

GRN	MH003114378202425P	BARCODE	[Barcode]		Date	06/06/2024-10:46:12	Form ID	25.1			
Department	Inspector General Of Registration			Payer Details							
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	AREPN6349Q						
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR			Full Name	MYRAA AMAN MILWANI						
Location	THANE										
Year	2024-2025 One Time			Flat/Block No.	803						
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	1190000.00		Road/Street	Srishthi Bldg. No. 349 CHSL Sector 3 Kalpataru Complex Mira Road East						
0030063301	Registration Fee	30000.00		Area/Locality	Thane						
				Town/City/District							
				PIN		4	0	1	1	0	7
				Remarks (If Any)							
				PAN2=ABNPD4863E-SecondPartyName=SHRIRAM SHANKAR							
				DHAMANKAR~							
				Amount In	Twelve Lakh Twenty Thousand Rupees Only						
Total			12,20,000.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502024060600611	8324242764438				
Cheque/DD No.				Bank Date	RBI Date	06/06/2024-10:46:33	Not Verified with RBI				
Name of Bank				Bank-Branch	STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. :

9503074200

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

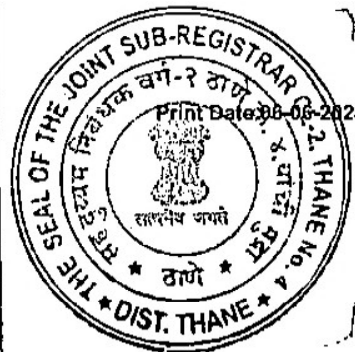
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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Print Date: 06-06-2024 10:47:26

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0624099005073	Date	09/06/2024
Received from Myraa Aman Milwani, Mobile number 9324555959, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	09/06/2024
Bank CIN	10004152024060904782	REF No.	416179172607
This is computer generated receipt, hence no signature is required.			

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0624109321209	Date	10/06/2024
Received from MYRAA AMAN MILWANI, Mobile number 9324555959, 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 4 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	10/06/2024
Bank CIN	10004152024061020142	REF No.	416279764434
This is computer generated receipt, hence no signature is required.			

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT THANE this 11TH day of June Two Thousand and Twenty-Four BETWEEN SHRIRAM SHANKAR DHAMANKAR [PAN CARD NO. ABNPD4863E] [AADHAR CARD NO. 202701189071] aged 52 years adult, Indian Inhabitant, presently having address at Flat No. 803, Srishti Bldg. No. 349 Cooperative Housing Society Limited, Sector 3, Kalpataru Complex, Mira Road East, Thane 401107. Hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, and administrators) of the One Part.

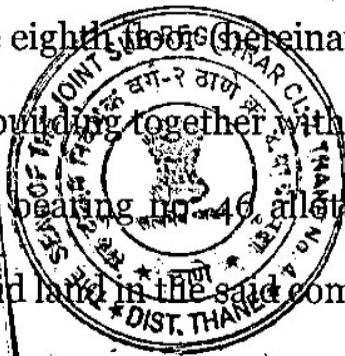
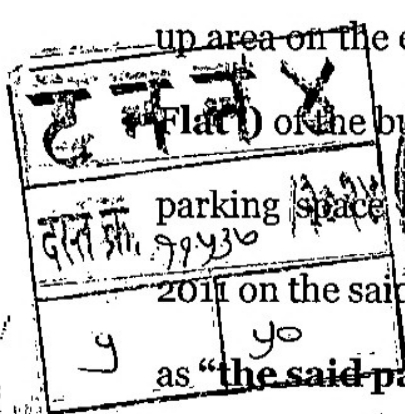
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MYRAA AMAN MILWANI [PAN CARD NO. AREPN6349Q] [AADHAR CARD NO. 998590185976] aged 30 years, an adult, Indian Inhabitant, AND AMAN RAKESH MILWANI [PAN CARD NO. AOIPM1256Q] [AADHAR CARD NO. 523287485424] aged 29 years an adult, Indian Inhabitants presently residing at Flat No. 502, Srishti Bldg. No. 349 Cooperative Housing Society Limited, Sector 3, Kalpataru Complex, Mira Road East, Thane 401107. Hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators, and assigns) of the Other Part:

