COPY
 PARVEZ
 ADVOCATE
 20/03/2009

ए.ए. लो



- 56) सदन जागेमध्ये इमारतीचे बांधकाम सुरु करताना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / कन्सल्टिंगशिअर, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका अबाबदार राहणार नाही
- 57) सदन गृहसंकुलातील रहिवाश्यासाठी 20 टन क्षमतेच्या जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 58) सदन जागेबाबत शासन निर्देशापरमाणे आवश्यक असणा-या परवानग्या / माहूरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल
- 59) 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.

स.स. मस. / नं. 16498 / 2020-22

R. 3013/2020

Signature
आयुक्त

मि.स. भाईदर महानगरपालिका

21/9/16

पत - माहितीस्तव व पुढील कार्यवाहीस्तव

1) विभाग प्रमुख

अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

2) कल निर्धारक व संकलक अधिकारी
कर विभाग

3) उद्यान अधिक्षक, उद्यान विभाग

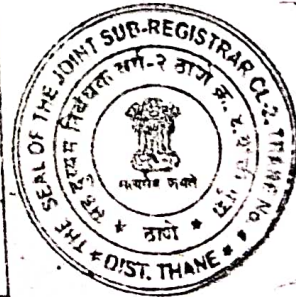
TRUE COPY

Signature

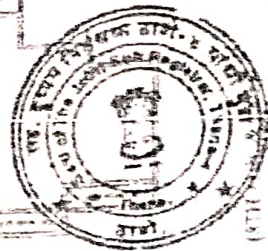
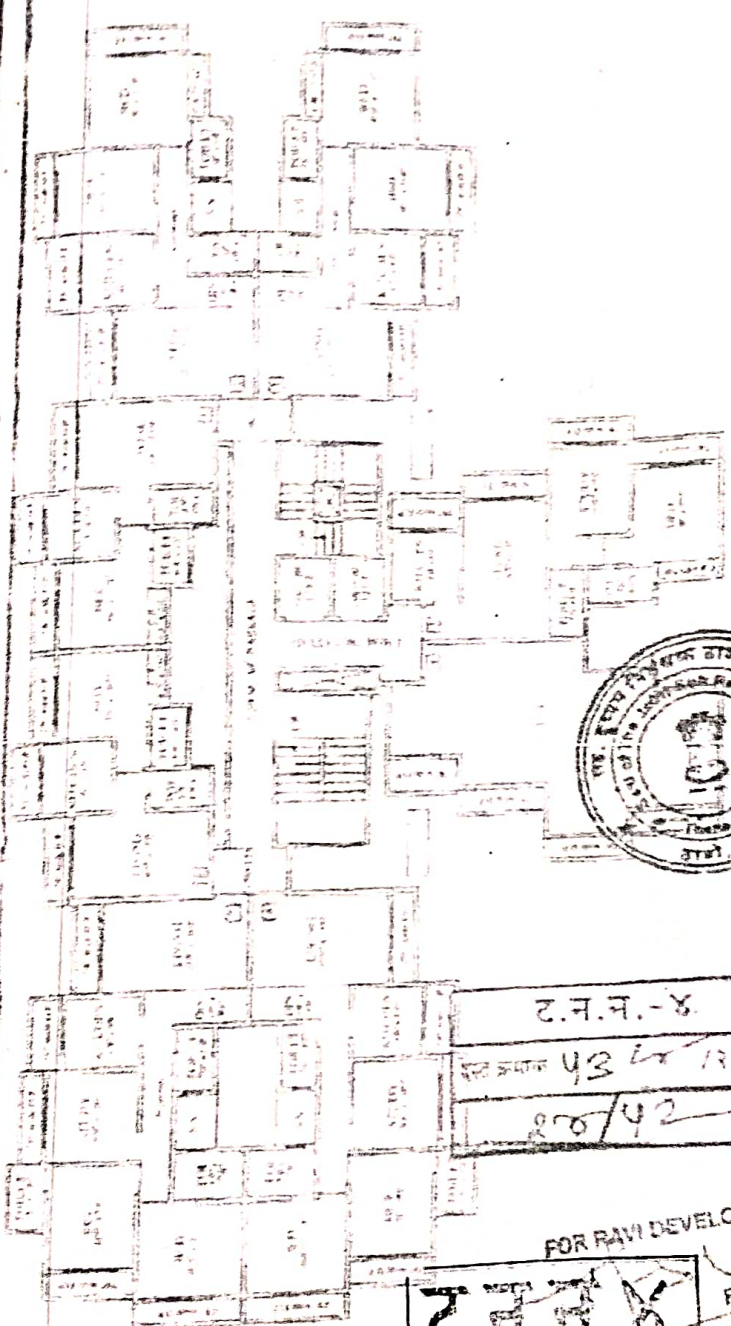
PARVEZ A. KHAN
B.Com., L.L.B.
ADVOCATE HIGH COURT
A/234, A. G. Nagar CHSL, W. E. Highway,
Kharjura, Mira Road (E), Thane-401 101

