

Receipt (pavti.)

73/4129

Monday, June 03, 2024

2:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6033 दिनांक: 03/06/2024

गावाचे नाव: शिळ
दस्तऐवजाचा अनुक्रमांक: टनन1-4129-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: अपर्णा श्रीदेवी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पुष्टांची संख्या: 95

एकूण:

रु. 31900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:10 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.2151752.68 /-

मोबदला रु.3150000/-

भरलेले मुद्रांक शुल्क : रु. 220500/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524308306447 दिनांक: 03/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002531764202425E दिनांक: 03/06/2024
बँकेचे नाव व पत्ता:


Sub Registrar Thane 1

सह दुय्यम निबंधक वर्ग-२
ठाणे-९

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0524308306447	Date 30/05/2024
Received from JT SUB REGISTRAR THANE, Mobile number 8454819276, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Thane 1 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 30/05/2024
Bank CIN 10004152024053006116	REF No. 2906638090
This is computer generated receipt, hence no signature is required.	

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दस्तावेज क्र. १/२०२४
१ ey





CHALLAN
MTR Form Number-6



GRN	MH002531764202425E	BARCODE			Date	25/05/2024-12:39:59	Form ID	25.2		
Department	Inspector General Of Registration									
Type of Payment	Stamp Duty									
	Registration Fee									
Office Name	THN1_HQR SUB REGISTRAR THANE URBAN 1									
Location	THANE									
Year	2024-2025 One Time									
Account Head Details	Amount In Rs.									
	Stamp Duty	220500.00								
Registration Fee	30000.00									
Town/City/District										
PIN					4	1	0	2	0	3
Remarks (If Any)	PAN2=AAKFH5456M-SecondPartyName=HAWARE LLP-CA=350000 दस्त क्र 922/2028 Amount In Two Lakh Fifty Thousand Five Hundred Rupees Only									
Total		2,50,500.00								
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque/DD No.	Bank CIN	Ref. No.	69103332024052814615 742428921							
	Bank Date	RBI Date	28/05/2024-17:15:06 Not Verified with RBI							
Name of Bank	Bank-Branch		IDBI 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.
 सदर चलन केवल दुयम लिखक कार्यालय नोदणी कचवयाच्या दस्तासाठी लागू आहे . नोदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9995527991



AGREEMENT FOR SALE

This Agreement made at Thane this 3rd day of June **BY & BETWEEN M/S. HAWARE PROPERTIES LLP**, a Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, having its office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai 400 705, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include the partners for the time being of the said firm, its successors and heirs, executors and administrators of the last surviving partner) of **ONE PART;**



दस्तावेज / 2028

AND

Mrs. Aparna Sreedevi Indian Inhabitant residing at **D/O PadmaHabhan Nair, Nakshehra Edakkathalath House, Eloor East, Udyogamandal, Ernakulam, Kerala-683501** hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include (in case of Individual/s)his/her/their heirs, executors, administrators and assigns; (in case of Partnership Firm) 'the Partners for the time being of the said firm, the Survivors or Survivor of them and the heirs, executors administrators and assigns of last Surviving Partner (in case of Body Corporate) 'its successors and assigns' (and in case of Hindu Undivided Family) 'the coparcener/s of the HUF and their respective heirs, executors, administrators and assigns') of the **SECOND PART;**

A. WHEREAS:

- a. The Promoters are seized, possessed and entitled to the lands bearing Survey No. 83/1, 84/2, 85/1A, 85/2A and 85/2B, Situated At Village Shill Taluka Thane and District Thane and more particularly described in the SCHEDULE hereunder written and hereinafter referred to as "the said Property".
- b. The Promoters title to the said Property arises as under:-
 - A.b.i. On 19th June 1981 Mr. Joma Krishna Mhatre Executed the document and agreed to Sell and Transfer the Survey No. 84 admeasuring area 0-27-3 along with kharaba 0-9 to M/s Patel Wood Works and Timber Mart. Thereafter by way of registered document which was registered in the office of Sub- Registrar TNN1 - 5427/1988 the said Survey No. 84 situated at Village Sheel, District:- Thane Sold and Transferred to M/s Patel Wood Works and Timber Mart.
 - A.b.ii. AND WHEREAS On 16th November 1981 Mr. Devshi Manji Patel transferred the Survey No. 84 admeasuring area 0-27-3 and kharaba 0-9 Guntha, Survey No. 83 admeasuring area 1-6-9 Guntha, Survey No. 85-2 (Part) admeasuring area 37-0 Guntha and survey No. 85-2(Part) admeasuring 1-4 Guntha and survey No. 85, 87 ,86 and 121 admeasuring area 74-11 Guntha transfer in favour of Kamlaben J Patel, Pushpa S Patel, Dana alias Dinesh Manji Patel the partners of M/S PATEL WOOD WORKS AND TIMBER MART the transferees.
 - A.b.iii. AND WHEREAS on 12th June 1986 by register fakrothkhat document no. 3116/1986 M/S PATEL WOOD WORKS AND TIMBER MART herein had purchased the survey No. 87/2B admeasuring area 0-21-0 and kharaba 0-1-5 Guntha from seller Smt. Manjibai Kachru Alimakar.
 - A.b.iv. AND WHEREAS on 12th June 1986 by register fakrothkhat document no. 3117/1986 M/S PATEL WOOD WORKS AND TIMBER MART herein had purchased the survey No. 87/2A admeasuring area 0-25-5 and kharaba 0-1-5 Guntha from seller Mr Shankar Arjun Aalimkar.

For HAWARE PROPERTIES LLP

Authorized Signatory

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AND WHEREAS on 12th June 1986 by register fakrothkhat document no 3115/1986 M/S PATEL WOOD WORKS AND TIMBER MART herein had purchased the survey No. 89/1 admeasuring area 0-33-1 and kharaba 0-3-0 Guntha from seller Mr Shankar Arjun Aalimkar and eleven others.

AND WHEREAS on 22nd June 1988 by register Agreement document no. 2917/1988 M/S PATEL WOOD WORKS AND TIMBER MART herein had purchased the survey No. 85/1, 87/1, 86/3 total admeasuring area 0-74-11 Gunthas from purchaser Mr. Balaram Kathode Alimkar and five others

A.b.vii. AND WHEREAS on 09th Feb 2005 Kamlaben J Patel, Kirti Manji Patel, Ketan Keshav Patel released their rights by way of written document in favor of above mentioned owners. Thereafter on 31st January 2006 by way of registered Deed of Confirmation Sr. No. 605/2006 M/S PATEL WOOD WORKS AND TIMBER MART became owner of the said property.

A.b.viii. AND WHEREAS on dated 11/11/2013 name of the Dinesh Manji Patel, Pravin Dinesh Patel, Haresh Dinesh Patel and Jagdish Dinesh Patel has been entered in the record of rights as per the direction of Sub-divisional Officer of Mumbai and the said entry has been mutated as mutation entry No. 2238.

A.b.ix. AND WHEREAS RTS/178/2011 had been challenged and RTS 122/2012 had been filed and said RTS case has been decided in favor of M/S PATEL WOOD WORKS AND TIMBER MART and the mutation entry no. 1061 had been confirmed and by way of mutation entry no. 2178 the said name of the owner has been confirmed in the relevant 7 x 12 extract for the said land.

A.b.x. AND WHEREAS mutation entry no 1346 shows the effect of computerization and classification of areas has been done, in respect of the Record of Rights of said properties.

A.b.xi. AND WHEREAS by way of Mutation entry No. 1816 it appears that in respect of Survey No. 84/2 The Ld. Sub-Divisional Officer, Thane was pleased to give the sale permission in T.D./T.6/ Ten./ Sale Permission S.R. No. 36 /2011 dated 21st May 2012.

A.b.xii. By Joint Development Agreement dated the 2nd Sep 2020 M/S PATEL WOOD WORKS AND TIMBER MART granted to M/s. Haware Properties LLP, the development rights of said plot on the terms and conditions more particularly set out in the said Joint Development Agreement dated the 2nd Sep, 2020. The said Agreement was duly registered with the office of Sub-Registrar of Assurances, Thane 3 with Doc No. TNN3/8818/2020. M/S PATEL WOOD WORKS AND TIMBER MART also granted the Power of Attorney for development of the plot to the Promoters dated the 2nd Sep, 2020 duly registered with the office of Sub-Registrar of Assurances, Thane 3 with Doc No. TNN3/8820/2020.

B. WHEREAS:

- The Promoters appointed M/s. Saakaar Architects as Architect for the project.
- The Promoters also appointed Mr. Ajay Mahale as Structural Engineer for the project.
- The Promoters also appointed Mr. Kaviraj Jadhav as MEP Consultant for the project.

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d. The Promoters thereafter submitted the proposal for utilization of the BUA under UDCPR on the said plot.

e. The Thane Municipal Corporation granted Sanction of Development Permission/Commencement Certificate dated the 23rd May, 2022 for the construction of project on the land on the terms and conditions set out in the sanction of Development Permission dated the 23rd May, 2022a copy whereof is annexed hereto and marked Annexure - "B".

f. The Promoters propose to construct on the project land a project to be known as "Haware My First Home Shil Phata Phase 1" comprising of two residential cum commercial buildings i.e. Building '1' and Building '2'. Building '1' of ground + three podiums + stilt + fourth to thirty fifth upper floors and Building '2' having ground floor commercial + three floors commercial part and podiums part + stilt + fourth to thirty fifth upper floors.

g. The Promoter has got some of the approvals from the Thane Municipal Corporation 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 as and when required, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

h. The Promoter will accordingly commence the building operations upon the project land.

i. AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

j. The Promoter has unequivocally divulged to the Purchaser that by a Loan Agreement dated, the Promoter has taken a loan from for development of the Project Land and construction of buildings on it. The Promoter has mortgaged the said Property in favour of ("the Mortgagee") as a security for availing from the Mortgagee finance, inter alia, for construction of building/s on the said Property and for general corporate purposes. The Mortgagees have agreed that the Promoter shall be entitled to allot and/or sell flats in the building/s to be constructed on the said Property and they shall issue 'No Objection Certificate/s' in respect of such allotment/ sale subject to the Promoter complying with the stipulated terms and conditions in this regard. The Purchaser consents that the Promoter has reserved the right to create mortgages/ encumbrances as required from time to time save and except the right of the Purchaser on the said Flat. The details of such mortgages shall be disclosed in accordance with the provisions of law.

C. AND WHEREAS:

a. The Promoter proposes to construct a project to be known as "Haware My First Home Shil Phata Phase 1" comprising of two residential cum commercial buildings i.e. Building '1' and Building '2'. Building '1' of ground + three podiums + stilt + fourth to thirty fifth upper floors and Building '2' having ground floor commercial + three floors commercial part and podiums part + stilt + fourth to thirty fifth upper floors.

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- b. As mandated by S. 3 of Real Estate (Regulations & Development) Act 2016 (RERDA) the Promoter has registered the present real estate project with the Maharashtra Real Estate Regulatory Authority (MaharERA), the Registration Certificate whereof is annexed hereto and marked **Annexure – " A "**. The Promoter has proposed to complete the project in 2 or more phases as mentioned above. Phase I of the project consisting of Building 1 has been registered via MaharERA registration number: P51700052794 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. Phase II of the project with Building 2 of the project has been registered with MaharERA vide registration number: P51700053915 and its details are available on the website <https://maharera.mahaonline.gov.in> under registered projects.
- c. On demand from the Purchaser/s the Promoter has afforded him/her/ them the inspection of all the documents of title adverted to supra relating to the Project Land as also that of the plans, design and specifications prepared by Architect including all such other and further documents mandated by the RERDA and the Rules and Regulations framed thereunder.
- d. The authenticated copy of the Title Certificate issued by M/s. Hanuman N. Bhoir, Advocates is annexed hereto and marked Annexure - "B".

D. AND WHEREAS:

- a. The Purchaser/s has/have requested and the Promoter has agreed to sell (on the basis of carpet area only) to the Purchaser/s, Flat bearing No. **1614** in **Tower 1, Wing A** having a carpet area of **29.54** sq. mts on the **16th** floor in the building **"HAWARE MY FIRST HOME SHIL PHATA PHASE 1 BLDG 1"** (hereinafter referred to as "the said flat") being constructed on the Project Land as shown in the typical floor plan being Annexure – " C " hereto.
- D.a.i. N.B: The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat including the area covered by the internal walls.
- b. The Purchaser/s has/have agreed to pay **Rs. 31,50,000 /- (Rupees Thirty One Lakh Fifty Thousand Only)** being the entire consideration of the said flat (on the basis of the carpet area alone) in accordance with the provisions of the RERDA and Rules and Regulations framed thereunder. The Purchaser paid **Rs. 3,11,500 /- (Rupees Three Lakh Eleven Thousand Five Hundred Only)** as advance and the balance amount shall be paid strictly in accordance with the progress of the construction work as delineated in Schedule annexed hereto and marked as **Annexure – " D "**.
- c. The Promoter, therefore, in compliance of the mandate of S. 13 of the RERDA execute this Agreement evincing the terms and conditions mutually agreed upon by and between the parties hereto whereunder the s have agreed to sell and the Purchaser/s has/have agreed to purchase the flat and mechanized / Basement / puzzle parking if any which are set out hereunder.

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

1. **RECITAL CLAUSES ARE INTEGRAL TO THIS AGREEMENT:** The recitals supra are intended to be treated as the integral part of this agreement for all purposes including the interpretation of this document.

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2. **CONSTRUCTION OF THE PROJECT:** The Promoter shall construct under normal conditions the project to be known as "**Haware My First Home Shil Phata Phase 1 Bldg 1**" comprising of ground + three podiums + stilt + fourth to thirty fifth upper floors on the Project Land being a piece and parcel of land situated on the Survey No. 83/1, 84/2, 85/1A, 85/2A and 85/2B, Situated At Village Shill Taluka Thane and District Thane admeasuring 16,280 sq.mts., by utilizing the existing FSI and additional FSI including TDR, ancillary FSI, premium FSI, or any other FSI as may be permissible under the provisions of the UDCPR and as per plans and specifications approved and sanctioned by Thane Municipal Corporation including such **additions, modifications, revisions and alterations, therein if any, from time to time as made approved by the Thane Municipal Corporation or relevant Planning Authorities.** **PROVIDED THAT** except for such variations/additions/modifications as might be required to be carried out as per the requisition of the Government/Authorities, others shall be carried out, if so required, with the consent of the Purchasers in accordance with the mandate of the RERDA and the Rules and Regulations framed thereunder.



3. **SALE OF APARTMENT/FLAT:**

3.1. The Promoter hereby agrees to sell to the Purchaser/s (subject to the due and timely payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchaser/s) and the Purchaser/s hereby agrees to purchase from the Promoter on the basis of carpet area¹ only being Flat No. **1614, in Tower 1, Wing A** admeasuring **29.54 sq. mtrs.** carpet area (hereinafter referred to as "the said flat") located on the **16th Floor** of the Project to be known as "**Haware My First Home Shil Phata Phase 1 Bldg 1**" being constructed on the project land as per the Plan annexed hereto and marked Annexure "C" hereto.

3.2. **Explanation:** The Purchaser/s shall have right to use common areas and facilities available in the building by virtue of his / her / their purchasing the said flat albeit only on the basis of carpet area.

4. **CONSIDERATION:**

4.1. In consideration of the Promoter agreeing to sell the said flat on the basis of the carpet area only, the Purchaser/s has/have agreed to pay to the Promoter, a lump sum price of **Rs. 31,50,000 /- (Rupees Thirty One Lakh Fifty Thousand Only)**

4.2. The Purchaser shall pay to the Promoter the aggregate amount of **Rs. 31,50,000 /- (Rupees Thirty One Lakh Fifty Thousand Only)** towards the consideration of the Flat in accordance with the Schedule of Payment being Annexure - "D" hereto. The payment of the consideration **STRICTLY** as per the payment schedule is agreed and understood to be the essence of the contract for the payment of the instalments as per the schedule is essential for the completion of the construction in the given time frame and the default may adversely affect the completion of project within the committed time frame. The Purchaser/s has been explained that any default in the payment as per the schedule might cause loss/delay to the entire project. The Purchaser/s has/have therefore agreed not to commit any default in the payment and scrupulously and tenaciously adhere to the schedule of payment.