WHEREAS: —

1. The Transferor is seized and possessed of or otherwise well and sufficiently entitled to flat bearing no. 803 admeasuring 76.83 sq. meter carpet area equivalent to 92.19 sq. meter built up area built up area on the eighth floor (hereinafter referred to as "**the said**



Flat) of the building together with exclusive use of one stilt car parking space bearing no. 46 allotted vide letter dated 01-08-2011 on the said land in the said complex (hereinafter referred to as "**the said parking space**") known as "Srishti Bldg. No. 349"

belonging to Srishti Bldg. No. 349 Co-operative Housing Society Ltd. at Building No. 349, Sector 3, Kalpataru Complex, Mira Road East, Thane 401107, (wherever the context so permits, the said

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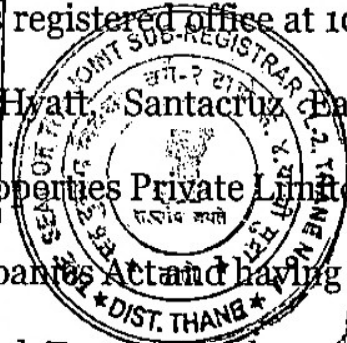
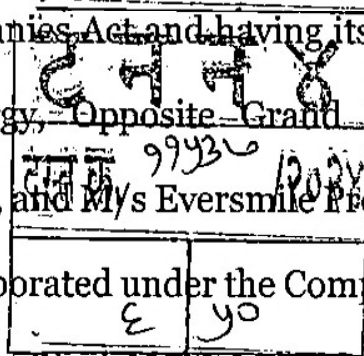
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Flat and the said car parking space are hereinafter collectively referred to as **“the said Premises”**).

2. The Transferor is also the registered member and shareholder of Srishti Bldg. No. 349 Co-operative Housing Society Limited registered under the Maharashtra Co-operative Society Act, under registration no. T.N.A./(T.N.A.)/HSG/(TC)/25038 dated 20/04/2013 (hereinafter referred to as **“the said Society”**) and as such, is the registered holder of 10 (Ten) shares of face value of Rs. 50/- (rupees fifty only) each, of the aggregate value of Rs. 500/- (Rupees Five Hundred only) bearing distinctive Nos. 301 to 310 (both inclusive) issued by the said Society (hereinafter referred to as **“the said Shares”**) and bearing Certificate No. 31 dated 20th day of April 2013 in respect of the ownership of the said Flat. The said Flat and the said shares are more particularly described in the Schedule hereunder written and are hereinafter collectively referred to as **“the said premises”**.

3. Azure Tree Townships Private Limited a company incorporated under the Companies Act and having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz East, Mumbai 400055, and M/s Eversmile Properties Private Limited, a company incorporated under the Companies Act and having its registered office at Block No. 75, Old Block Factory, Penkarpada, Sector 1, Srishti Housing Complex, Mira Road East, Thane

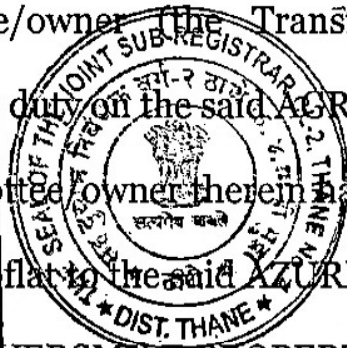


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401104 (Confirming Party), the Builder/Promoters have constructed the residential complex on the said plot of land being old Survey No. 63 part, 66 part, 67 part situated at village Penkarpada, District Thane now known as "Srishti Bldg. No. 349"

4. AZURE TREE TOWNSHIP PVT. LTD and M/S EVERS MILE PROPERTIES PVT. LTD., entered into an agreement dated 22nd day of February 2011 with SHRIRAM SHANKAR DHAMANKAR original allottee (the Transferee therein) in respect of "the said Premises". The said Agreement between AZURE TREE TOWNSHIP PVT. LTD and M/S EVERS MILE PROPERTIES PVT. LTD. AND SHRIRAM SHANKAR DHAMANKAR was duly registered with the office of the Sub-Registrar of Assurance at Thane under document no. 2617/2011 dated 11/03/2011 and

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original allottee/owner (The Transferee therein) has paid necessary stamp duty on the said AGREEMENT FOR SALE. The said original allottee/owner therein has paid the entire purchase price of the said flat to the said AZURE TREE TOWNSHIP PVT. LTD and M/S EVERS MILE PROPERTIES PVT. LTD. as recited


herein before. The said AZURE TREE TOWNSHIP PVT. LTD and M/S EVERS MILE PROPERTIES PVT. LTD. admitted and confirmed that no amount is due and payable by the SHRIRAM SHANKAR DHAMANKAR in respect of the said FLAT and have taken actual possession of the said FLAT.