TRUE COPY

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दस्तावेज 1280/2020	
६४	७०



ANNEXURE C3 & E



T.F.N. - 8
सुरा नं. 43 ला. 1011
270/42

FOR RAVI DEVELOPMENT

(WING - A)

Survey No. 430 at Mira Road STP, Sale Plan

TRUE COPY

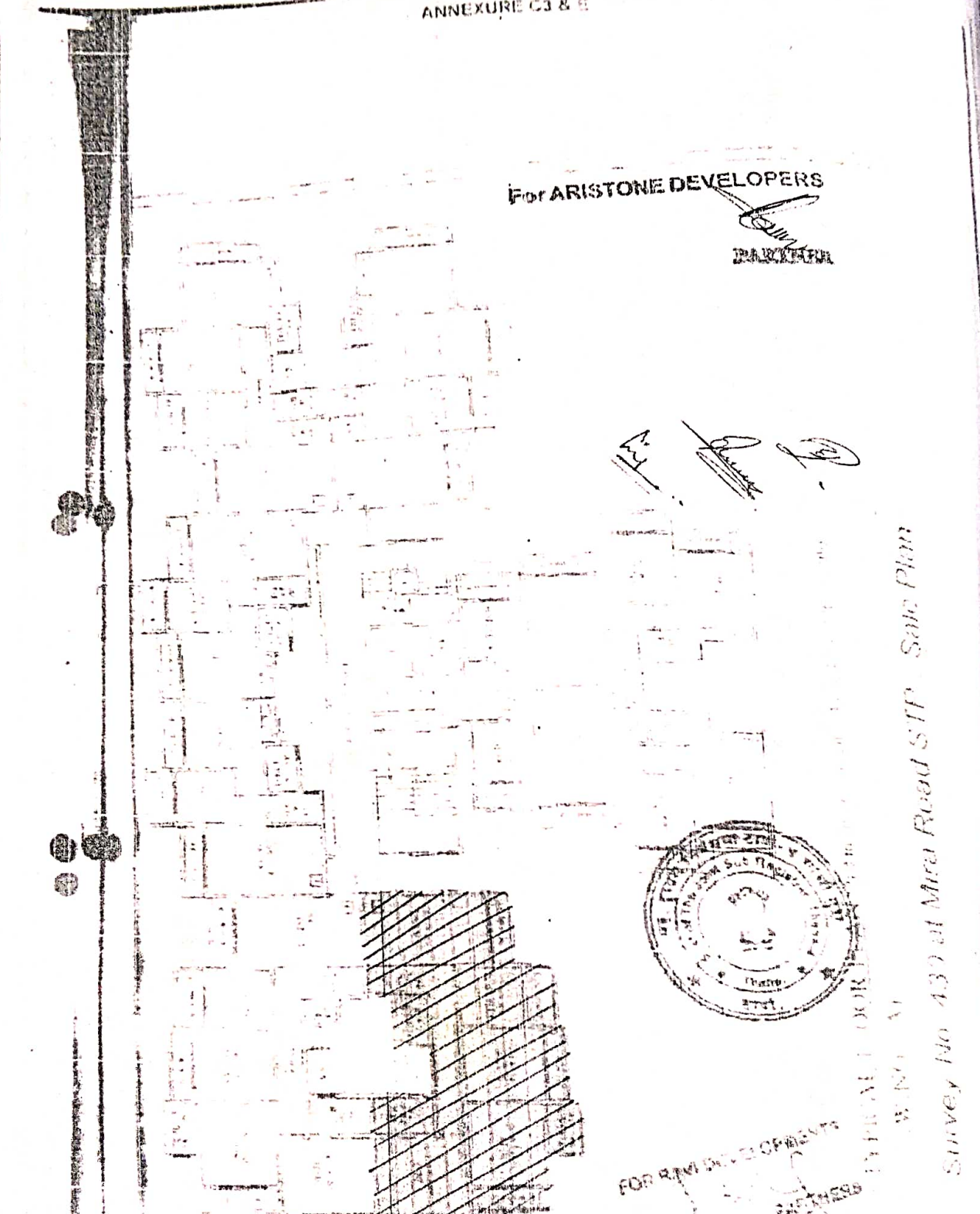
ADVOCATE KHAN
B. Com., LL.B
ADVOCATE HIGH COURT
Thane