4.3. The aggregate consideration of **Rs. 31,50,000 /- (Rupees Thirty One Lakh Fifty Thousand Only)** mentioned supra is exclusive of the taxes, cesses, charges, penalties viz. service tax/GST/VAT/Octroi/ LBT etc. and/or any other taxes, cesses, charges, penalties which might be levied/exacted in connection with carrying out of the development of the project and/or the building operations therein upto the date of the handing over the possession of the Flat, which the Purchaser/s undertake/s to pay to the Promoter apart from the aggregate consideration of the Flat.

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4.4. The Purchaser/s hereby agrees, declares and confirms with the Promoter that the Purchaser/s shall comply with the mandate of S. 194-IA of the Income Tax Act, 1961 by deducting TDS, if applicable, and depositing the same with the concerned Authorities under Income Tax Department and the Purchaser/s shall file the necessary return of such TDS with the Income Tax Authorities within the stipulated period and shall also issue the TDS certificate to the Promoter within the stipulated period. ~~NOTWITHSTANDING~~ anything contained herein, it is specifically agreed by the Purchaser/s that the Purchaser/s shall be entitled to get the credit of the TDS deducted by him/her / them only if the Promoter is entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser/s. In case if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

4.5. The Total Price is escalation-free, save and except escalations /increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

4.6. The promoter may allow, in its sole discretion, a rebate for early payments for equal instalments payable by the Purchaser by discounting such early payments at a rate mutually agreed upon by both the Promoters & Purchasers for which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to a Purchaser by the Promoter. It is in accordance with this clause that the cost for the mentioned flat has been fixed to that amounting in the clause 2.4.

5. **INSPECTION OF DOCUMENTS BY THE PURCHASER/S:** The Purchaser/s has/have prior to the execution of this Agreement, perused all the documents constituting title deeds, approved plans, commencement certificate, development permission and satisfied himself/herselves /herself about the title of the Promoter to the said flat and no requisition or objection shall be raised upon the Promoter in any matter relating thereto. A copy of the Certificate of Title issued by Adv Hanuman Bhoir, being Annexure " B" hereto. The Purchaser/s has independently of the said certificate made inquiries concerning the title of the Promoter to the Project Land and the Purchaser/s has/have accepted the same and he/she/they shall not be entitled to raise or administer any requisition or objection in respect of the same or the Promoter's title thereto.

6. **CONFIRMATION OF THE CARPET AREA:** The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the

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carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4.1 of this Agreement.

7. **AUTHORISATION TO THE PROMOTER TO ADJUST PAYMENTS TOWARDS DUES:** The Purchaser/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in her sole discretion deems fit and the Purchaser/s undertake/s not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the Annexure "D" shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

1. **OBSERVATION OF THE TERMS/CONDITIONS OF THE DEVELOPMENT PERMISSIONS BY THE PROMOTER:** The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Flat to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

2. **TIME BEING ESSENCE:** Time is essence for the Promoters as well as the Purchaser/s. The Promoters shall abide by the time schedule for completing the project and handing over the flat to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the instalments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in Clause 1 (c) herein above. ("Payment Plan").

3. **FLOOR SPACE INDEX:** The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the project land is 83,998 square meters only and Promoter has planned to utilize Floor Space Index of 5 by availing of FSI available on payment of premiums or FSI available as incentive FSI, TDR, or other available permissible FSI by implementing various scheme as mentioned in the UDPCR or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 83,998 sq.m. as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4. **INTEREST PAYABLE ON DELAY:** If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser/s, the Promoter agrees to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rules, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. The Purchaser/s agrees to pay to the Promoter, interest as specified in the Rules, on all the delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter.

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5. **TERMINATION OF THE AGREEMENT PURSUANT TO THE DEFAULT BY THE PURCHASER:** Without prejudice to the right of Promoter to charge interest in terms of sub Cl. 11 above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: **Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser/s by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fail/s to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement.**

5.2. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

6. **FIXTURES & FITTINGS:** The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand to be provided by the Promoter in the said building and the Flat as are set out in the Schedule annexed hereto and marked **Annexure - "E"**.

7. **TIMELINE FOR DELIVERING POSSESSION:** The Promoter shall deliver possession of the Flat to the Purchaser/s on or before 31 Dec, 2030. If the Promoter fails or neglects to give possession of the Flat to the Purchaser/s on account of reasons beyond his or his agent's control by the aforesaid date, the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the Cl. 11 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

7.1. Provided that the Promoter shall be entitled to the extension of time for delivering the possession of Flat, if the completion of building in which the Flat is to be situated is delayed on account of –

7.1.1. war, civil commotion or act of God ;

7.1.2. any notice, order, rule, notification of the Government and/or other public or competent authority.

7.1.3. any order/decreed of the Court.

7.2. **Procedure for taking possession** - The Promoters, upon obtaining the occupancy certificate from the Competent Authority and after receipt of all the payments to be made by the Purchaser/s as per the agreement shall offer in writing, the possession of the flat to the Purchaser/s in terms of this Agreement which the Purchaser/s shall take within three months from the date of issue of such notice. The Promoters agree and undertake to indemnify the Purchaser/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Purchaser/s agree(s) to pay the maintenance charges as determined by the Promoters or association of Purchaser/s, as the case may be. The Promoters on its behalf shall offer the possession to the Purchaser/s in writing within 7 days of receiving the Occupancy Certificate of the Project.

7.3. The Purchaser shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

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7.4. **Failure of Purchaser/s to take Possession of the Flat:** Upon receiving a written intimation from the Promoter as per Clause 14.1, the Purchaser/s shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement. and the Promoter shall give possession of the Flat to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in Clause 14 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

7.5. It is further decided between the parties to this agreement that the Promoter has disclosed that the project is part of a larger layout that is yet to be sanctioned, but being developed by the promoter. So the promoter will at a future date amalgamate any adjacent land or any new building which may or may not be adjacent to the present project land with the present project land and that the purchasers of the new building coming in this project land shall be having the full access to the amenities provided by the builder in the present project such as swimming pool, other common areas including clubhouse other facilities subject to subscription of this facility by the purchaser. It is further assured to the promoters by purchasers that they shall have no objection with respect to this present arrangement.

7.6. Promoter entitled to give possession on obtaining Part Occupancy Certificate: On obtaining the Part Occupancy Certificate from the concerned authority, the Promoter shall be entitled to hand over possession of the said premises to the Purchaser/s even though permanent electricity and water connections are not connected by the concerned authorities. The Promoter shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board/or any other supplying company causing delay in sanctioning and supplying electricity or due to the Mumbai Municipal Corporation / Local authority concerned, causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the Premises. On the Promoter offering possession of the said premises to the Purchaser/s, the Purchaser/s shall be liable to bear and pay their proportionate share in the consumption of electricity and water. The Purchaser/s shall pay to the Promoter, within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said Building in which the said premises is situated. The Purchaser/s herein further agree/s, declare/s and undertake/s to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by Mumbai Municipal Corporation or the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser(s)/Allottee(s) for any purposes other than for purpose for which it is sold.

7.7. If for any reason prior to the completion of the said building/s and the receipt by the Promoter of the total consideration money receivable by him for one or more out of a number of buildings or extensions or additions to and building/s have remained to be constructed Deed/s of Conveyance is/are executed in favour of the Co-operative Society or Limited Company, Federation of the Societies and if on the date of such Conveyance/s, the said building/s is/are not constructed or fully constructed and/or completed and/or if the building/s and/or other portion of the said property has or have not been disposed of by the Promoter on ownership basis or if the Promoter has not obtained full consideration money receivable by him from all persons who have acquired the

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flats/ shops/ bungalow and other portions in the said property then and in any such event, Promoter shall have right to construct and complete the said building/s and to dispose of the unsold flats/ shops and/or other portions of the said property and/or to receive the consideration money even though such Conveyance/s as the case may be is executed in favour of the Co-operative Society/Federation. Adequate provisions for the above shall be made in the Deed of Conveyance/s.

Promoter entitled to give possession on obtaining Occupancy Certificate/Completion Certificate: On obtaining the Occupancy Certificate / Completion Certificate from the concerned authority, the Promoter shall be entitled to hand over possession of the said premises to the Purchaser/s even though permanent electricity and water connections are not connected by the concerned authorities. The Promoter shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board/or any other supplying company causing delay in sanctioning and supplying electricity or due to the Thane Municipal Corporation/Local authority concerned, causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the Premises. On the Promoter offering possession of the said premises to the Purchaser/s, the Purchaser/s shall be liable to bear and pay his/her proportionate share in the consumption of electricity and water. The Purchaser/s shall pay to the Promoter, within fifteen days of demand by the Promoter, his/her share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said building in which the said premises is situate. The Purchaser/s herein further agree/s, declare/s and undertake/s to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by Thane Municipal Corporation or the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser(s)/Allottee(s) for any purposes other than for purpose for which it is sold.

9. **DEFECT WARRANTY:** If within a period of five years from the date of receiving possession of the Flat, the Purchaser/s brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

9.1. The aforesaid warranty given by the Promoter is applicable only if after occupying the flat the Purchaser shall maintain the flat in the same condition as it was handed over to him by the promoter. In case the Purchaser makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, balconies, terrace, enclosing balconies, flower bed, extending rooms, changing floorings, plumbing systems, electrical wiring, sanitary systems and fittings, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association/company. Further, in the following cases where the Purchaser (i) installs air-conditioners on the external walls haphazardly which may destabilize the structure, (ii) Purchaser and/or its tenants load heavy luggage in the lift, (iii) damage any portion of the neighbor's flat or common area by drilling or hammering etc. and (iv) does not follow the conditions mentioned in the maintenance manual, the Purchaser shall not be entitled to invoke the aforesaid warranty given by the Promoter.

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10. **USE OF THE FLAT:** The Purchaser/s shall use Flat or any part thereof or permit the same to be used only for purpose of residence. The Purchaser/s shall use the Covered Parking (if allotted) only for purpose of keeping or parking vehicle. The Purchaser/s shall not sell/transfer and assign his/her/their respective flats/shops without obtaining the prior written NOC of the Promoters until the Co-operative Housing Society/Company, as the case may be, has been vested with the structure/common area of each wing in terms of this agreement.

11. **FORMATION OF THE JURISTIC BODY:** The Purchaser/s along with other Purchaser/s of flats in the building shall join in forming and registering the Society or Association of a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the common organisation of Purchaser/s. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

11.1. The Promoters shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoters in the said structure of the Building or wing and the said land in which the said flat is situated.

11.2. Within 15 days after notice in writing is given by the Promoters to the Purchaser/s that the Flat is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the flat) of outgoings in respect of the Project Land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and building/s. Until the Society or Limited Company is formed and the said structure of the building along with the project land is transferred to it, the Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Promoters provisional monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Purchaser/s to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building along with the project land is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

11.3. As the project is part of a larger layout being developed, the Promoter shall execute the conveyance of the entire undivided or inseparable land underneath all buildings jointly or otherwise within three months from the date of issue of occupancy certificate to the last of the building or wing in the layout.

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14.7. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said land or the building and the said flat which will, in any manner, affect the rights of Purchaser/s under this Agreement.

14.8. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said flat to the Purchaser/s in the manner contemplated in this Agreement;

14.9. On the completion of the construction and sale of all the flats, the Promoter shall handover lawful, vacant, peaceful, peaceful, physical possession of the common areas to the Society or Limited Company.

14.10. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

14.11. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the project land) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the title report.

14.12. The Promoters shall be entitled to put up their hoardings/Neon sign on tender/parapet wall/ inside lifts displaying their logo/trade mark making the project having been developed by them for which the purchaser/s has given unconditional consent. The Society/ Company/Federation/Holding Company shall not demand any charges for the same from the Promoters except the actual electric consumption cost. The Purchaser/s is hereby giving his consent to the Promoters to keep and maintain these hoarding and that the Purchaser/s shall not raise any objection to the use of such hoarding by the Promoters now or any time in future and shall not demand any rent / license fees or any other charges from the promoters at any time and after the Association / Society / Organization is formed by the Shop or the Office Unit owners such Association / Society / Organization shall not demand any rent / License fees or any other charges from the promoters. The Promoters have also unequivocally divulged to the Purchaser/s that they shall install Neon / LED / Any other Hoardings and Sign Boards at any place on the project with the name of the project and / or name of the promoters and shall not demand any rent / license fees or any other charges from the promoters at any time and after the Association / Society / Organization is formed by the Shop or the Office Unit owners such Association / Society / Organization shall not demand any rent / License fees or any other charges from the promoters.

14.13. The Promoter reserve to himself the unfettered right to full, free and complete right of way and means of access over, along and under all the internal access roads in the said Property and the common Right of Ways at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions) laden or unladen and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said property and any properties that may be developed in future in and around the said property without restricting to any distance and if necessary to connect drains, pipes, cables etc. under over or along the land appurtenant to each and every building in the said property.

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14.14. There are no encumbrances upon the project land or the Project.

15. PURCHASER'S COVENANTS The Purchaser/s for himself/ themselves with intention to bring all persons into whosever hands the flat may come, hereby covenants with the Promoter as follows:

15.1.	to maintain the flat at the Purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof without the consent of the local authorities, if required.
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15.2. Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the flat is situated, including enclosures of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

15.3. To carry out at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

15.4. Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains and pipes in the flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

15.5. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

15.6. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the project land and the building in which the flat is situated.

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15.7. Further to segregate wet and dry garbage and not to throw the wet garbage's at any other place except for the area assigned for it, where the same shall be treated separately.

15.8. Pay to the Promoter within fifteen days of demand by the Promoter, the Purchaser/s share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the flat is situated.

15.9. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat by the Purchaser/s for any purposes other than for purpose for which it is sold.

15.10. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the flat until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up.

15.11. The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the conditions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the flat and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

15.12. The Purchaser/s shall permit the Promoter and his surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

15.13. The Purchaser/s shall in addition to the consideration of the flat set out in Cl. 4 supra, pay the proportionate share of VAT/Service tax/GST and/or any other charges, cesses, taxes demands made/raised by the Government, TMC and/or any other authorities.

15.14. The Purchaser shall have no objection for joint open space deficiencies and development of the plot with deficiency in joint open space.

16. The said project shall always be known as "HAWARE MY FIRST HOME SHIL PHATA PHASE 1" and the buildings name, elevation including its features, colour, etc. may not be changed in the future.

17. **SEPARATE BANK ACCOUNTS FOR ADVANCE & DEPOSITS:** The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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18. **NOT A DEMISE:** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the Project Land and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter/s until the project land and structure of the building is transferred to the Society/Limited Company as hereinafter mentioned.

19. **BINDING EFFECT:** Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchaser/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

20. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat, as the case may be.

21. Any delay or indulgence by the Promoters in enforcing the terms of this Agreement or any forbearance on their part or giving extensions of time to the Purchaser/s (or payment of purchase price in installments or otherwise) shall not be construed as a waiver on the part of the Promoters of any breaches of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the right of the Promoters.

22. **RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.

23. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S/SUBSEQUENT PURCHASER/S:** It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the Flat, in case of a transfer, as the said obligations go along with the flat for all intents and purposes.

24. **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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25. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchaser/s in Project, the same shall be in proportion to the carpet area of the flat to the total carpet area of all the flats in the Project.



26. **FURTHER ASSURANCES:** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

27. **PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory and the Purchaser/s at the Promoters' Office at 2305, 23rd floor, Haware Infotech Park, Sector - 30A, Vashi, Navi Mumbai - 400705 and after the Agreement is duly executed by the parties hereto, the same shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Vashi, Navi Mumbai.

28. **PRESENTATION OF THIS AGREEMENT FOR REGISTRATION:** The Purchaser/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

29. **NOTICES:** That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

29.1. Purchasers Name: **Mrs. Aparna Sreedevi**

29.2. Address: **D/O Padmanabhan Nair, Nakshatra Edakkathalath House, Eloor East, Udyogamandal P O, Udyogamandal, Ernakulam, Kerala- 683501**

29.3. Notified Email ID: aparna294@gmail.com

29.4. Notified Mobile No.: **9995527991**

29.5. Promoters: Name of Representative: Mr. Sampat Dhaigude

29.6. Address: 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai 400705

29.7. Email ID: myfirsthome.shil@haware.in

29.8. Customer Care No. (For calls only and not SMS): 7666200600

29.9. Name of Promoter: M/s. Haware Properties LLP

29.10. Address: 2305, 23rd floor, Haware Infotech Park, Sector 30, Vashi,

Navi Mumbai - 400 705

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30. **INTIMATION OF CHANGE OF ADDRESS:** It shall be the duty of the Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.