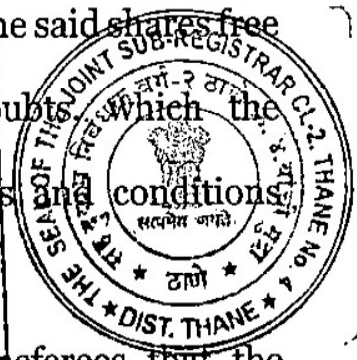
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5. All the flat Transferees of the said "Srishti Bldg. No. 349" have collectively formed the said society.
6. The Transferor is entitled to sell, transfer, convey and assign all his rights, title, and beneficial interest in the said flat No. 803 on the eighth floor of the building together with exclusive use of one stilt car parking space bearing no. 46 known as "Srishti Bldg. No. 349" of the said Society and the said shares in favour of the Transferees. The Transferor has full right, absolute authority to sell, dispose of and transfer the same in whole or in parts and no one else except the Transferor has any right, title, or interest in the same.
7. The Transferees has agreed to purchase and acquire from the Transferor all the rights, title, and interest of the Transferor in the said Flat No. 803 admeasuring 76.83 sq. meter carpet area equivalent to 92.19 sq. meter built up area on eighth floor of the said building together with exclusive use of one stilt car parking space bearing no. 46 of the said Society and in the said shares free from all encumbrances and reasonable doubts which the Transferor has agreed to do upon the terms and conditions recorded hereinafter.


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8. The Transferor has represented to the Transferees that the Transferor has not received any notice of acquisition from any authority concerned and further represented that the said





premises is not a subject matter of any litigation and there is no lis-pendency in respect of the said premises, nor any order is passed by any Court of Law by which the Transferor is restrained from dealing with the said Flat.

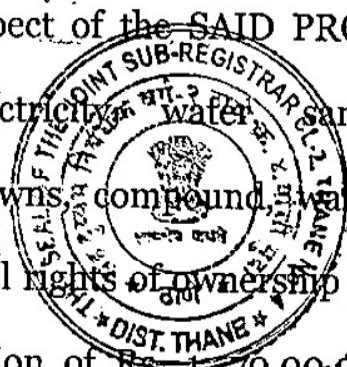
9. The Transferor herein confirm that the abovesaid agreement is legally valid, existing, subsisting and has not been cancelled, terminated, or revoked, and the Transferor herein has quiet, vacant, and peaceful physical possession and interest in respect of the said Flat.

10. The Transferor for his bonafide needs and requirements has agreed to sell, convey, transfer and assign to the Transferees and the Transferees have agreed to purchase the SAID PROPERTY i.e. with all rights of easements, patent or latent, including rights of way and access enjoyed and reputed to be enjoyed in respect of the SAID PROPERTY together with all

rights in electricity, water, sanitary, fittings, fixtures, connections, lawns, compound, wall etc., structure standing thereon, with all rights of ownership and possession, for a total sale consideration of Rs. 1,70,00,000/- (Rupees One Crore

Seventy Lakhs only).

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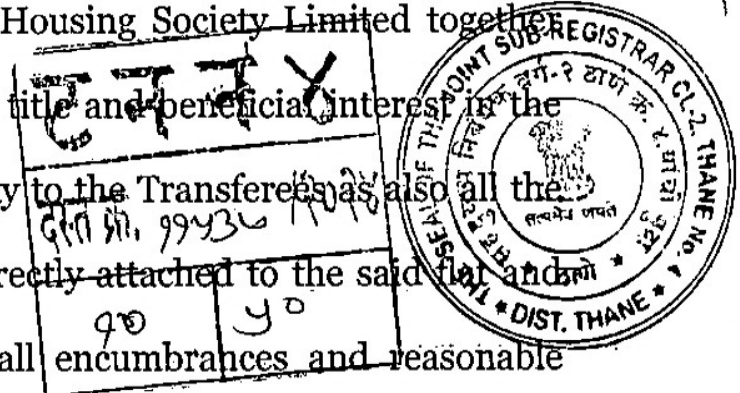
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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: —