T.F.N. 8
सुरा नं. 43 ला. 1011
270/42

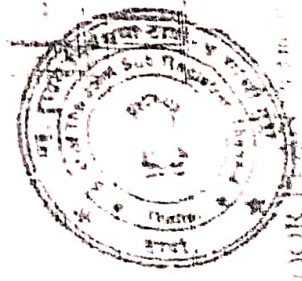


For ARISTONE DEVELOPERS

[Signature]
PARTNER



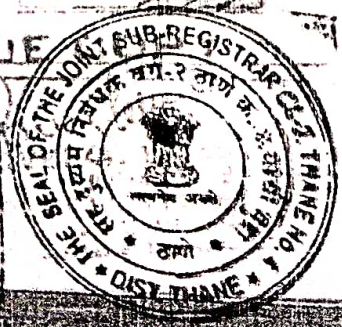
[Handwritten initials]



Survey No 433 at Mira Road S/TP Sale Plan

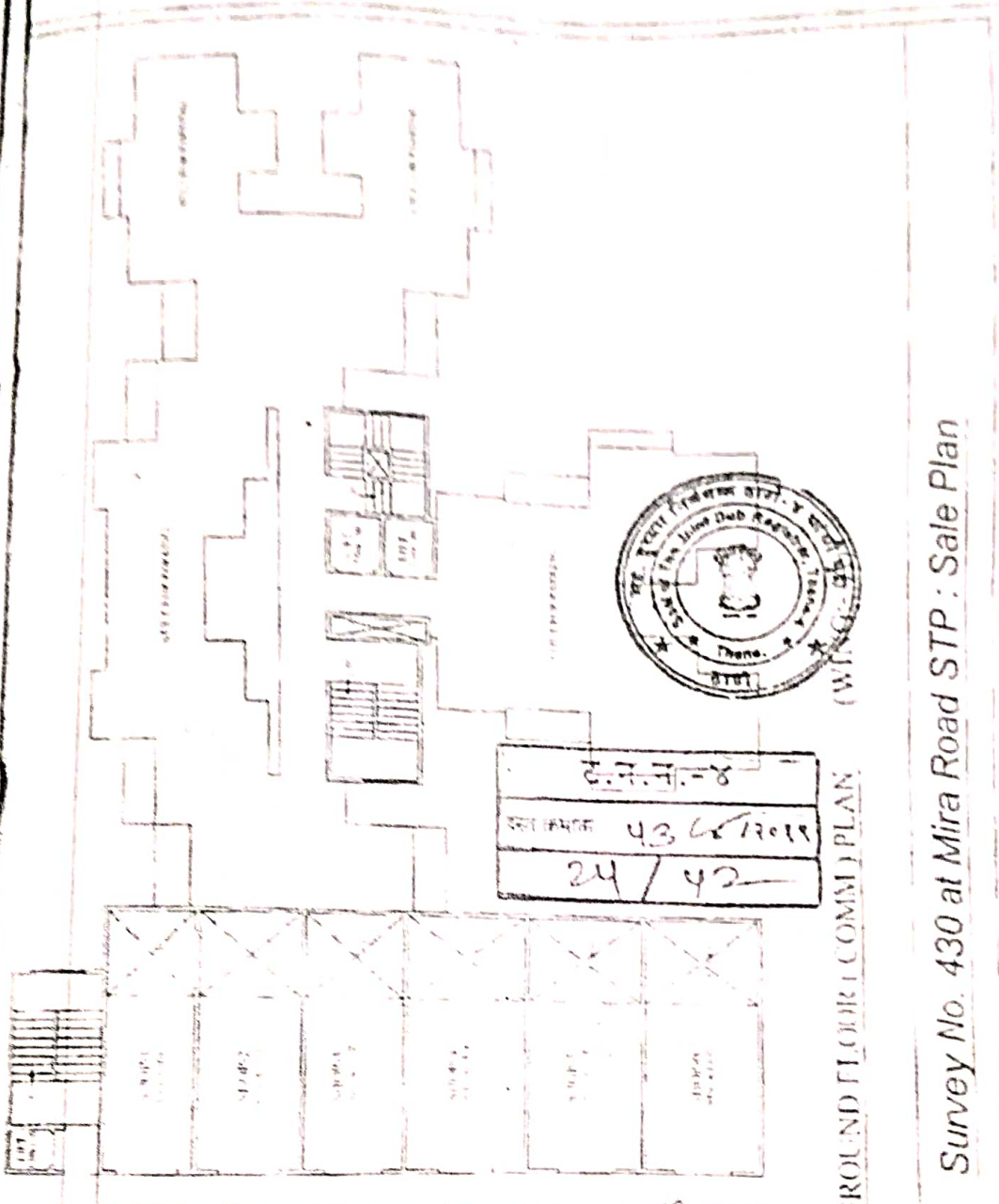