JOINT PURCHASER/S: That in case there are Joint Purchaser/s all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

STAMP DUTY AND REGISTRATION CHARGES: The charges towards stamp duty and registration of this Agreement have been borne by the Purchaser and the same is certified by the Purchaser.

33. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MahaRERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

34. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of project to be known as "Haware My First Home Shil Phata Phase 1 Bldg 1" on the Project Land being a piece and parcel of land situated on the Survey No. 83/1, 84/2, 85/1A, 85/2A and 85/2B, Situated At Village Shill Taluka Thane and District Thane in the Registration Sub District of Thane with total plor area admeasuring 16,280 sq.mts or thereabout and bounded as follows that is to say;

On or towards the North: 60.00 m wide Road

On or towards the South: S. No. 85 Hissa No. 2

On or towards the East : 30.00 m wide Road

On or towards the West: S. No. 84 Hissa No. 2

For HAWARE PROPERTIES LLP

(Signature)
Authorized Signatory

(Signature)

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

PROMOTER:

M/s. HAWARE PROPERTIES LLP

THROUGH IT'S PARTNER SHRI. AMIT HAWARE'S

CA MR. Sampat DHAIGUDE



2024

HAWARE PROPERTIES LLP

[Handwritten Signature]

Authorised Signatory

WITNESSES:

Name Shankar K Nair

Signature *[Handwritten Signature]*

Name Akash Prem Kumar

Signature *[Handwritten Signature]*

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SIGNED AND DELIVERED BY THE WITHIN NAMED

PURCHASER'S

MRS. APARNA SREEDEVI



[Handwritten Signature]


WITNESSES:

Name Shankar K Nair

Signature *[Handwritten Signature]*

Name Akash Prem Kumar

Signature *[Handwritten Signature]*

RECEIPT

RECEIVED OF AND FROM THE PURCHASER/S Mrs. Aparna Sreedevi within named the day and the year first here in above written the sum of Rs. 3,11,500 /- (Rupees Three Lakh Eleven

Thousand Five Hundred Only)

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दस्तावेज	2028/2028
28	ey



WE SAY RECEIVED

For M/S. HAWARE PROPERTIES LLP

Through the Constituted Attorney

MR. SAMPAT DHAIGUDE

ANNEXURE "D"

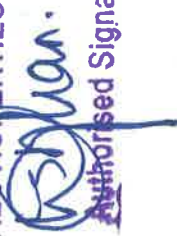
८ न न ९	
दस्तावेज क्र. १२४४	२५/०५/२०२४
PAYMENT SCHEDULE	of this agreement
	RS.



The Allottee has paid on or before execution of this agreement a sum of **Rs. 3,11,500 /-** (Rupees Three Lakh Eleven Thousand Five Hundred Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 28,38,500 /-** (Rupees Twenty Eight Lakh Thirty Eight Thousand Five Hundred Only).

- i. Amount of **Rs. 9,45,000 /-** (Rupees Nine Lakh Forty Five Thousand Only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. Amount of **Rs. 4,72,500 /-** (Rupees Four Lakh Seventy Two Thousand Five Hundred Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of **Rs. 7,87,500 /-** (Rupees Seven Lakh Eighty Seven Thousand Five Hundred Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of **Rs. 1,57,500 /-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of **Rs. 1,57,500 /-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of **Rs. 1,57,500 /-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of **Rs. 3,15,000 /-** (Rupees Three Lakh Fifteen Thousand Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of **Rs. 1,57,500 /-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

For HAWARE PROPERTIES LLP


Authorised Signatory



ANNEXURE "E"

Internal Amenities:

Internal Amenities:	उपलब्ध
Wooden door frame fittings.	वुडन डोर फ्रेम फिटिंग्स.
	वे. एच.



wooden panel door both side sunmica laminated decorative

• Branded Vitrified tiles in living room, bedrooms, passage, kitchen.

- Anti-skid tiles in bathroom or equivalent.
- Designer tiles for wall dado in bathroom / WC or equivalent.
- Branded CP & Sanitary Fittings .
- 100% Concealed U.P.V.C. Plumbing .
- Plaster and Gypsum finish on walls.
- Interior wall: Branded luxurious plastic paint.
- Exterior wall: Branded acrylic paint.
- Powder Coated Aluminum sliding windows with granite window sill and clear glass.
- 100% concealed electric wiring.
- Branded Switches .
- Black Granite kitchen Platform.
- Branded Stainless Steel Kitchen Sink.
- Dado wall tiles in Kitchen above platform

External Amenities :

- Earthquake Resistance RCC Construction as per respective IS Code.
- Branded passenger lifts with ARD (Automatic Rescue Device).
- Grand Entrance lobby.
- Decorative Entrance Gate with security & access control.
- CCTV in common areas.

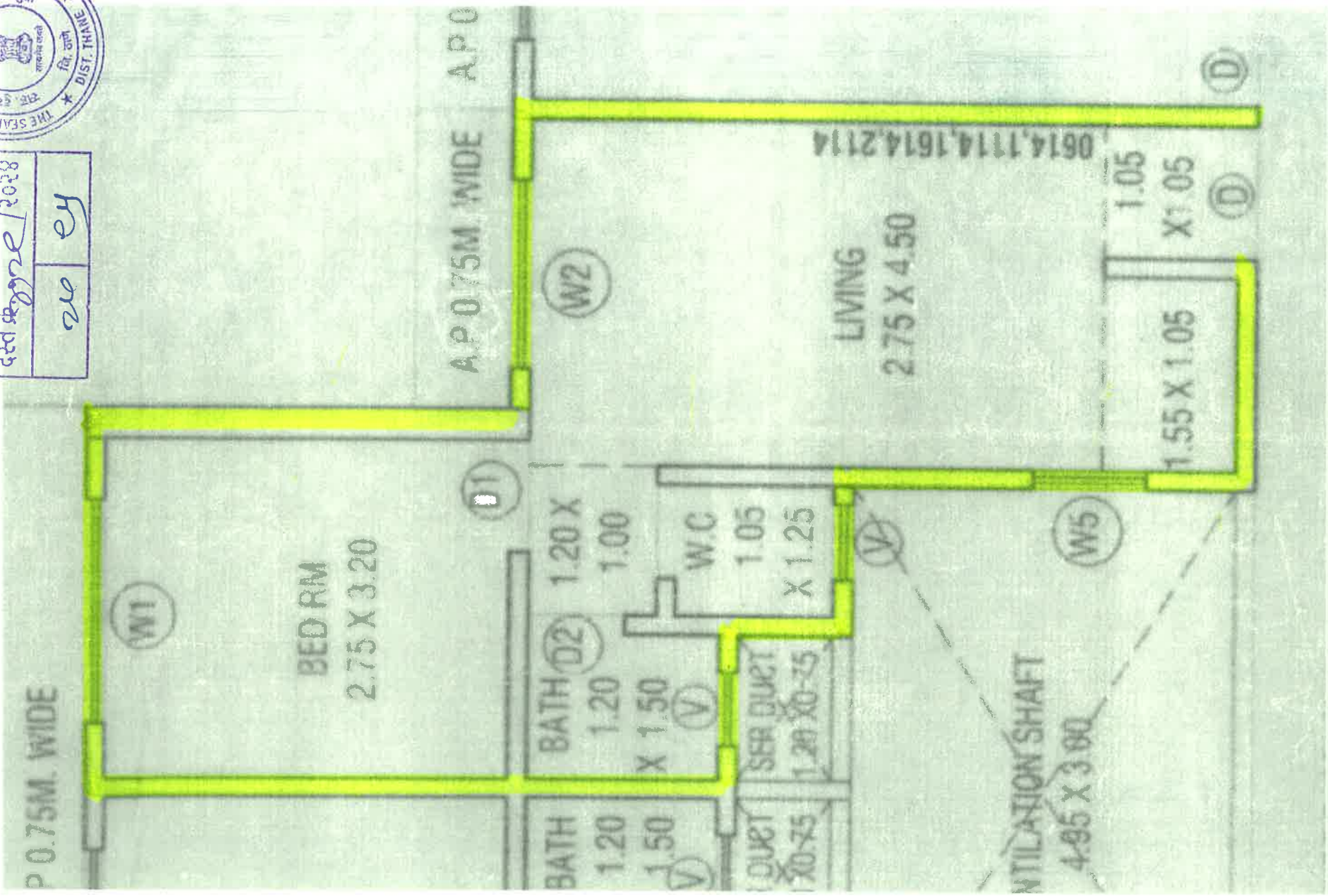
For HAWARE PROPERTIES LLP


Authorised Signatory





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दस्त क्र 292/2028	
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TYPICAL REFUGE FLOOR PLAN (6TH, 11TH, 16TH, 21ST REFUGE FLOOR)

SCALE : 1:100

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DRAWING NO-01

BUILDING PERMISSION

DRAWING SHEET NO 06 / 12

CONTENTS OF SHEET

6TH, 11TH, 16TH TYPICAL REFUGE PLAN WITH AREA LINE DIAGRAM & CALCULATIONS, TERRACE FLOOR PLAN

PROGRAMME

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT NO. 831, 842, 85/1A, 85/2 OF VILLAGE PADLE, SHIL-KALYAN ROAD TAL. & DIST. THANE

DATE & STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Permit No. V.P. TMC/TD-DP/TPS. 14458/23. Dated. 09.09.2023

Deputy Engineer (TDD)

M.V. Jadhav Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane



सविधान
"मंजूर वकातनुसार बांधकाम न करणे तसेच
यास विहित नियमावलीनुसार आवश्यक त्या
जागतिक व ... बांधकाम बाबत करणे, महापात्र
विविध व ... रचना अधिनियमाचे दरमम ५५
अनुसार ... गुहा आहे. न्यासादी जास्तीत
मरम ३ धर्ते कर व रु ५०००/- देऊ होऊ शकतो"

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दस्त क्र. 926/2028

20/04

घोषणापत्र / शेषपत्र



मी / आम्ही खालील सही करणार सा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक स. रा. पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रक वाचुन असे घंणित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील शीघ्र घेतलेला आहे. दस्तऐवज लिहून देणार कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन इत्यक्ष ओळखणारे इसम स्विकारीतीली घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आजच्या जबाबदारीने मी/ आम्ही दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आजच्या व्यक्तित्वाचा नालकी तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारधारक अद्यापही अस्तित्वात आहे व मी आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत तसेच भदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बँक वोजे, विकसन वोजे, शासन वोजे व कुलमुखत्यारधारकांने केलेल्या व्यहवाराच्या अधिन राहून आम्ही आजचा आर्थिक दयहवार पूर्ण करुन दस्तऐवज सादर समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेबाबत जोडण्यात आलेले पुरक कागदपत्र हे खरे आहेत व मिळकतीचा प्रत्येमध्ये जोडण्यात आलेले पुरक कागदपत्र हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही सा. न्यायालयात/शासकीय कार्यालयाचा नमाई नाही तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहेत.

नोंदणी नियम 1961 चे नियम 44 यंळोवळी न्यायालयाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजांची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

साधार मिळकतीविषयी सध्या होत असलेली फसवणुका/वनावटीकरण/संगणामत्त व त्याअनुषंगाने पोलीस केस होऊ नये म्हणुन नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यहवारात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी की कमी लावली किंवा बुडविली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उद्भवल्यास त्यास मी /आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहेत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 मधील मनुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहेत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शेषपत्र दस्ताचा भाग म्हणून जोडत आहेत.

निष्पादक

निहून घणार

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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 :
P51700052794

Project: Haware My First Home Shil Phata Phase 1 Bldg 1 , Plot Bearing / CTS / Survey / Final Plot No.: Plot no 83/1,84/2,85/1A,85/2A,85/2B at Thane (M Corp.), Thane, Thane, 410203;

1. **Haware Properties Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **05/10/2023** and ending with **31/12/2030** 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.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:05-10-2023 15:08:27

Dated: **05/10/2023**

Place: **Mumbai**

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

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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 :
P51700053825

Project: Haware My First Home Shil Phata Phase 1 Bldg 2 , Plot Bearing / CTS / Survey / Final Plot No.:Plot no 83/1,84/2,85/1A,85/2A,85/2B at Thane (M Corp.), Thane, Thane, 410203;

1. **Haware Properties Lip** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **01/12/2023** and ending with **31/12/2030** 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.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:01-12-2023 16:50:34

Dated: **01/12/2023**

Place: **Mumbai**

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

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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 :
P51700053826

**Project: Haware My First Home Shil Phata Phase 2 Bldg 1 , Plot Bearing / CTS / Survey / Final Plot No. :
86/3,87/1A,87/2A,87/2B,89/1 at Thane (M Corp.), Thane, Thane, 410203;**

1. **Haware Properties Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**

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 (f) 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 **01/12/2023** and ending with **31/12/2030** 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.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date: 01-12-2023 16:55:46

Dated: **01/12/2023**

Place: **Mumbai**

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



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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 :
P51700053915

Project: **Haware My First Home Shil Phata Phase 2 Bldg 2** , Plot Bearing / CTS / Survey / Final Plot No.:
86/3,87/1A,87/2A,87/2B,89/1 at Thane (M Corp.), Thane, Thane, 410203;

1. **Haware Properties Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane,**
Pin: 400705.

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **11/12/2023** and ending with **31/12/2030** 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.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MARRERA)
Date: 11-12-2023 15:41:16

Dated: **11/12/2023**
Place: **Mumbai**

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

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HANUMAN N. BHOIR

B.A.LL.B. & G.D.C.A & ACCOUNTANCY
ADVOCATE HIGH COURT



Office Add :- Shop No. 1, Narayani App, Behind Torrent Power Office, Kap Ali, Tal- Bhiwandi Dist Thane - 421 302
Mob-9326321858 Email-hanumanbhoir777@gmail.com

To

Ref No. MahaRera



Date:- 16 / 02 /202

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No. 83/1 admeasuring 0-33-3 (H-R-P), Survey No. 84/2 admeasuring 0-18-3 (H-R-P), Survey No. 85/1A admeasuring 0-29-0 (H-R-P), Survey no. 85/2A admeasuring 0-44-5 (H-R-P), 85/2B admeasuring 0-37-7 (H-R-P), Survey No. 86/3 admeasuring 0-35-0 (H-R-P), Survey No. 87/1A admeasuring 0-10-0 (H-R-P), Survey No.87/2A 0-27-0 (H-R-P), Survey No. 89/1 0-33-4 (H-R-P) situated at Village Shill, Taluka & District Thane. (hereinafter referred as the said land "Survey No. 83/1, 84/2, 85/1A, 85/2A, 85/2B, 86/3, 87/1A, 87/2A, 87/2B, 89/1)

I have investigated the title of the said Survey Nos. on the request of (M/s Haware Properties LLP) and the following documents i.e. :-

- 1) Description of the property. :-
 - Survey No. 83/1 admeasuring 0-33-3 (H-R-P),
 - Survey No. 84/2 admeasuring 0-18-3 (H-R-P),
 - Survey No. 85/1A admeasuring 0-29-0 (H-R-P),
 - Survey no. 85/2A admeasuring 0-44-5 (H-R-P),
 - 85/2B admeasuring 0-37-7 (H-R-P),
 - Survey No. 86/3 admeasuring 0-35-0 (H-R-P),
 - Survey No. 87/1A admeasuring 0-10-0 (H-R-P),
 - Survey No.87/2A 0-27-0 (H-R-P),
 - Survey No. 89/1 0-33-4 (H-R-P) situated at Village Shill, Taluka & District Thane.
- 2) The documents of allotment of Land. :-
 - a. Joint Development Agreement TNN-3-8818/2020
 - b. Irrevocable Power of Attorney TNN-3-8820/2020
- 3) 7x12 extract issued through Talathi Saja Shill, Mutation Entry no. 93, 102, 165, 172, 202, 203, 248, 265, 325, 366, 370, 388, 581, 582, 586, 601, 602, 718, 738, 761, 808, 817, 818, 826, 839, 865, 866, 924, 925, 928, 1019, 1028, 1029, 1030, 1061, 1072, 1078, 1087, 1158, 1159, 1346, 1410, 1763, 1816, 1991, 2178, 2238, 2504, 2674,3301.