A. That the Transferor hereby agrees to sell, transfer, convey and assign his rights, title and interest in the said Flat No. 803 (admeasuring 76.83 sq. meter carpet area equivalent to 92.19 sq. meter built up area) on the eighth floor together with exclusive use of one stilt car parking space bearing no. 46 allotted vide letter dated 01-08-2011 of the building known as “Srishti Bldg. No. 349” situated at Building No. 349, Sector 3, Kalpataru Complex, Mira Road East, Thane 401107 belonging to Srishti Bldg. No. 349 Co-operative Housing Society Limited together with all his/her/their rights, title and beneficial interest in the said shares of the said Society to the Transferee as also all the benefits directly and/or indirectly attached to the said flat and the said shares, free from all encumbrances and reasonable doubts for the total consideration of Rs. 1, 70,00,000/- (Rupees One Crore Seventy Lakhs only) to be paid in the following manner: —



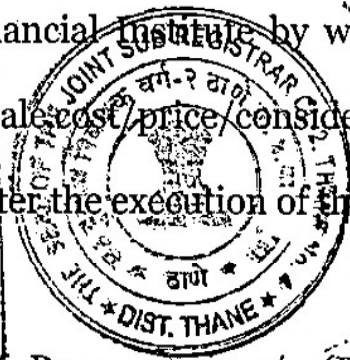
a. A sum of Rs. 43, 30,000/- (Rupees Forty-Three Lakhs Thirty Thousand only) has been paid by NEFT/RTGS/UPI/IMPS through Bank as and by way of

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earnest/part money on or before the execution of these presents as per attached receipt (the payment and receipt whereof the Transferor hereby admit and acknowledge); and

b. The balance consideration of Rs. 1, 25,00,000/- (Rupees One Crore Twenty-Five Lakhs only) to be paid to the Transferor in respect of the said Flat, through RTGS/NEFT/CHEQUE from Bank/financial Institutes (on receipt of No Objection Certificate for Bank from society, Original Share Certificate and Original chain documents Original Agreement of the Transferor), on or before i.e., 45 working days from the date of registration as the Transferees have availed the Home Loan from Bank/Financial Institute by way of full and final money towards sale cost/price/consideration of the said FLAT and Shares after the execution of these presents; and

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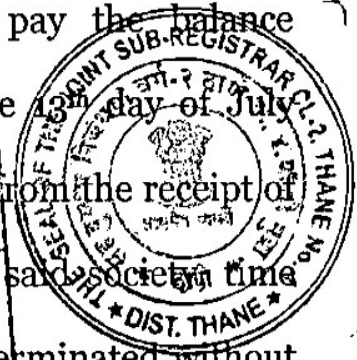
c. A sum of Rs. 1, 70,000/- (Rupees One Lakh Seventy Thousand only) shall be paid to Income Tax department towards the TDS @ 1% as per prevailing law of the country as and by way of FULL AND FINAL money/payment towards sale cost/price/consideration of the said FLAT and

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Shares after the execution of these presents (the payment and receipt whereof the Transferor hereby admit and acknowledge) within seven days from the date of registration of these presents: and

d. Notwithstanding anything contrary if mentioned hereinabove, it is specifically agreed between the Transferor and the Transferees herein that the Transferees will ensure that the Transferor receives full payment before July 13, 2024, or within forty-five working days from the receipt of the No Objection Certificate from the said society as mentioned in clause "b" hereinabove, permitting to transfer the said flat, whichever period expires later. In the event of the Transferees failing to pay the balance consideration as aforesaid on or before 13th day of July 2024 or within forty-five working days from the receipt of the No Objection Certificate from the said society in time being essence, this agreement stands terminated without any further notice and Earnest Money of Rs. 30,000/- [Rupees Thirty Thousand only] shall stand forfeited and balance of Rs. 43, 00,000/- [Rupees Forty-Three Lakhs only] shall be refunded to the Transferees amount already paid by the Transferees and the Transferor shall be free to

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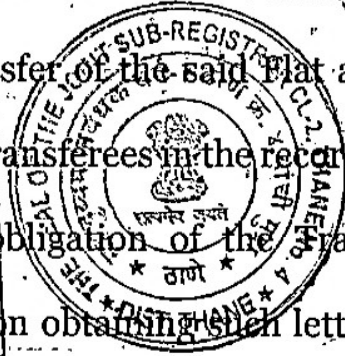
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sell the premises to any other buyer of his wish. This provision will override any contradicting provision anywhere in this agreement.