FOR R.M. DEVELOPMENTS
PARTNERS

टन व डे
दस्ता क्र. 200/2028
[Signature] CO



2028
23

ANNEXURE C I & E



८.३.३.३-४
 SURVEY NO. 436/2019
 24/42

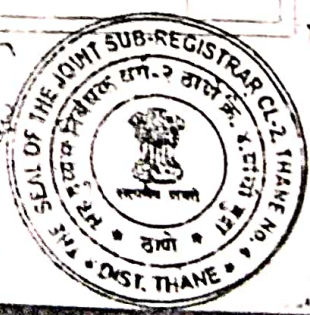
GROUND FLOOR (COMM) PLAN

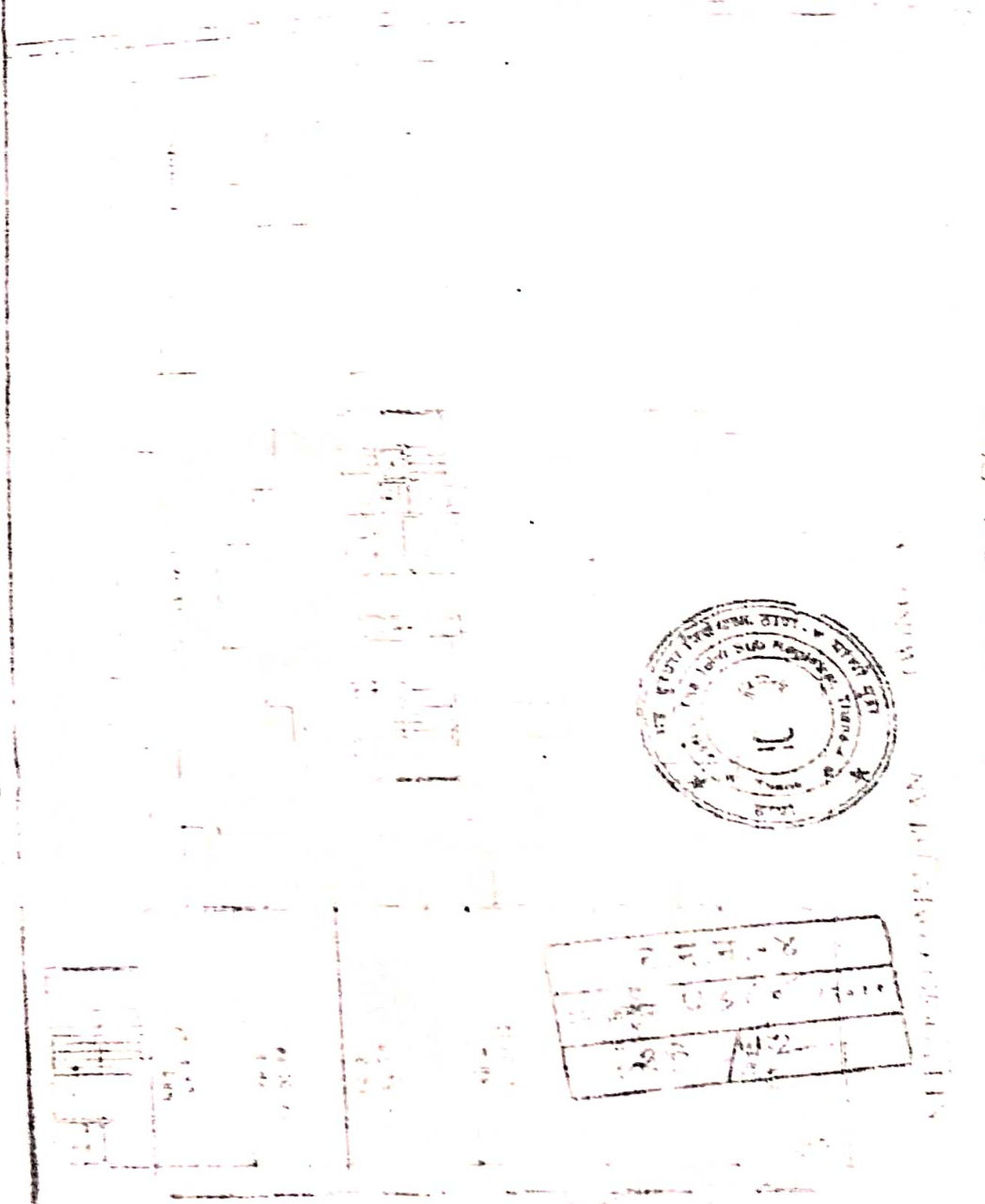
Survey No. 430 at Mira Road STP : Sale Plan