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4) Search report for 30 years from Shri Pradeep Patil from 1992 till 2021.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of developer viz. M/s Haware Properties LLP is clear, marketable and without any encumbrances.

5) Owners of the land
M/s Patel Wood Works And Timber Mart.

(4) Qualifying comments/remarks if any

Encl : Annexure 'A'

Date: 16/02/2021




Hanuman N. Bhoir
Advocate.

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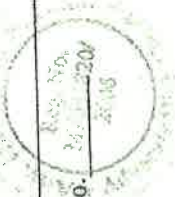


HANUMAN N. BHOIR

B.A.L.L.B. & G.D.C.A & ACCOUNTANCY
ADVOCATE HIGH COURT



Office Add :- Shop No. 1, Narayani App, Behind Torrent Power Office, Kap Ali, Tal- Bhiwandi Dist Thane - 421 302
Mob-9326321858 Email-hanumanbhoir77@gmail.com



Date:- 16 / 02 /2021

Annexure 'A'

FLOW OF THE TITLE OF THE SAID LAND.

The above-mentioned properties are collectively referred to as "Said Properties".

I have caused the Search to be made in respect of the above-referred Properties in the office of Sub-registrar Thane from 1992 till 10/02/2021. I have also published a public notice in Daily Maharashtra Janmudra on 29/10/2020, calling upon objections from the public at large against the issuance of a title certificate in respect of said properties. However, no objection has been received by me till today. I have also gone through the revenue records and the title documents in respect of the said properties.

As regards property bearing Survey No. 83, Hissa No. 1 admeasuring 0-33-3 (H-R-P), Assessment Rs.3.94 of Village Shill, Taluka & District Thane it is observed that the said property was owned by M/s. Patel Wood Works And Timber Mart. Out of the partners one Smt. Pushapaben Shamiji Patel retired from the said partnership firm and therefore her name was deleted from the 7/12 extract and the names of other partners namely Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were retained in the record of rights as partners of the said M/s. Patel Wood Works And Timber Mart as the owners thereof. The mutation entry no. 1078 was recorded on 22/09/1988. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 84, Hissa No. 2 admeasuring 0-18-3 (H-R-P), Assessment Rs.3.50 of Village Shill, Taluka & District Thane it is observed that the said property was owned by Mr. Joma Krishna Mhatre. He sold the said property to M/s. Patel Wood Works And Timber Mart, through its partners Smt. Pushapaben Shamiji Patel, Mr Dinesh Manji Patel & Kirti Manji Patel. The mutation entry no. 1072 was recorded in records of rights vide M.E. No. 1072 on 06/09/1988. However, the said sale was against the provisions of Section 43 of BTAL Act. Thus the remark with regard to the sale was kept in the other rights column. However, Kirti Manji Patel & Kamlaben Jethabhai Patel released their rights in the said property by Deed of Release dated 31/01/2006, and thus their names were removed and the name of Dinesh Manji Patel was recorded in the 7/12 extract. The mutation entry no. 1410 was recorded accordingly on 25/05/2006. It has been observed that by order dated 23/05/2011 passed by S.D.O. Thane in case no. SR- 36/2011, the sale permission U/s. 43(1) read with rule 25 (A) (1) (E) was obtained and the mutation entry no. 1816 was recorded on 30/05/2011. The remark recorded in the other rights column were also removed. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel &

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Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 85, Hissa No. 1A admeasuring 0-29-0 (H-R-P), Assessment Rs.4.63, Survey No.86, Hissa No.3 admeasuring 0-35-0 (H-R-P), Assessment Rs.6.50 and Survey No.87, Hissa No. 1A admeasuring 0-10-0 (H-R-P), Assessment Rs.1.90 of Village Shil, Taluka & District Thane it is observed that the said property was owned by Mr. Baliram Kathod Alimkar. After his demise the names of his legal heirs Smt. Sitabai Kathod Alimkar, Draupadabai Kathod Alimkar, Smt.Ambabai Ragunath Gaikar, Smt. Jipreebai Jagannath Patil and Kamalakar Kathod Alimkar. They sold the said property to M/s. Patel Wood Works & Timber Mart, through its partners Smt. Pushapaben Shamji Patelm Dinesh Manji Patel & Kirti Manji Patel. The mutation entry no. 2178 was recorded in records of rights on 22/04/2013. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 85, Hissa No. 2A admeasuring 0-44-5 (H-R-P), Assessment Rs.7.00 and 85, Hissa No. 2B admeasuring 0-47-7 (H-R-P), Assessment Rs.0.94, Survey No. 87, Hissa No. 2A admeasuring 0-27-0 (H-R-P), Assessment Rs.5.95, Survey No. 87, Hissa No. 2B admeasuring 0-22-5 (H-R-P), Assessment Rs.4.80, Survey No. 89, Hissa No. 1 admeasuring 0-33-4 (H-R-P), Assessment Rs.5.44, of Village Shil, Taluka & District Thane it is observed that the said property was owned by M/s. Patel Wood Works And Timber Mart. Out of the partners one Smt. Pushapaben Shamji Patel retired from the said partnership firm and therefore her name was deleted from the 7/12 extract and the names of other partners namely Dinesh Manji Patel and Kirti Manji Patel were retained in the record of rights as partners of the said M/s. Patel Wood Works And Timber Mart as the owners thereof. The mutation entry no. 1078 was recorded on 22/09/1988. However, Kirti Manji Patel & Kamlaben Jethabhai Patel released their rights in the said property by Deed of Release dated 31/01/2006 and thus their names were removed and the name of Dinesh Manji Patel was recorded in the 7/12 extract. The mutation entry no. 1410 was recorded accordingly on 25/05/2006. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

Therefore the M/s. Patel Wood Works and Timber Mart, the registered partnership firm through its partners (1) Dinesh Manji Patel, (2) Haresh Dinesh Patel, (3) Jagadish Dinesh Patel, and (4) Mrs. Pravina Dinesh Patel are the owners of the above mentioned all properties.

By Joint Development Agreement executed by the said owners on 02/09/2020 which is duly registered in the office of S.R.O. Thane at document Serial No. TNN-3-8818-2020 in favor of M/S. Haware Properties LLP, a registered partnership firm, the said owners have irrevocably granted the right of development of the said properties. The said owners have also executed an irrevocable power of attorney in favor of

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Therefore in my considered opinion the title of M/s. Patel Wood Works and Timber Mart, the registered partnership firm through its partners (1) Dinesh Manji Patel, (2) Haresh Dinesh Patel, (3) Jagadish Dinesh Patel, and (4) Mrs. Pravina Dinesh Patel to the above mentioned is clear and marketable and free from all encumbrances.

It is also certified that M/S. Haware Properties LLP, a registered partnership firm having its office at 2305, 23rd floor, Haware Infotech Park, Sector 30 A, Vashi, Navi-Mumbai 400705 are having irrevocable rights of Joint Development of said properties, as per the plans that shall be sanctioned by the planning authorities that the Thane Municipal Corporation and are also authorized to sell the constructed premises out of the said project of its share to the third parties for valid consideration to any third party.

Sr.No.

- 1) Survey No. 83/1 admeasuring 0-33-3 (H-R-P), Survey No. 84/2 admeasuring 0-18-3 (H-R-P), Survey No. 85/1A admeasuring 0-29-0 (H-R-P), Survey no. 85/2A admeasuring 0-44-5 (H-R-P), 85/2B admeasuring 0-37-7 (H-R-P), Survey No. 86/3 admeasuring 0-35-0 (H-R-P), Survey No. 87/1A admeasuring 0-10-0 (H-R-P), Survey No.87/2A 0-27-0 (H-R-P), Survey No. 89/1 0-33-4 (H-R-P) situated at Village Shill, Taluka & District Thane.
- 2) Mutation Entry No 93, 102, 165, 172, 202, 203, 248, 265, 325, 366, 370, 388, 581, 582, 586, 601, 602, 718, 738, 761, 808, 817, 818, 826, 839, 865, 866, 924, 925, 928, 1019, 1028, 1029, 1030, 1061, 1072, 1078, 1087, 1158, 1159, 1346, 1410, 1763, 1816, 1991, 2178, 2238, 2504, 2674.
- 3) Search report for 30 years from 1993 till 2021 Taken froSub-Registrar'sr' office at Thane1 to 12.
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 16/02/ 2021



Hanuman N. Bhoir
Advocate.

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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

Proposed Building 1: Gr Floor(Pt)/Stilt(Pt) + 1st Podium + 2nd Podium + 3rd Podium /Stilt + 4th floor to 20th floor
Building 2 : Gr Floor(Pt)/Stilt(Pt) + 1st Podium + 2nd Podium + 3rd Podium/ Stilt + 4th floor to 17th floor

V. P. No. S11/0248/21 TMC / TDD HA 58/23 Date : 17/8/2023
To, Shri / Smt. Sandeep Prabhu (Architect)
Shri M/s. Haware Properties LLP. (Owner(s) (P.O.A.))

With reference to your application No. 3146 dated 16/7/2023 for development permission / ~~sanction of commencement~~ certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Sheel Sector No. XI Situated at Road / Street 60-00 M-wide P.P. Road S. No. / ~~S.No.~~ / ~~P.P.No.~~ S.No. 86/3, 87/1A, 87/2A, 87/2B and 89/1
The development permission / ~~the commencement~~ certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / ~~Commencement~~ Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate. Transfer Deed and Possession Receipt shall be submitted before commencement certificate.

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

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P-f-0.



THANE MUNICIPAL CORPORATION, THANE

C.V.D.C.P.R. No. 2/67

Amended PERMISSION/~~COMMENCEMENT~~ CERTIFICATE

जन Certificate No. 53550
दस्तावेज क्र. १/२०२४



Building -1: Gr.Floor (Pt)/Stilt(Pt) + 1st Podium + 2nd Podium + 3rd Podium/Stilt + 4th floor to 21st floor
Building - 2: Gr.Floor (Pt)/Stilt(Pt) + 1st floor (Comm. & Parking) + 2nd floor (Comm. & Parking) + 3rd Podium / Stilt + 4th floor to 18th floor

V. P. No. S11/0247/21 TMC/TDD 14456/23 Date : 09-08-2023

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

Shri M/s. Haware Properties LLP. (Owners) (P.O.A.H.)

With reference to your application No. 9355 dated 20/2/2023 for development permission / grant of ~~Commencement~~ certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Sheel Sector No. XI Situated at Road / Street 60.00 M. wide D.P.Road S. No. / C.S.T.No. / F.P.No. 83/L, 84/L, 85/1A, 85/2A, 85/2B

The development permission / ~~the commencement~~ certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / ~~Commencement~~ Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI. if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate. Transfer Deed and Possession Receipt shall be submitted before commencement certificate.

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,


Municipal Corporation of
the city of, Thane.

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All the provisions of the UDCPR, as may be applicable, shall be binding on the owner/developer.



- 10) Areas/cities where storm water drainage system exists or designed, design and drawings from service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 11) Lift Certificate from PWD Should be submitted before Occupation Certificate
- 12) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 13) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.
- 14) Affidavit dated regarding 50% concession in payment of premium FSI charges shall be binding upon Developer.
- 15) Environmental Clearance Certificate should be submitted before applying for Commencement Certificate of area above 20000.00 Sq.M.
- 16) Compound wall on common plot boundary of S. No. 85/1 and adjoining plot of S. No. 86 should be constructed before Occupation Certificate.
- 17) Latest TILR map should be submitted as per 7/12 & 60.00 M. D.P. Road before Commencement Certificate.
- 18) Right of Way करीता स्वतंत्र नोंदणीकृत करारनामा सुधारित परवानगी/सी.सी. मंजूरीनंतर पुढील तीन महिन्यात सादर करणे आवश्यक राहिल.
- १९) H.T. Line पासुन प्रस्तावित इमारतीकरीता व H.T. Line खालील प्रस्तावित R.G. करीता तसेच इमारतीपासुन मोकळ्या जागेबाबत संबंधित विभागाचा ना हरकत दाखला सी.सी. पुर्वी सादर करणे आवश्यक राहिल.
- २०) अग्निशामन विभागाचा ना हरकत दाखला सी.सी. पुर्वी सादर करणे आवश्यक राहिल.
- २१) Geo-Technical Report सी.सी. पुर्वी सादर करणे आवश्यक राहिल.

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

संपत्तीचे

“मंजूर परवानगीनुसार बांधकाम व बांधणे सुरु आहे
विक्रम मिळवून घेण्यासाठी विक्रेत्याने विक्रेताला आवश्यक द्या
परवानगी व इतर दस्तऐवज सादर करणे, सहाय्य
प्राप्तीसाठी आवश्यक मुदत आहे. त्यासाठी जास्तीत
जास्त रक्कम देणे गरजेचे आहे.”

Office No. _____

Office Stamp. _____

Date: _____

Issued by: _____

Yours faithfully,


M.V. Dhanraj
Executive Engineer,

Town Development Department,
Thane Municipal Corporation,
At the city of Thane.



Copy To:

- 1) Dy. Municipal Commissioner
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.)
- 4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

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दस्त क्रमांक	2028
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अहवाल दिनांक : 12/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- शिल्क (943887)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 26175833801

भूमापन क्रमांक व उपविभाग : 89/1



26175833801

भूधारणा पध्दती: भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

खते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
116	दिनेश मनजो पटेल [कमळमनजो पटेल किर्ती मनजी पटेल पटेल बुड वर्स अँड टिबर माटचे भागदार प्रविणा दिनेश पटेल हरश दिनेश पटेल जगदीश दिनेश पटेल —सामाईक क्षेत्र—	0.33.10	5.44		(1078) (1410) (1410) (2238) (2238) (2238) (2238)	कुळाचे नाव व खंड इतर अधिकार इतर मो. हावर प्रॉपर्टीज एल.एल.पी तर्फे भगीदार अमित हावर यानी विकासकाराने धेतली असे. (3301) प्रलपित फेरकार : नाही. शेवटचा फेरकार क्रमांक : 3301 व दिनांक : 18/11/2021
जून फेरकार क्र. (102) (248) (370) (718) (738) (839) (1028) (1078) (1346) (1410) (2238) (2504) (2674) (3254)			0.3310	5.44	0.0030	सीमा आणि भूमापन चिन्हे :

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शिल्क (943887)

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 89/1

तालुका :- ठाणे

वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	पिकाचा प्रकार	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	सागवडीसाठी उपलब्ध नसलेली जमीन		शरा
								स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
			आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	आर. चौ.मी		
2019-20	संपूर्ण वर्ष							आस	0.3310	
2021-22	संपूर्ण वर्ष	116						चालू पड	0.3310	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फ्री म्हणून १५- रुपये भिळावे."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 27210009-4213103100122022178

(नाव : रोहन शिवांक वेणव)
तलाठी सहायक, ठाणे
तलाठी सहायक, ठाणे

ता. जि. ठाणे

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दस्ता क्र. ११२२/२०२४

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अहवाल दिनांक : 12/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- शिल् (943887)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 23951395663

भूमापन क्रमांक व उपविभाग : 87/2/ब

23951395663

भू-धारणा भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे आर.चौ.मी 116 अ) लागवड योग्य क्षेत्र जिरावत 0.21.00 ब) पोट-खराब क्षेत्र जिरावत 0.21.00 क) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.01.50 वर्ग (ब) 0.22.50 एकूण पो.ख 0.01.50 एकूण क्षेत्र 0.22.50 (अ+ब) आकारणी 4.80 जुडी किंवा विशेष आकारणी	116	कमलकांत जे. मट्टेस पटेल व डेव वरस अन्ड टिबर माट्टेचे भागीदार दिनेश मनजी पटेल किर्ती मनजी पटेल प्रविणा दिनेश पटेल हरश दिनेश पटेल जगदीश दिनेश पटेल — सामाईक क्षेत्र —	0.21.00	4.80	1	(1030) (1030) (1030) (1410) (2238) (2238) (2238)	कुळाचे नाव व खंड इतर अधिकार शे. हावरे प्रॉपर्टीज एल.एल.पी वॉर्क भागीदार अमित हावरे यांनी विकासकाराने घेतली आहे. (3301) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3301 व दिनांक : 18/11/2021
जन्म फेरफार क्र. (718)(928)(1030)(1078)(1410)(2238)(2254)							सोमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- शिल् (943887)

तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग : 87/2/ब

वर्ष	हेगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	पिकाखालील क्षेत्राचा तपशील		लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
					जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप		क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
			आर.चौ.मी	आर.चौ.मी						
2019-20	सपुण वर्ष	116						आस	0.2100	
2021-22	सपुण वर्ष	116						घाल पड	0.2100	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फ्री स्कॅन १५- रुपये मिळाले."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 272100094213103100122022177

(नाव, पत्ता, शिफारशी)
तलाव शास्त्रज्ञ शिवाजी शिळोणे
ता. जि. ठाणे

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अहवाल दिनांक : 12/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५६ आणि ७]

गाव :- शिळ (943887)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 32281997035

भूमापन क्रमांक व उपविभाग : 87/2/अ

32281997035

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर चौ.मी. 116 अ) लागवड योग्य क्षेत्र ब) पाट-खराब क्षेत्र (लागवड अयोग्य)	116	पटेल वुड वल्स अन्ड टिबर मार्टचे भागिदार दिनेश मनजी पटेल कमलकामेश पटेल किती मनजी पटेल प्रविणा दिनेश पटेल हरश्या दिनेश पटेल जगदीश दिनेश पटेल — सामाईक क्षेत्र—	0.2550	5.95		(1078)	कुळाचे नाव व खंड इतर अधिकार इतर म. हावरे प्रॉपर्टीज एल.एल.पी तर्फे भगीदार अमित हावरे यांनी विकासकाराने घेतली असे. (3301) प्रस्तावित फेरफार : नाही. शेवट्या फेरफार क्रमांक : 3301 व दिनांक : 18/11/2021
एकूण क्षेत्र 0.2700							
आकारणी 5.95							
चौकी किंवा विशेष							
आकारणी							

एने फेरफार क्र. (370 X 718 X 738 X 808 X 839 X 928 X 1019 X 1029 X 1078 X 1410 X 2238 X 3254) सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शिळ (943887)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 87/2/अ

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन	
								स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(११)
				आर चौ.मी	आर चौ.मी				आर चौ.मी
2019-20	संपूर्ण वर्ष								आस 0.2550
2021-22	संपूर्ण वर्ष	116							चालू पड 0.2550

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळावे."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 27210009-4213103100122022176

(नाव)
अशोक वेण्णव
सहायिका सजा शिळ
ता. जि. ठाणे

<https://mahafarfar.enlightcloud.com/DDM/PgHtm1712>

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दस्त क्र. 943887/2022

8/11/2022



अहवाल दिनांक : 12/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- शिळ (943887)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 12850581411

भूमापन क्रमांक व उपविभाग : 87/1/अ

12850581411

भूधारणा पध्दती :- भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार	
क्षेत्राचे एकक हे आर. चौ.मी. (हक्क) अ) लागवड योग्य क्षेत्र	890	जयसिंग कृष्णराव आसीमकर [निसबाई कृष्णराव आसीमकर सीपदाबाई कृष्णराव आसीमकर अम्बाबाई कृष्णराव आसीमकर मिर्मयीबाई जयसिंग पाटील कमळाबाई कृष्णराव आसीमकर सामाईक क्षेत्र पटेल बुड वक्स अंड टिबर माट चे भागीदार दिनेश मनजी पटेल हरश दिनेश पटेल प्रदिपा दिनेश पटेल जगदीश दिनेश पटेल सामाईक क्षेत्र	0-10-00	4-90	(2238) (2238) (2238) (2238) (2238) (2238) (2178) (2178) (2238) (2238) (2238)	कुळाचे नाव व खंड इतर अधिकार इतर शे. हावरे प्रॉपर्टीज एल.एल.पी तर्फे भागीदार अमित हावरे यांनी विकासकाराने घेतली असे. (3301) प्रतिवित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3301 व दिनांक : 18/11/2021
वर्ग (अ) - (लागवड अयोग्य)			0	0		
वर्ग (ब) - एकूण पो.ख. 0.00.00			0.1000	1.90		
एकूण क्षेत्र (अ+ब)			0.1000	1.90		
आकारणी 1.90						
जडी किंवा विशेष						
आकारणी						
चुन फेरफार क्र. (165) (203) (325) (718) (808) (865) (866) (1061) (1078) (1158) (1159) (1346) (1410) (1991) (2178) (2674) (3254)					सीमा आणि भूमापन चिन्हे :	

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- शिळ (943887)

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 87/1/अ

तालुका :- ठाणे

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित		जल सिंचनाचे साधन	लागवडासाठी उपलब्ध नसलेली जमीन	
					अजल सिंचित	जल सिंचित		स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				आर चौ.मी	आर चौ.मी	आर चौ.मी	(९)	(९)	(१०) आर चौ.मी
2019-20	संपूर्ण वर्ष								खुला जागा 0.1000
2021-22	संपूर्ण वर्ष	890							चालू पड 0.1000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे त आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळावे."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 272106094213103100122022175

(नाव : रोहदा शिवाजी संघाव)
तलाठी - सजा शिक्ति - ठाणे

ता. जि. ठाणे

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अहवाल दिनांक : 12/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- शिळ (943887)

ULPIN : 1437511808 भूमापन क्रमांक व उपविभाग : 86/3

जिल्हा :- ठाणे



1437511808

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक व आकारणी अ) लागवडी योग्य क्षेत्र ब) पोट-खरब क्षेत्र (लागवड योग्य) वर्ग (अ) वर्ग (ब) एकूण पो.ख. 0.00/00 एकूण क्षेत्र 0.35/00 अ) ब) आकारणी 6.50 जाडी किंवा विशेष आकारणी	890	सामाईक क्षेत्र पटेल वुड वर्क्स अँड टिबर मार्ट चे भागीदार दिनेश मनजी पटेल प्रविणा दिनेश पटेल हरश दिनेश पटेल जगदीश दिनेश पटेल सामाईक क्षेत्र	0.35/00	6.50	(2238) (2238) (2238) (2238) (2238) (2238)	कुळचे नाव व खंड इतर अधिकार इतर मै. हावरे प्रॉपर्टीज एल.एल.पी तर्फे भागीदार अमित हावरे यांनी विकासकराराने घेतली असे. (3301) प्रलंबित फेरफार : नाही. (2238) (2238) (2238) (2238) (2238) शेवटचा फेरफार क्रमांक : 3301 व दिनांक : 18/11/2021	
खुन फेरफार क्र. (93) (325) (718) (808) (1061) (1078) (1158) (1159) (1346) (1410) (1991) (2178) (3254)							सीमा आणि भूमापन चिन्हे :

गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शिळ (943887)

ता.लुका :- ठाणे

जिल्हा :- ठाणे

86/3

वर्ष	हेगाव	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित		जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन	
					अजल सिंचित	जल सिंचित		स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी
2021-22	संपूर्ण वर्ष	890						चालू पड	0.3500

टीप : * सदरची नोंद मोंबहल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५५- रुपये मिळाले."
दिनांक :- 05/12/2022
शा.कि.दि.क्र. :- 272/000942/3103100122022174

(नाम :- अमित हावरे) अधिकारी (वै.स.व.)
व्यवस्थापक :- सहाय्यक - वै.स.व. - ठाणे

ता. जि. ठाणे

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दस्त क्रमांक / 2028
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अहवाल दिनांक : 12/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]



गाव :- शिल्क (943887) तालुका :- ठाणे जिल्हा :- ठाणे

ULPIN :- 39938447185 भूमापन क्रमांक व उपविभाग :- 85/2/ब

भू-धारणा पध्दती :- भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे एकक हे आर.चौ.मी. 116 अ) लागवड योग्य क्षेत्र जिरायत 0.33.30 बागायत एकूण ला.चौ. 0.33.30 क्षेत्र ब) पाट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.04.40 वर्ग (ब) एकूण पो.ख. 0.04.40 एकूण क्षेत्र 0.37.70 अ+ब) आकारणी 6.94 जुडी किंवा विशेष आकारणी	(कमसर्वेसम.म.म.टि.क.पटेल वुड वकर्स अँड टिबर मार्टचे भागिदार दिनेश मनजी पटेल किरी मनजी पटेल प्रविण दिनेश पटेल हरश दिनेश पटेल जगदीश दिनेश पटेल —सामाईक क्षेत्र—	0.33.30 6.94	(1078) (1078) (1078) (1410) (2238) (2238) (2238)	कुळाचे नाव व खंड इतर अधिकार इतर मे. हावरे ग्रॉपटीज एल.एल.पी टर्फ भारीदार अमित हावरे यांनी विकासाकराने घेतली असे. (3301) प्रलंबित फेरकार : नाही. शेवटचा फेरकार क्रमांक : 3301 व दिनांक : 18/11/2021	सीमा आणि भूमापन चिन्ह :-

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शिल्क (943887)

तालुका :- ठाणे

: 85/2/ब

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित		जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
					जल सिंचित	अजल सिंचित		स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2021-22	संपूर्ण वर्ष	116			आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
								अनाधिकृत विनयेची पाड	0.3330	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०- रुपये मिळाले."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 272100094213103100122022173

(नाव :- शे.म. अशांक वैजाव)
बसबाजी - राजा विशाल
ता. जि. ठाणे

ट न न १	
दस्त क्र. १११२ / २०२०	
५१	२५



अहवाल दिनांक : 12/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५६ आणि ७]



गाव :- शिळ (943887) तालुका :- ठाणे जिल्हा :- ठाणे

22991528810

ULPIN : 22991528810

भूमापन क्रमांक व उपविभाग : 83/1

भू-धारणा पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पौ.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्रात एककहे आर. चौ.मी 116 अ) लागवड योग्य क्षेत्र जिराफत 0.33.30 भोगवट एकूण चौ.मी 0.33.30 ब) मॉट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) वर्ग (ब) एकूण पौ.ख. 0.00.00 एकूण क्षेत्र 0.33.30 आकारणी पू.डी किंवा विशेष आकारणी	116	दिनेश मन्गेश पटेल Laxmammam जे. पटेल पटेल कुंड वल्ले अँड टिबर मार्टचे भागीदार (फिक्सी मन्मजी मटेज प्रविण दिनेश पटेल हरश दिनेश पटेल जगदीश दिनेश पटेल ---सामाईक क्षेत्र---	0.33.30	3.94	1	(1078) (1087) (1087) (1410) (2238) (2238) (2238)	कुळाचे नाव व खंड इतर अधिकार इतर म. हावरे प्रॉपर्टीज एल.एल.पी तर्फे भागीदार अमित हावरे यांनी विकासकाराने घेतली असे. (3319) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3319 व दिनांक : 01/12/2021
जुने फेरफार क्र. (366) (388) (582) (586) (718) (761) (818) (826) (924) (925) (1078) (1346) (1410) (2674) (3254)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकाची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- शिळ (943887) तालुका :- ठाणे

83/1

वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	पिकाचा प्रकार	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन	
								स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					आर चौ.मी	आर चौ.मी	आर चौ.मी		
2021-22	संपूर्ण वर्ष	116							अनाधिकृत बिनशुती पड 0.33.30

टीप : * सदरची नोंद मॅगबोर्डल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०- रुपये मिळाले."
दिनांक :- 05/12/2022
सांकेतिक क्रमांक :- 272100094213103100122022169

(नाव :- सहसंचालक वेव्याव)
महाराष्ट्र शासनाचे सचिव, ठाणे
ता. जि. ठाणे

<https://mahafarfar.enlightcloud.com/DDM/PgHtml712>

05-12-2022

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दस्तावेज नं. / 2023

पावती

75/24826

Friday, December 22, 2023

1:56 PM



Original/Duplicate

नोंदणी क्र.: 198AN-E

Regn.: 39M

पावती क्र.: 27427 दिनांक: 22/12/2023

गावाचे नाव: शिळ

दस्तावेजाचा अनुक्रमांक: टनन3-24826-2023

दस्तावेजाचा प्रकार : कुलसुखत्यारपत्र

सोदर करणाऱ्याचे नाव: संपत धायगुडे -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 320.00

पृष्ठांची संख्या: 16

एकूण:

₹. 420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:15 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223220108121 दिनांक: 22/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012813590202324E दिनांक: 22/12/2023

बँकेचे नाव व पत्ता:

सहायक नोंदणी अधिकारी

कुळ दस्तऐवज परत मिळाली

कु. नि. २०२३

Joint Sub Registrar Thane 3
श्री. जी. पी. रसात

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

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22/12/2023

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दस्तावेज नं. / 2028

यु३ ए

75/24826

Friday, 22 December 2023 3:27 PM



इतर: पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 27441 दिनांक: 22/12/2023

गावाचे नाव: -शिक

दस्तावेजाचा अनुक्रमांक: टनन३-24826-2023

दस्तावेजाचा प्रकार: कुलसुखत्यारपत्र

सादर करणाऱ्याचे नाव: संपत धायगुडे -
वर्णन

दस्त द्यावाळगी की

₹. 80.00

एकुल:

₹. 80.00

Joint Sub-Registrar, Thane 3

श्री. जी. पी. स्वामी

सह दुस्याम निबंधक वर्ग - २
ठाणे क. ३

1). देयकाचा प्रकार: DHC रकम: ₹. 80/-
सीडी/श्रीमदेश/पि डॉडर क्रमांक: 1223227812649 दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:



टन न १
दस्ता क्र. 258/22/2023
५४४

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1223220108121	Date	22/12/2023
Received from JT SUB REGISTRAR THANE, Mobile number 8454819276, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Thane 3 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	22/12/2023
Bank CIN	10004152023122207691	REF No.	372219278364
This is computer generated receipt, hence no signature is required.			

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1223227812649	Date	22/12/2023
Received from JT SUB REGISTRAR THANE, Mobile number 8454819276, an amount of Rs.80/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Thane 3 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	22/12/2023
Bank CIN	10004152023122211932	REF No.	372205283521
This is computer generated receipt, hence no signature is required.			

टन न ३
दस्ता क्र. 258/22/2023
१/२०

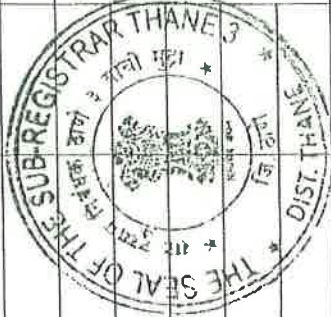




CHALLAN
MTR Form Number-6



GRN	NH012813590202324E	BARCODE	Date 22/12/2023-11:55:11		Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	T-HN3_THANE NO 3 JOINT SUB REGISTRA		PAN No.(If Applicable)	AAKFH5456M		
Location	T-HANE		Full Name	HAWARE PROPERTIES LLP		
Year	2023-2024 One Time		Flat/Block No.	AS PER POA		
Account Head Details	Amount In Rs.		Premises/Building	VASHI		
	0030046401 Stamp Duty	500.00	Road/Street	VASHI		
0030063301 Registration Fee		100.00	Area/Locality	NAVI MUMBAI		
			Town/City/District			
			PIN	4	0	0
				7	0	3
			Remarks (If Any) - 3			
			Second Party Name=SAMPAT DHAIGUJE- दस्तावेज क्र. 22/23/2023			
			SPO			
Total		600.00	Amount In	Six Hundred Rupees Only		
			Words			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
			Bank CIN	Ref. No.	69103332023122213394	2844656634
Cheque/DD No.			Bank Date	RBI Date	22/12/2023-11:55:58	Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		



दस्तावेज क्र. 22/23/2023
SPO

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम लिखक कार्यालय नोटणी कार्यालयाच्या दस्तावेजासाठी लागू आहे. अनियमित कार्यालयाच्या दस्तावेजासाठी लागू नाही.