TRUE COPY

Parvez A. Khan
PARVEZ A. KHAN
 B.Com., L.L.B.
 ADVOCATE HIGH COURT
 10/1, ...

FOR RAVI DEVELOPMENTS
[Signature]
 ८२०
 ६६ CO





8-1-1952
1952
1952

Survey No. 430 at Mira Road STP Sale Plan

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दाता क्र. ७६०/२०५३
७६०

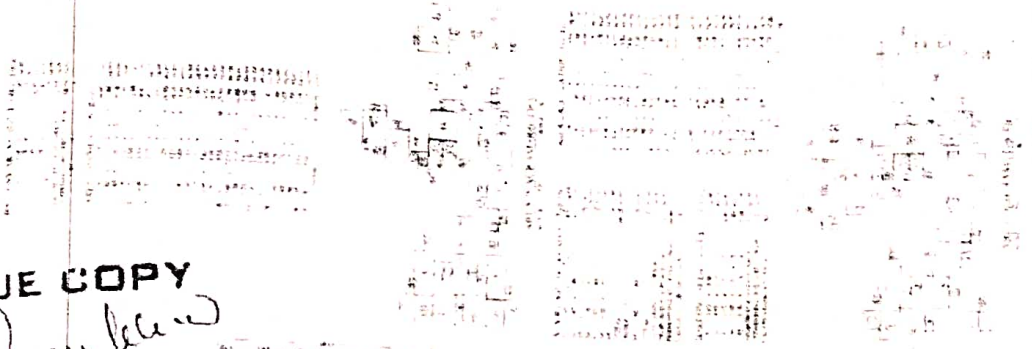
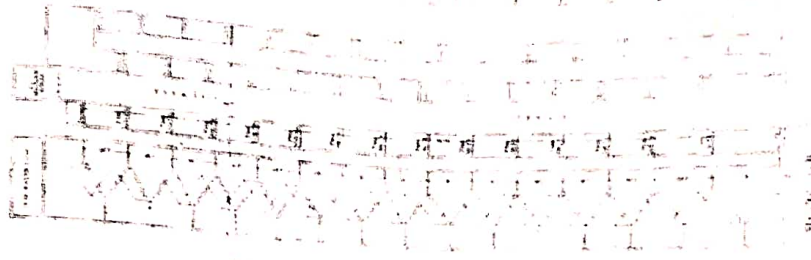


ANNEXURE D



1. NAME OF THE PARTY	
2. ADDRESS OF THE PARTY	
3. NAME OF THE PROPERTY	
4. ADDRESS OF THE PROPERTY	
5. DATE OF THE SALE	
6. NAME OF THE BUYER	
7. ADDRESS OF THE BUYER	
8. NAME OF THE SELLER	
9. ADDRESS OF THE SELLER	
10. NAME OF THE WITNESSES	
11. ADDRESS OF THE WITNESSES	
12. NAME OF THE NOTARY	
13. ADDRESS OF THE NOTARY	