Mobile No. : 8108754343



जन 9
दस्तावेज क्र. 22/23/2023
ये

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दि. २५ मार्च / २०२४
यु. ए. ए.
SPECIFIC POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **M/s. HAWARE PROPERTIES LLP** having their registered office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai, through its Partner, **Mr. AMIT SURESH HAWARE**, age 38 yrs., office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai, DO HEREBY SEND GREETINGS.

Whereas We have undertaken the development / construction work of the properties in the name as **M/s. HAWARE PROPERTIES LLP** and with a view to sell the units such as Flats, Shops, Office, commercial units, Parking, etc. in the said scheme of construction to the intending purchaser and to form a co-operative Housing Society of all buildings on the properties as mentioned below.

Project Details:-

- 1) **Haware My First Home, Shilphata Phase 1, Building 1**, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. **83/1, 84/2, 85/1A, 85/2A, 85/2B, RERA NO. P51700052794.**
- 2) **Haware My First Home, Shilphata Phase 1, Building 2**, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. **83/1, 84/2, 85/1A, 85/2A, 85/2B, RERA NO. P51700053825.**
- 3) **Haware My First Home, Shilphata Phase 2, Building 1**, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. **86/3, 87/1A, 87/2A, 87/2B, 89/1, RERA NO. P51700053826.**
- 4) **Haware My First Home, Shilphata Phase 2, Building 2**, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. **86/3, 87/1A, 87/2A, 87/2B, 89/1, RERA NO. P51700053915.**

AND WHEREAS it is necessary and expedient for us to lodge the agreement for sale and other incidental writings in respect of sale of the units such as Flats, Shops, Offices, commercial units, Parkings, etc. in the buildings constructed / to be constructed in the said scheme of construction undertaken for development by **M/s. HAWARE PROPERTIES LLP** and to do all the acts, deeds, things and matters to effectuate the legal and perfect execution and registration of the agreements and incidental documents thereto.

AND WHEREAS we are desirous to appoint: -

- 1) **Mr. Sampat Anandrao Dhaigude**, adult, office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai.
- 2) **Mr. Dipak Shamrao Kate**, adult, office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai.

In whom we have full faith and trust to only Sign/Execute the agreements and incidental documents of our Company before the **THE SUB-REGISTRAR** of Assurances and admit the execution thereof.

Now know ye all men and women who are witnesses that **M/s. HAWARE PROPERTIES LLP** do hereby nominate, constitute, appoint, empower and authorize **M/s. HAWARE PROPERTIES LLP** to execute the following documents before the **THE SUB-REGISTRAR** of Assurances and admit the execution thereof.

1) Mr. Sampat Anandrao Dhaigude , adult, office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai.
2) Mr. Dipak Shamrao Kate , adult, office at 2305, 23rd Floor, Haware Infotech Park, Sector 30A, Vashi, Navi Mumbai.

as the true and lawful attorney *jointly or either of them separately* to do the following acts, deeds, things and matters viz.

1. Only to sign / Execute the Agreement for Sale, Supplementary Agreements, Deed of Correction/Rectification Deed, Deed of Allotment, Confirmation Deed, Deed of Cancellation and other documents and incidental documents pertaining to Sale of the units such as Flats, Shops, Offices, commercial units, Parkings, etc as well as admit the execution of the said documents in the name of the Company before the appropriate Sub-Registrar of Assurances.
2. Further, if these constituted attorneys are unable to attend the admission of the executed Documents before the Sub-Registrar are unable to attend the admission of the executed Documents, in that case they can also give the Power of Attorney to any person/s for admitting their signatures before the appropriate Sub-Registrar of Assurances.

Amit Suresh Haware
Sampat Dhaigude

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वसत २०/१२/२०२४
यस २५



3. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as prevailing **Maharashtra** Stamp Act in name of the Company and on behalf of the Company as true and lawful attorney and to represent the interest of the Company before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.
 4. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the **Indian Registration Act, 1908 as well as Maharashtra** Stamp Act.
- Power of Attorney is given specifically and only for execution of the Deed of Agreement for Sale, Supplementary Agreements, Deed of Correction/Rectification Deed, Deed of Allotment, Confirmation Deed, Deed of Cancellation and other documents and incidental documents pertaining to Sale of the units such as Flats, Sheds, etc. in self contained units, Parkings, etc and **NOT FOR ANY OTHER PURPOSE**. The Units of Properties mentioned above of **M/s. HAWARE PROPERTIES LLP** will be developed and sold by our company. i.e. **M/s. HAWARE PROPERTIES LLP** and the consideration on the same will also be received by our company, i.e. **M/s. HAWARE PROPERTIES LLP** and the Power of Attorney holder, as an individual, will not have any right, title or interest in the said Sale of units or its considerations.- 7. Generally, to do all the acts, deeds and things to effectuate the legal and perfect registration of the documents as executed and intended by the Company.
- 8. This power of attorney will be valid until 31st December 2026 only.



We agree and assure to ratify and confirm the above acts, deeds, things and matters done or performed by our constituted attorney.

IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this 22nd day of DEC, 2023

SIGNED & DELIVERED

By the within named

M/s. HAWARE PROPERTIES LLP

Through its Partner.

Mr. AMIT SURESH HAWARE

POWER OF ATTORNEY ACCEPTED BY

1. **Mr. Sampat Anandrao Dhaigude**

2. **Dipak Shamrao Kate**



Sampat Anandrao Dhaigude



Dipak Shamrao Kate



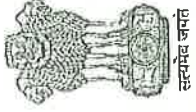
WITNESS:

1. **Dattaram Hari Dagele**

Dagele

2. **S.V. Tarte**

S.V. Tarte



सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, Mumbai

Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

८ न न ९
दस्ता क्र. १०२५/२०२४
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FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAJ-9305

It is hereby certified that HAWARE PROPERTIES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Seventh day of July Two thousand seventeen.



DS MINISTRY OF CORPORATE AFFAIRS 23

Registrar, Mumbai

Note: The corresponding form has been approved by Manoj Shamsundar Bang, Assistant Director and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:

HAWARE PROPERTIES LLP

2305, 23rd Floor, Haware Infotech Park,, Sector-30A, Vashi.,

Navi Mumbai, Thane,

Maharashtra, 400705, India.



८ न न - ३
दस्ता क्र. १०२५/२०२३
Page 1 of 1

ट न न 9



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख प्रकळ)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवळा (तयार करणे व सुविधाीत ठेवणे) नियम, १९७९ यातील नियम ३.५.६ आणि ७]

गाव :- शिल्क (943887)

तालुका :- ठाणे

ULPIN : 14375111808

नूनापन क्रमांक व उपविभाग : 86/3

जिल्हा :- ठाणे

भू-धरणा

पध्दती

शेताचे स्थानिक नाव

भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे एकक हे, आर.चौ.मी. (६०६) आणि त्याचे आकारणी क्षेत्र	890	दिनेश मन्जी पटेल प्रविष्णु दिनेश पटेल हरश दिनेश पटेल कमलीका दिनेश पटेल सांभाईक क्षेत्र	0.3500	6.50	कुळचे नाव व खड इतर अधिकार म. शंकर प्रोचटाई एल.एल.सी तर्फे भोगवटार अमित शंकर यांनी विकासकराताने घेतली आहे. (3301) प्रलंबित करकार : नाही. शेतत्या करकार क्रमांक : 3301 व दिनांक 18/11/2021 (2238)
दिनेश मन्जी पटेल प्रविष्णु दिनेश पटेल हरश दिनेश पटेल कमलीका दिनेश पटेल सांभाईक क्षेत्र	890	दिनेश मन्जी पटेल प्रविष्णु दिनेश पटेल हरश दिनेश पटेल कमलीका दिनेश पटेल सांभाईक क्षेत्र	0.3500	6.50	सीमा आणि भूभाषन चिन्हे

गाव नमुना बारा (पिकांची नोंदवडी)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवळा (तयार करणे व सुविधाीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव :- शिल्क (943887)

जिल्हा :- ठाणे

86/3

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचा नाव	जल सिंचित	अजल सिंचित	जल सिंचनावे साधन	जल क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2021-22	संपूर्ण वर्ष	890			आर. चौ.मी	आर. चौ.मी				

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतिसादी फी खपून १५- रुपये मिळाले."

दिनांक :- 05/12/2023

सांकेतिक क्रमांक :- 27210009421310310012022174

(नाव, श्रेणी, क्षेत्र, क्षेत्राचे नाव, तालुका, जिल्हा, ठाणे)



ट न न - ३

दस्ता क्र. 2802472023

२५२०

टन न १
दस्त क्र. १२२२/अधिकार वि. नं. १२२२
६६ २५



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवळा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५ & आणि ७]

गाव :- शिळ (१४३८८७) तालुका - ठाणे
ULPIN : 22991529810 भूमापन क्रमांक व उपावभाग : ६३/१

जिल्हा :- ठाणे

भू-धारणा पध्दती :- भोगवटादार वर्ग - १

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटाराचे नांव	क्षेत्र	आकार	पौ.ख.	फे.फा	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकवट आर.चौ.मी. ११६ अ) गावः खंड यांचे क्षेत्र जि.पिन ०३३३० भोगवटाराचे नाव :- ए.ए.ए. (०.३३.३०) अ) गावः खंड क्षेत्र (सांगविणे) वर्ग (अ) वर्ग (बी) एकूट क्षेत्र ०.३३.३० ए.ए.ए. क्षेत्र ३.९४ खंडा किंवा विविध अकारणी	११६	दिनेश मन्जो पटेल (कमलमामळी मंडळ) पटेल कुंड व फसं अन्ध दिवार माटवे भांगिदार (जिर्ण मन्जो मंडळ) प्रदिपा दिनेश पटेल १२२ या दिनेश पटेल पगळीया दिनेश पटेल सांगविणे क्षेत्र	०.३३३४	३.५४	१	(१०७८) (१०८७) (१०८७) (१४१०) (२३३८) (२३३८) (२३३८)	कुळाचे नाव व खंड इतर अधिकार इतर म. हावरे प्रॉपर्टीज एल.एल.पी लॉफ भारीदार अमित हावरे यांनी विकासकरासने घेतली असे. (३३१९) प्रलंबित फेरफार : नाही शेताचा फेरफार क्रमांक : ३३१९ व दिनांक : ०१/१२/२०२१
एकूट फेरफार क्र. (३६६) (३८८) (५८२) (५८६) (६०२) (७१९) (७६१) (८१६) (८२६) (९२४) (९२५) (१०७८) (१३४६) (१४१०) (२०७४) (२३३४)			०.३३३०	३.९४			सीमा आणि भुमापन चिन्हे

गाव नमुना वार (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवळा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]
गाव :- शिळ (१४३८८७) तालुका :- ठाणे

६३/१

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	पिकाखालील क्षेत्राचा तपशील		लागवडीसाठी उपलब्ध नसलेली जमीन	शरा		
					जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१-२२	संपूर्ण वर्ष	११६			आर. चौ.मी	आर. चौ.मी			अनापेक्षा विनशुती मंड	०.३३३०

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

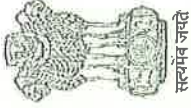
"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."
दिनांक :- ०९/१२/२०२२
संकेतिक क्रमांक :- २-२१९६९९-२१३१०३१००१२२०२२१६९



टन न - ३
दस्त क्र. १२२२/२०२३
१३/२०



८७७७९
दस्ता क्र. ११२६/२०२३
ए. ए.



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, Mumbai

Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAJ-9305

It is hereby certified that HAWARE PROPERTIES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Seventh day of July Two thousand seventeen.



Registrar, Mumbai

Note: The corresponding form has been approved by Manoj Shamsundar Bang, Assistant Director and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:

HAWARE PROPERTIES LLP
2305, 23rd Floor, Haware Infotech Park,, Sector-30A, Vashi,,
Navi Mumbai, Thane,
Maharashtra, 400705, India.



८७७७-३
दस्ता क्र. ११२६/२०२३
१४/१०

INCOME TAX DEPARTMENT
GOVT. OF INDIA



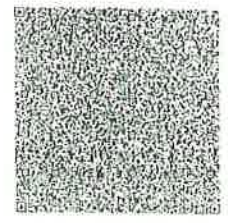
REGISTRATION NUMBER: CAY
AAKPH54566M

HAWARE PROPERTIES LLP



जनन 9
वसत क्र 922E/2020
65 ey

Unique Identification: Authority of India



पता: प्लॉट नं. 46, सामना नर पारक, सेक्टर 30 ए, वॉर्ड, माहा-असिन्हा - 400703
Address: Vedant, Plot No. 46, Near Saamna Press, Sector 30 A, Vashi, Navi Mumbai, Thane, Maha-asintra - 400703

2521 7681 9421
UID : 9167 2157 9443 2948

1947 | UID | UIDAI | www.uidai.gov.in

भारत सरकार
Government of India



वित्त एवं करा
Amit Suresh Haware
पता: अमर/1025/12, 04/1585
वाराणसी

2521 7681 9421
UID : 9167 2157 9443 2948

1947 | UID | UIDAI | www.uidai.gov.in

Amit Suresh

वित्त विभाग
INCOME TAX DEPARTMENT
AMIT SURESH HAWARE
SURESH KASHINATH HAWARE
0208/1985
Permanent Address Number
AESPH2698N
Signature

भारत सरकार
GOVT. OF INDIA

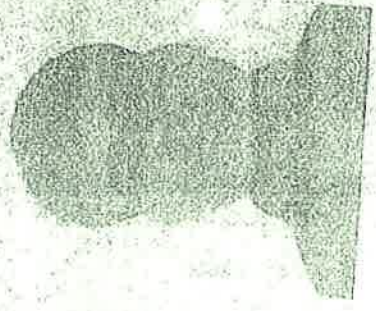


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280224/2023
02/20

Sampal

भारत सरकार
GOVERNMENT OF INDIA

सम्पल अनंदराव धागुडे
Sampal Anandrao Dhaigude



जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



8281 9223 4861

संसाधन आयोग

टन न 9
 दस्ता क्र 999 / 2024
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संयुक्त उप-रजिस्ट्रार कार्यालय
 JOINT SUB-REGISTRAR OFFICE



दिपिका कामराव काटे
 Dipika Kamrao Kade
 पत्नी / DOB: 28/08/1976
 पुरुष / MALE
 Mobile No.: 9821853057
 4525 7087 8608
 ID : 8113 7102 5779 5881



माझे आधार, माझी जोळ



३१३ - ३
 28/08/2024
 98/20

सर्वे रत्ना संकाय / PERMANENT ACCOUNT NUMBER

AAIPT11223A

MR. NAME

SHREENIWAS VINAYAK TARTE

FATHER'S NAME

VINAYAK KRISHNA TARTE

MR. DOB / DATE OF BIRTH

03-12-1957

PRINT SIGNATURE

(Signature)

आयकर अधिकारी, पुणे
Commissioner of Income-tax 1, Pune

(Signature)



(Signature)

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दस्त क्र. <i>909011</i> / 2028
₹ 100 ex



ट न न - 3
28023 / 2023
90 100

75/24826
शुक्रवार, 22 दिसंबर 2023 1:56 म.नं.

दस्त गोपवारा भाग-1

दस्त क्रमांक: 24826/2023

दस्त क्रमांक: दस्तन3 /24826/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. दस्तन3 यांचे कार्यालयात

अ. क्रं. 24826 वर दि. 22-12-2023

रोजी 1:55 म.नं. वा. हजर केला.



दस्तन 9

दस्त क्रमांक / 2028

प्रावती: 24427

प्रावती क्रमांक: 22/12/2023

सादर करणाराचे नाव: संपत धायगुडे -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

मुद्रांची संख्या: 16

दस्त हजर करणाऱ्याची मही:

आकाशित पत्रे
रु. 60 आस रोकी
प्रावती क्र. 24427. अन्वये
वस्तु करव्यात आली

एकूण: 420.00

Joint Sub Registrar Thane 3
अ. क्र. 24826

सह दुय्यम निबंधक वर्ग - 2

ठाणे क्र. 3

मुद्रांक शुल्क: a बंधा वा प्रतिफलार्थ देण्यात आलेला असून @ च्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्रं. 1 22 / 12 / 2023 01 : 55 : 06 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 22 / 12 / 2023 01 : 55 : 44 PM ची वेळ: (फी)

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - 2

ठाणे क्र. 3

सह दुय्यम निबंधक वर्ग - 2

ठाणे क्र. 3



- प्रतिज्ञा पत्र -

वर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तहसिलदारा नोंदणीस दखल देता आहे. दस्तानधील संपन्न मजकूर निष्पादक व्यक्ती, साक्षीदार व शोधत जोडलेले कागदपत्रे दस्तावी सत्यता कायदेशीर दाही साठी खालील निष्पादक व्यक्ती संपुर्णपणे जाबाबदार आहेत. तसेच तसे हस्तांतरण दस्तांनुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक संश्लेषण होत नाही

संपन्न संपन्न वरी

संपन्न संपन्न वरी

संपन्न संपन्न वरी



22/12/2023 2:05:04 PM

दस्ता क्रमांक: 24826/2023
दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र. पशकाराचे नाव व पत्ता
1 नाव: संपत धायगुडे -
पत्ता: प्लॉट नं. -, माळा नं: तेविसावा मजला, इमारतीचे नाव: हावरे
इन्फोटेक पार्क, ब्लॉक नं: 2305, रोड नं: सेक्टर 30 ग, वाशी, नवी
मुंबई, महाराष्ट्र, राणे.
पॅन नंबर:

2 नाव: दिपक काटे -
पत्ता: प्लॉट नं. -, माळा नं: तेविसावा मजला, इमारतीचे नाव: हावरे
इन्फोटेक पार्क, ब्लॉक नं: 2305, रोड नं: सेक्टर 30 ग, वाशी, नवी
मुंबई, महाराष्ट्र, राणे.
पॅन नंबर:

3 नाव: मेसर्स हावरे प्रॉपर्टीज एन्वेलपी तर्फे भागीदार अमित सुरेश
हावरे
पत्ता: प्लॉट नं. -, माळा नं: तेविसावा मजला, इमारतीचे नाव: हावरे
इन्फोटेक पार्क, ब्लॉक नं: 2305, रोड नं: सेक्टर 30 ग, वाशी, नवी
मुंबई, महाराष्ट्र, राणे.
पॅन नंबर:

वरील दस्तऐवज कन्स देणार तथाकथीत कुलमुखत्यारपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची व्हॅल: 22 / 12 / 2023 02 : 03 : 34 PM

ओळख:-

खालील इमम अमें निवेदीत करतान की ते दस्तऐवज करून देणाऱ्याना थकीश: ओळखतात, व त्याची ओळख पटवितानात

अनु क्र. पशकाराचे नाव व पत्ता

1 नाव: दत्ताराम जोगळे -
वय: 51
पत्ता: अरिहंत पूजा सोमायटी, गांधीनगर, डोंबिवली पूर्व
पिन कोड: 421201

2 नाव: श्रीनिवास विनायक तोंडे
वय: 67
पत्ता: अरिहंत पूजा सोमायटी, गांधीनगर, डोंबिवली पूर्व
पिन कोड: 421201

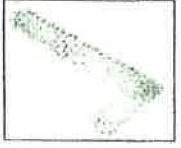
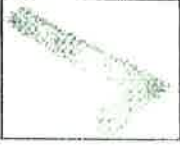
स्वाक्षरी

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छायाचित्र



ठसा प्रमाणित



शिक्रा क्र.4 ची वेळ: 22 / 12 / 2023 02 : 04 : 56 PM

श्री जी.पी. थाने
Joint Sub Registrar Thane-3
सह दुय्यम निबंधक सहायक
Payment Receipts

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HAWARE PROPERTIES LLP	eChallan	69103332023122213394	MH012813590202324E	500.00	SD	0006742807202324	22/12/2023
2	HAWARE PROPERTIES LLP			1223220108121	320	RF	1223220108121D	22/12/2023
3	HAWARE PROPERTIES LLP			MH012813590202324E	100	RF	0006742807202324	22/12/2023

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



Know Your Rights as Registrants

1. Verify Scanned Document for Authenticity through thumbnail (4 pages on a side) printout after scanning
2. Get print im:mediately after registration.

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

24826 /2023



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दस्त क्र. 28/22-2-2023
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दस्त क्र. 28/22-2-2023
20 / 20

प्रमाणित करण्यात येते की सदर दस्तसह
एकूण..... 20 पाने आहेत.

श्री. जी. पी. खोत

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दस्त क्र. 28/22-2-2023 वर नोंदला.

श्री. जी. पी. खोत

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक 22 मार्च 2023 सन. 2023



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दस्त क्र. 912 / 2023

पावती

75/24825

Friday, December 22, 2023

1:54 PM



Original/Dispense

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 27426 दिनांक: 22/12/2023

गावाचे नाव: शिळ

दस्तावेजाचा अनुक्रमांक: टनन3-24825-2023

दस्तावेजाचा प्रकार: कुलमुखलारपत्र

सादर करण्याचे नाव: सुभाष सावंत-

नोंदणी फी

दस्त होवाळणी फी

पृष्ठांची संख्या: 10

₹. 100.00

₹. 200.00

₹. 300.00

एवढ्या:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ बंदाजे

2:14 PM ह्या वेळेस मिळेल.

वाजार मुल्य: ₹. 1/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223221008242 दिनांक: 22/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012812966202324E दिनांक: 22/12/2023

बँकेचे नाव व पत्ता:

Joint Sub-Registrar Thane 3

सह दुस्यम निबंधक वर्ग - ३

ठाणे क्र.३

सहायक नोंदणी अधिकारी

कुल दस्तपत्रपत्र परत मिळाला

द. ति. ठाणे-३

12/22/2023

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नोंदणी क्र.: 39M

Regn.: 39M

75/24825

Friday, 22 December 2023 3:29 PM

पावती क्र.: 27442 दिनांक: 22/12/2023

पावतीचे नाव: -शिक
दस्तावेजाचा अनुक्रमांक: दस्त3-24825-2023
दस्तावेजाचा प्रकार: कुलसुखत्यारपत्र
मादग कऱ्याऱ्यालें नाव: सुभाष सावंत -
वर्णन

रु. 20.00

दस्ता हानाळणी फी
पृष्ठांची संख्या: 1

रु. 20.00

एकूण:

श्री. डी. सी. शिंदे, ज्योतिषी, प्लाने 3

सह दुय्यम निवडक वर्ग - ३
ठाणे क.३

1) दस्ताचा प्रकार: DHC खण: रु. 20/-
डीडी/धमादेशाचे ऑडर क्रमांक: 1223224412767 दिनांक: 22/12/2023
दस्ताचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6

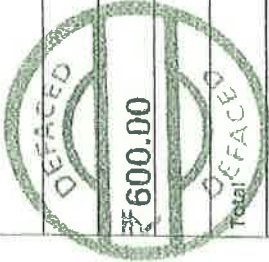


GRN	MH012812966202324E	BARCODE		Date	22/12/2023-11:50:03	Form ID	48(f)
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		THIN3_THANE NO 3 JOINT SUB REGISTRA		PAN No.(If Applicable)	AAKFH5456M		
Location		THANE		Full Name	HAWARE PROPERTIES LLP		
Year		2023-2024 One Time		Flat/Block No.	AS PER DOCUMENT		
Account Head Details		Amount In Rs.		Premises/Building	VASHI		
0030046401	Stamp Duty	500.00		Road/Street	NAVI MUMBAI		
0030063301	Registration Fee	100.00		Area/Locality			
				Town/City/District			
				PIN	4	0	0
					7	0	3

Remarks (If Any)

SecondPartyName=SUBHASH SAWANT AND OTHERS--



₹ 600.00

Amount In	Six Hundred Rupees Only
Words	600.00

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque/DD Details		Bank CIN	Ref. No.	69103332023122213302	2844654408
Cheque/DD No.		Bank Date	RBI Date	22/12/2023-11:50:50	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document registration only. It is not valid for unregistered document.
सदर चलान केवल दस्तावेज निबंधन हेतु वैध है। अनिर्धारित दस्तावेजों के लिए सदर चलान लागू नहीं है।



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-75-24825	0006742687202324	22/12/2023-13:54:16	IGR115	100.00
2	(S)-75-24825	0006742687202324	22/12/2023-13:54:16	IGR115	500.00
Total Defacement Amount					600.00

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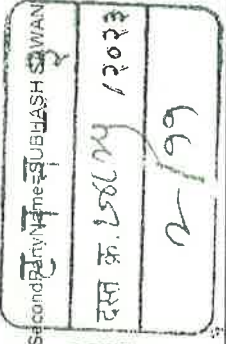
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CHALLAN
MTR Form Number-6



GRN	MH012812966202324E	BARCODE	[Barcode]		Date	22/12/2023-11:50:03	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable) /AAKFH5456M				
Location	THANE			Full Name HAWARE PROPERTIES LLP				
Year	2023-2024 One Time			Flat/Block No. ८ नंबर परिसर				
Account Head Details				Remarks (If Any)				
0030046401	Stamp Duty	Amount In Rs.	500.00	Secondary/In the SUB REGISTRAR'S Warrant AND OTHERS-				
0030063301	Registration Fee	Amount In Rs.	100.00	दस्ता क्र. २०६८/११ १२०२३				
PIN				२/१९				
PIN				4 0 0 7 0 3				
Total	Amount In		600.00	Six Hundred Rupees Only				
Words		600.00						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	69103332023122213302 2844654408				
Cheque/DD No.		Bank Date	RBI Date	22/12/2023-11:50:50 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI 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.
सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासारी लागू आहे. नोदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

[Handwritten Signature]



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223221008242

Date 22/12/2023

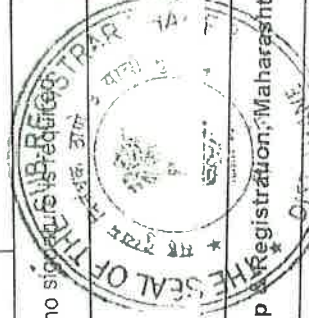
Received from JT SUB REGISTRAR THANE, Mobile number 8454819276, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

Payment Details

Bank Name SBIN Date 22/12/2023

Bank CIN 10004152023122207776 REF No. 335676885400

377-3
22/12/2023
3/99



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1223224412767

Date 22/12/2023

Received from JT SUB REGISTRAR THANE, Mobile number 8454819276, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

Payment Details

Bank Name SBIN Date 22/12/2023

Bank CIN 10004152023122212040 REF No. 372225875159

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

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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
Mr. Sampat Anandrao Dhaigude, &
Mr. Dipak Shamrao Kate,
 Power Of Attorney holders of **M/s. HAWARE PROPERTIES LLP**,
 having registered office at 2305, 23rd Floor; Haware Infotech Park, Sector
 30A, Vashi, Navi Mumbai

Whereas as **M/s. HAWARE PROPERTIES LLP** have undertaken development
 of the following properties.

Project Details:-

- 1) **Haware My First Home, Shil Phata Phase 1, Building 1, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No.83/1, 84/2, 85/1A, 85/2A, 85/2B, RERA NO.P51700052794.**
- 2) **Haware My First Home, Shil Phata Phase 1, Building 2, Plot lying on the following Survey Numbers of Village Shill. Tal: Thane, Dist : Thane, bearing Survey No. 83/1, 84/2, 85/1A, 85/2A, 85/2B, RERA NO. P51700053825.**
- 3) **Haware My First Home, Shil Phata Phase 2, Building 1, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. 86/3, 87/1A, 87/2A, 87/2B, 89/1, RERA NO. P51700053826.**
- 4) **Haware My First Home, Shil Phata Phase 2, Building 2, Plot lying on the following Survey Numbers of Village Shill, Tal: Thane, Dist : Thane, bearing Survey No. 86/3, 87/1A, 87/2A, 87/2B, 89/1, RERA NO. P51700053915.**

AND WHEREAS in order to execute Agreement for Sale of Flats/Shops/Office/ Units/ Parking have we have been empowered as per power of attorney dt. 22/11/2023 for execution on the said documents. *दि. २२/११/२०२३*

AND WHEREAS due to our office work & busy schedule we are unable to attend Sub Registrar office frequently and therefore we have decided to give the Power of Attorney for admitting our signatures before the Registrar Office.

AND WHEREAS we are desirous to appoint

- 1) **Mr. Subhash Sawale**
- 2) **Mr. Sameer Payle,**
- 3) **Mr. Gaurav Jagtap,**
- 4) **Mr. Lalit Tarte,** age 35 yrs.,

Everyone mentioned above, having their Office at Tarte Consultants Pvt. Ltd.,
 Shop no. 1, Arihant Puja chis -near Tarte Plaza, Gandhinagar, Dombivli
 (East), 421 204.

as the true and lawful attorney to do the following acts, deeds, things and matters viz.

1. To lodge the signed/executed Agreement for Sale. Supplementary Agreements, Deed of Correction/Rectification Deed, Deed of Allotment, Confirmation Deed, Deed of Cancellation and/or and other documents and incidental documents executed by me/us before the appropriate Sub-Registrar of Assurances and to admit the execution of the said documents in the name of the Company, i.e., **M/s. HAWARE PROPERTIES LLP.**

2. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the

[Handwritten signatures of Mr. Subhash Sawale, Mr. Sameer Payle, Mr. Gaurav Jagtap, and Mr. Lalit Tarte]
Lalit Tarte

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दस्तावेज नं १२३४/२०२३
६२/२५



२४/१२/२३
२४/१२/२३

procedure (under the Liquidation Registration Act, 1908 as well as Bombay Stamp Act) in name of the Company i.e. **M/s. HAWARE PROPERTIES LLP.**

This power of attorney is valid till 31st December 2026 only.

We agree and assure to ratify and confirm the above acts, deeds, things and matters done or performed by our constituted attorney.

IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this 22nd December 2023

SIGNED & DELIVERED

By the within named

For,

M/s. HAWARE PROPERTIES LLP

Through its Power of Attorney holders

Mr. Sampat Anandrao Dhaigude



Sampat



Mr. Dipak Shamrao Kate

Dipak



POWER OF ATTORNEY ACCEPTED BY

1) Mr. Subhash Sawant



Sawant

2) Mr. Sameer Payle



Payle

3) Mr. Gaurav Jagtap



Jagtap

4) Mr. Lallit Tarrte



Lallit Tarrte



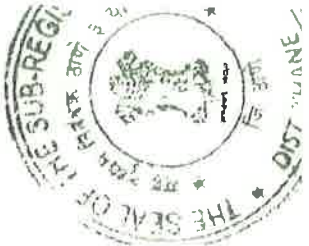
WITNESS:

1. S.V. Tarte

S.V. Tarte

2. Pattaran Jagale

Pattaran Jagale



आयकर विभाग
INCOME TAX DEPARTMENT

सरकार
GOVT. OF INDIA

AAKFH5456W

HANARE PROPERTIES LLP

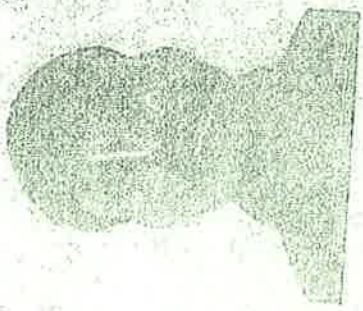
07/07/2018



टन नं 9
दस्तावेज / 2018
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सरकार
GOVERNMENT OF INDIA

संपल आनंदराव धालगुडे
Sampal Anandrao Dhalgude
जन्म वर्ष / Year of Birth 1976
पुरुष / Male



8281 9223 4861

Sampal

सामान्य भाणसाजा अधिकार



टन नं - 3
दस्तावेज / 2018
शेयर



दुपक शंभरराव माळे
Dupak Shambharao Male
जन्म वर्ष / Year of Birth 25/05/1976
पुरुष / Male

Dupak

4525 7007 8608

माझे आधार, माझी ओळख

4525 7007 8608

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भारत सरकार
 Government of India
 श्री. सुधीर पाटी
 Senior Member Paye
 दि. भा. 003: 05/10/1982

7782 3803 8839
 श्री पटवर्धन
Patel

भारत सरकार
 GOVT. OF INDIA



Sumit



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 दस्त क्र 992/2018
 10/29

9511 4247 7576
 UID-2020-4942-2651-8642

Unique Identification Authority of India

Address: 20, Park Road, Thane East, District Thane, Maharashtra - 400 001, India

9511 4247 7576
 UID-2020-4942-2651-8642

Laxmi Patel

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 दस्त क्र 992/2018



साथ में भी संसाधन / PERMANENT ACCOUNT NUMBER

AAIPT1223A

नाम / NAME

SHREENIWAS VINAYAK TARTE

पिता का नाम / FATHER'S NAME

VINAYAK KRISHNA TARTE

जन्म तिथि / DATE OF BIRTH

03-12-1957

हस्ताक्षर / SIGNATURE

[Signature]

आधिकारिक अधिकारी /

Commissioner of Income-tax, Pune



[Handwritten mark]



8599 4241 3132

मेरा नाम, मेरी पहचान

[Signature]



8599 4241 3132

help@uidai.gov.in

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दस्तावेज नं 2809/2023
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दस्त गोपवारा भाग-1

दनन3 - 2/199
दस्ता क्रमांक: 24825/2023

दस्त क्रमांक: दनन3 /24825/2023

वाजरा मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. दनन3 यांचे कार्यालयात

अ. क्र. 24825 वर दि. 22-12-2023

रोजी 1:53 म.नं. वा. हजर केला.