1. NAME OF THE PARTY	
2. ADDRESS OF THE PARTY	
3. NAME OF THE PROPERTY	
4. ADDRESS OF THE PROPERTY	
5. DATE OF THE SALE	
6. NAME OF THE BUYER	
7. ADDRESS OF THE BUYER	
8. NAME OF THE SELLER	
9. ADDRESS OF THE SELLER	
10. NAME OF THE WITNESSES	
11. ADDRESS OF THE WITNESSES	
12. NAME OF THE NOTARY	
13. ADDRESS OF THE NOTARY	



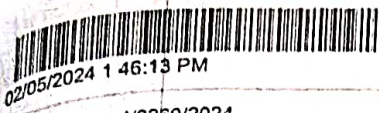
TRUE COPY

[Handwritten signature]

ADVOCATE H.S. ...
19/204, A.G. Nagar CHST, W.C. ...
Mumbai, Mira Road (E), Thane-401305

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व न न. ७७०/२०३५	
७७	७०





दस्तावेज गोप्यभाग-2

दस्तावेज क्र. 8260/2024
दस्तावेज क्र. 8260/2024

दस्तावेज क्र. 8260/2024
दस्तावेज प्रकार :- कर्नाटनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	दयाचित्र	ठसा प्रमाणित
1	नाव:मे. एरीस्टोन डेव्हलपर्स चे भागिदार संतोष मी. सामल तर्फे कु.मु.म्हणून कल्पेश पाटणकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 141/142, वासुदेव स्काय हाय, कमिश्नर बंगलौ जवळ, कनाकिया रोड, मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: ABOFA1411G	निहून घेणार वय :-27 स्वाक्षरी:- <i>Talankar</i>		
2	नाव:दिनीप के. मिह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बाय - 201, रश्मी हेलथ फेम -2 विन्डींग, एडेनरोम कनाकिया रोड, मिनेमॅक्स डेटर मीरारोड पूर्व, महाराष्ट्र, THANE. पिन नंबर: AXWPS8140E	निहून घेणार वय :-57 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:कोमल दिनीप मिह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बाय - 201, रश्मी हेलथ फेम -2 विन्डींग, एडेनरोम कनाकिया रोड, मिनेमॅक्स डेटर मीरारोड पूर्व। पिन नं CQWPS3244L, महाराष्ट्र, THANE. पिन नंबर:	निहून घेणार वय :-33 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:शीतल दिलीप मिह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बाय - 201, रश्मी हेलथ फेम -2 विन्डींग, एडेनरोम कनाकिया रोड, मिनेमॅक्स डेटर मीरारोड पूर्व पिन नं EFKPS1880D, महाराष्ट्र, ठाणे. पिन नंबर:	निहून घेणार वय :-30 स्वाक्षरी:- <i>[Signature]</i>		

दस्तावेज करून देणार तथाकथीन कर्नाटनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
दिनांक 02 / 05 / 2024 01 : 45 : 05 PM

दस्तावेज-
दस्तावेज इमम अमे निवेदीत कर्नाटनामा की ने दस्तऐवज करून देणा-यानां व्यक्तीशः भोळखतान, व त्यांची भोळख पटविनात

अनु क्र.	पक्षकारांचे नाव व पत्ता	दयाचित्र	ठसा प्रमाणित
1	नाव:गगनल नाडर -- वय:38 पत्ता:मिरारोड पूर्व. पिन कोड:401107	स्वाक्षरी <i>[Signature]</i>	
2	नाव:प्रीजमोहन शर्मा -- वय:32 पत्ता:मिरारोड पूर्व. पिन कोड:401107	स्वाक्षरी <i>[Signature]</i>	

क्र.4 ची वेळ: 02 / 05 / 2024 01 : 45 : 47 PM

क्र.5 ची वेळ: 02 / 05 / 2024 01 : 46 : 00 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,
दस्त क्र. *8260* / 2024 मध्ये
CO पाने आहेत
सादर दस्त पुस्तक क्र. *2* वर नोंदला

7 मह/दुय्यम निबंधक, वर्ग-2 ठाणे क्र. 4

Purchaser	Type	Verification	Vendor	Amount	Used At	Deface Number	Deface Date
MR DILIP K SINGH	Challan	03006172024042990418	MH001299899202425E	813900.00	SD	0000819210202425	02/05/2024
MR DILIP K SINGH	Challan		MH001299899202425E	30000	RF	0000819210202425	02/05/2024
				1600	RF	0524021202999D	02/05/2024

Stamp Duty | RF-Registration Fee | DHCC Document | Pending Charges