दनन 9
दस्ता क्रमांक / 2023
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पावती: 27426

सादरकरणाऱाचे नाव: सुभाष नांबत -

नोंदणी फी रु. 100.00
दन्न दानालगी फी रु. 200.00

Soumit

दस्त हजर करणाऱ्याची मही:

नोंदणी फी

दन्न दानालगी फी

पुण्याची नं.दया: 10

जाले

अपकारित बँकची पत्रे

रु. 20 आण टोकी

पावती क्र 21977 अखबरे

वरून करण्यात आली

एकुण: 300.00

Soumit
Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - ३

दस्ताचा प्रतिलिपि देण्याकरिता

Soumit

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

जाणे क्र. ३

Soumit

Joint Sub Registrar Thane 3 2

सह दुय्यम निबंधक वर्ग - ३

हाणे क्र. ३

मुद्रांक शुल्क: ० जेव्हा तो प्रतिफलार्थ देण्यात आलेला अयम@ न्यायमूळ कोणताही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 22 / 12 / 2023 01 : 53 : 18 PM ची वेळ: (मावरीकरण)

शिक्रा क्र. 2 22 / 12 / 2023 01 : 54 : 04 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

मरा दस्ताखळ नोंदणी कायदा १९०८ बिनवस १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तानधील संगणक तज्ज्ञ विभागाक वल्लरी, साक्षीदार व दोघत जोडलेले कागदपत्रे दस्ताची दाखला कायदेशीर सारी सारी काढीत विभागाक सारणी संगणकपत्रे नयाबदार आहेत. तसेच सत्तर हस्तांतरण दस्तांतुळे राज्यशासक / कोषशासन यांच्या कोबतारी कायदा / बियम / परिपत्रक तसे उल्लंघन होत नाही

Lalit Torat
सुभाष नांबत वरी

Soumit
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सुभाष नांबत वरी
Soumit



टन न १
दस्तावेज क्र. १०२६/२०२६
२२/०५



वर्ष २०२६
२०२६
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Page



22/12/2023 2 30:18 PM

दली गोपबाली नामक-2

टन न 9

दस्ता क्रमांक : टनन3/24325/2023

दस्ताचा प्रकार : कुलमुखत्यापत्र

दस्त क्रमांक / 2028

re ex

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:सुराप सांबले -

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहत पूजा, ब्लॉक नं. -, रोड नं: तट्टे प्लाझा जवळ, गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे.

पैन नंबर:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-50

स्वाक्षरी:-

Surend

2 नाव:समीर सायले -

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहत पूजा, ब्लॉक नं. -, रोड नं: तट्टे प्लाझा जवळ, गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे.

पैन नंबर:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-40

स्वाक्षरी:-

Saif

3 नाव:गौरव जगताप -

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहत पूजा, ब्लॉक नं. -, रोड नं: तट्टे प्लाझा जवळ, गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे.

पैन नंबर:CDPPJ4412F

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-25

स्वाक्षरी:-

Gaurav

4 नाव:यशित तट्टे -

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहत पूजा, ब्लॉक नं. -, रोड नं: तट्टे प्लाझा जवळ, गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे.

पैन नंबर:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-32

स्वाक्षरी:-

Yashita

5 नाव:मेघना हाबरे प्रॉपर्टीज एन्टर्प्राय्सी नॉर्फे कु.सु. म्हणून मंजूर शाहपुड कुलमुखत्याप देणार

पत्ता:प्लॉट नं. -, माळा नं: तंविनावा मजला, इमारतीचे नाव: हाबरे इन्फोटेक पार्क, झॉक नं: 2305, रोड नं: नॅक्टर 30 ए, बाशी, तवी मुंबई, महाराष्ट्र, ठाणे.

पैन नंबर:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-47

स्वाक्षरी:-

Meenal

6 नाव:मेघना हाबरे प्रॉपर्टीज एन्टर्प्राय्सी नॉर्फे कु.सु. म्हणून विपक काटे -

पत्ता:प्लॉट नं. -, माळा नं: तंविनावा मजला, इमारतीचे नाव: हाबरे इन्फोटेक पार्क, झॉक नं: 2305, रोड नं: नॅक्टर 30 ए, बाशी, तवी मुंबई, महाराष्ट्र, ठाणे.

पैन नंबर:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-47

स्वाक्षरी:-

Meenal

दलील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतान. शिक्षा क्र.3 ची वेळ:22 / 12 / 2023 02 : 29 : 28 PM

ओळख:-

खालील इमम असे निवेदीत करतान की ते इमारतीचे मालक आहेत. अर्थ: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:दत्तागम जोराळे -

वय:51

पत्ता:अरिहत पूजा सोसायटी, गांधीनगर, डोंबिवली पूर्व

पिन कोड:421201

Datta

स्वाक्षरी

2 नाव:श्रीनिवास विनायक तट्टे

वय:67

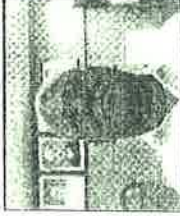
पत्ता:अरिहत पूजा सोसायटी, गांधीनगर, डोंबिवली पूर्व

पिन कोड:421201

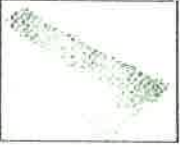
Shri

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



शिक्का क्र.4 ची वेळ:22 / 12 / 2023 02 : 30 : 09 PM

Joint Registrar Thane-3

सह दुय्यम निबंधक वर्ग - २

ठाणे क.३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HAWARE PROPERTIES LLP	eChallan	69103332023122213302	MH012812966202324E	500.00	SD	0006742687202324	22/12/2023
2		DHC		1223221008242	200	RF	1223221008242D	22/12/2023
3	HAWARE PROPERTIES LLP	eChallan		MH012812966202324E	100	RF	0006742687202324	22/12/2023

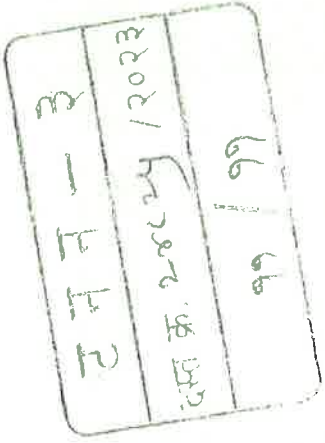
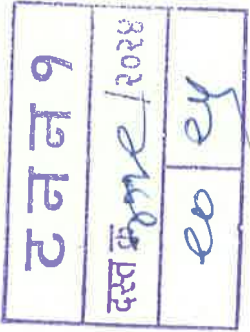
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

24825 /2023

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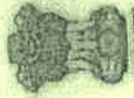


प्रमाणित करण्यात येते की सदर दस्तास
एकूण १.१ पाने आहेत.

महाराष्ट्र
राज्य न्याय निकाय, ठाणे-३ (वर्ग-२)
दस्ता क्र. २८६२४२, वर जोडला.

श्री. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक २२/१२/२०२३





भारत सरकार
GOVERNMENT OF INDIA



Aparna Sreedevi
Date of Birth/DOB: 29/04/1988
Female/ FEMALE



4530 4495 9369

എന്റെ അധാര. എന്റെ ഐഡന്റിഫിക്കേഷൻ



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

D/O V Padmanabhan Nair, Nakshatra
Edakkathalath House, Floor-East
Udyogamandal P O, Udyogamandal,
Ernakulam,
Kerala - 683501



534444



help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



1947

1800 300 1947

आयकर

INCOME TAX DEPARTMENT



नाम / Name
APARNA SREEDEVI

पिता-नाम / Father's Name
PADMANABHAN NAIR

जन्म की तारीख / Date of Birth
29/04/1988

विभाग

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EJZPS4968F

हस्ताक्षर / Signature



24032018

भारत सरकार



शंकर राय नर
Shankar R Nair
जन्म तिथि/DOB:
10/08/1987
पुरुष / MALE



7580 2735 3909

मेरा आधार, मेरी पहचान

जन 9
दस्तावेज 2028
copy



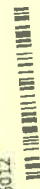
Shankar



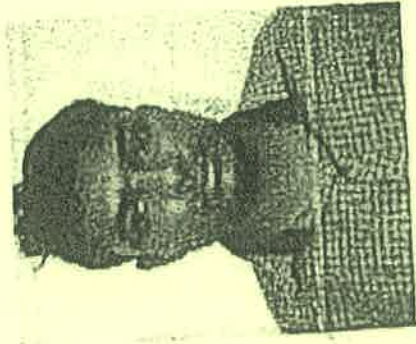
भारतीय रिपब्लिक पहचान प्रमाणिका

Address:
MM-DJAPS LDA Colony, Kanur
Road, Bahadurpur Station, L D
A Colony, Kanur,
Uttar Pradesh - 226012

पता: MM-DJAPS LDA Colony,
Bahadurpur Station,
A Colony, Kanur,
Uttar Pradesh - 226012



भारत सरकार
Government of India



आकाश प्रेम कुमार
Akash Prem Kumar
जन्म तिथि/DOB: 14/07/1989
पुरुष/ MALE

Akash

9568 7514 1972
VID : 9133 2407 5997 4395
मेरा आधार, मेरी पहचान

ट न न १
दस्तावेज नं. 1/2028
EB ey



मी / आम्ही सुभाष सावंत / समीर चायले/ गौरव जगताप / ललित तट्टे वय 26 वर्ष,

राहणार गांधी नगर डोंबिवली (पुर्व)] ता. कल्याण, जि. ठाणे याद्वारे घोषित करतो / करतं की, दुय्यम निबंधक ठाणे ___ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. हावरे प्रॉपर्टीज एल.एल.पी.यांनी दि. 22/12/2023 रोजी मला/ आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून काबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहिन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख:- 03/06/2024

ठिकाण:- ठाणे

कुलमुखत्यारपत्रधारकाची सही व नाव

सदर मुखत्यारपत्र सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.

73/4129

सोमवार, 03 जून 2024 2:51 म.नं.

दस्त गोषवारा भाग-1

दनन1

दस्त क्रमांक: 4129/2024

esley

दस्त क्रमांक: दनन1 /4129/2024

बाजार मूल्य: रु. 21,51,753/-

मोबदला: रु. 31,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,20,500/-

दु. नि. सह. दु. नि. दनन1 यांचे कार्यालयात

अ. क्रं. 4129 वर दि.03-06-2024

रोजी 2:49 म.नं. वा. हजर केला.

पावती:6033

पावती दिनांक: 03/06/2024

सादरकरणाराचे नाव: अपर्णा श्रीदेवी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृथांची संख्या: 95

दस्त हजर करणाऱ्याची सही:

एकुण: 31900.00

Sub Registrar Thane 1

Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 03 / 06 / 2024 02 : 49 : 26 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 03 / 06 / 2024 02 : 50 : 51 PM ची वेळ: (फी)





03/06/2024 3 03:16 PM

दस्त गोपवारा भाग-2

दस्तन1

दस्त क्रमांक:4129/2024



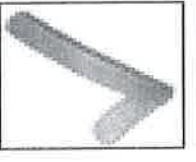
दस्त क्रमांक :दस्तन1/4129/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

ठसा प्रमाणित

1 नाव:सेसर्स हावरे प्रॉपर्टीज एलएलपी तर्फे भागीदार अमित हावरे यांचे लिहून देणार
कु.मु. म्हणून संपत धायगुडे व यांचे कु.मु. म्हणून गौरव जगताप वय :-26
पत्ता:प्लॉट नं. , माळा नं. तेविसावा मजला, इमारतीचे नाव: हावरे स्वाक्षरी:-
इन्फोटेक पार्क, ब्लॉक नं: 2305, रोड नं: सेक्टर 30ए, वाशी, नवी
मुंबई, महाराष्ट्र, ठाणे.



2 नाव:अपर्णा श्रीदेवी -
पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: नक्षत्र एदाक्लाथालाय वय :-36
हाऊस, ब्लॉक नं. , रोड नं: एलोर ईस्ट, उद्योग मंडळ, पी.ओ. स्वाक्षरी:-
उद्योगमंडळ, एनकुलम, केरळ, केरला, एनकुलम.
पिन नंबर:EJZPS4968F



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

शिक्रा क्र.3 ची वेळ:03 / 06 / 2024 03 : 02 : 20 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

ठसा प्रमाणित

1 नाव:आकाश प्रेम कुमार -
वय:34



पत्ता:नावडे, रायगड, महाराष्ट्र
पिन कोड:410208

स्वाक्षरी

2 नाव:शंकर आर. नायर
वय:36
पत्ता:उत्तरप्रदेश
पिन कोड:226012



स्वाक्षरी

शिक्रा क्र.4 ची वेळ:03 / 06 / 2024 03 : 03 : 09 PM

पुस्तक क्रमांक 9
दस्त क्रमांक 2024
असुन त्यास एकूण 2024 वर नोंदला पाने आहेत.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	APARNA SREEDEVI	eChallan	69103332024052814615	MH002531764202425E	220500.00	SD	0001629385202425	03/06/2024
2		DHC		0524308306447	1900	RF	0524308306447D	03/06/2024
3	APARNA SREEDEVI	eChallan		MH002531764202425E	30000	RF	0001629385202425	03/06/2024

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



4129 /2024

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.thane1@gmail.com



03/06/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्ता क्रमांक : 4129/2024

नोंदणी :

Regn:63m

गावाचे नाव : शिळ

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	3150000
(2)	मोबदला	2151752.68
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	
(4)	भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे शिळ स.नं. 83/1,84/2,85/1ए,85/2ए,85/2बी वरील हावरे माय फर्स्ट होम शिळ फाटा फेज 1 विल्डिंग 1 प्रोजेक्ट,सदनिका नं. 1614,मोळावा मजला,टॉवर नं. 1,ए विंग,क्षेत्रफळ 29.54 चौ.मी. कार्पेट((Survey Number : 83/1, 84/2, 85/1ए, 85/2ए , 85/2बी. ;))
(5)	क्षेत्रफळ	1) 29.54 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स हावरे प्रॉपर्टीज एलएलपी तर्फे भागीदार अमित हावरे यांचे कु.मु. म्हणून संपत धायगुडे व यांचे कु.मु. म्हणून गौरव जगताप वय:-26; पत्ता:-प्लॉट नं. -, माळा नं: तेविसावा मजला, इमारतीचे नाव: हावरे इन्फोटेक पार्क, ब्लॉक नं: 2305, रोड नं: सेक्टर 30ए, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFH5456M
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अपर्णा श्रीदेवी - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: नक्षत्र एदाक्लाथालाथ हाऊस, ब्लॉक नं: -, रोड नं: एलोर ईस्ट, उद्योग मंडळ, पी.ओ. उद्योगमंडळ, एनकुलम, केरळ, केरला, एनकुलम. पिन कोड:-683501 पॅन नं:-EJZPS4968F
(9)	दस्तऐवज करून दिल्याचा दिनांक	03/06/2024
(10)	दस्त नोंदणी केल्याचा दिनांक	03/06/2024
(11)	अनुक्रमांक,खंड व पृष्ठ	4129/2024
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	220500
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



(Signature)
सहसुविध निबंधक वर्ग-२
ठाणे-१

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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