Simultaneously upon receipt of the full consideration as stated in sub-clauses (a) (b) (c) and (d) above and on completion of the sale, the Transferor shall deliver vacant and peaceful possession of the said Flat to the Transferees as owner thereof along with the said Original Share Certificate in respect of the said shares and other relevant original title deeds.



B. The Transferor shall obtain No Objection Letter from the said Society *inter alia* to the effect that the Society has no objection to the Transferees being admitted as member of the said Society and for the transfer of the said shares by the Transferor in favour of the Transferees and all incidental rights as such shareholder

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including transfer of the said Flat and allotment thereof to the name of the Transferees in the records of the said Society. It shall be the sole obligation of the Transferor to obtain such no objection. Upon obtaining such letter from the said society, the

Transferor at the time of completion of the sale as provided under this agreement apply to the said society for transfer of the said flat and the said shares along with the required documents to the name of the Transferees.

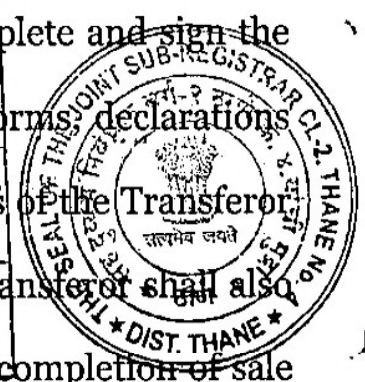
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C. The sale shall be completed on or before 13th day of July 2024 or within forty-five working days from the receipt of the No Objection Certificate from the said society from the date of registration against payment of the balance consideration of Rs. 1, 25,00,000/- (Rupees One Crore Twenty-Five Lakhs only) by the Transferees to the Transferor, subject to the Transferor obtaining the Letter from the said Society as provided in clause C above, before the said date.

D. At the time of completion of the sale (a) the Transferor shall by an appropriate writing resign as the member of the said society and request the society to admit the Transferees as member of the society in place of the Transferor (b) the Transferees shall apply to the said society to become member of the said society (c) the Transferor and the Transferees duly complete and sign the requisite transfer forms and other relevant forms, declarations

for transfer of the said shares from the names of the Transferor to the name of the Transferees and (d) the Transferor shall also execute a proper Deed of Transfer recording completion of sale in the format approved by the Transferees.

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E. The Transferor doth hereby covenant with the Transferees as follows:

a) That the Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said premises

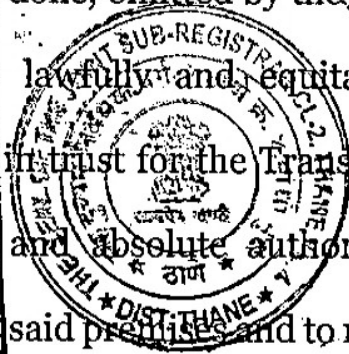
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including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society up to the date hereof and shall pay all the dues till the completion of sale i.e., possession.

b) That the Transferor are the sole and absolute owners and beneficiary of the said premises duly standing in the name of the Transferors in the books and all other records of the said society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises.

c) That notwithstanding any act, deed, matter, or thing whatsoever done, omitted by the Transferor or any person

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or persons lawfully and equitably claiming by, from, through or in trust for the Transferor, the Transferor has full power and absolute authority in his own right to transfer the said premises and to relinquish and transfer all his rights, title and interest therein in favour of the Transferees.

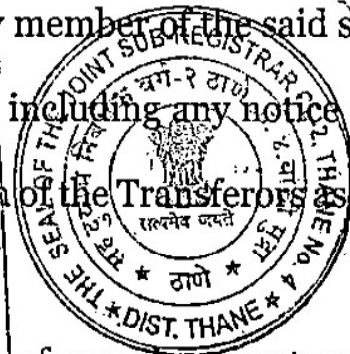
d) That neither the Transferor nor any one on his behalf have committed or omitted any act, deed, matter or thing

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flat and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat and/or any part thereof in the Transferee own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through under or in trust for the Transferors;

g) That the Transferor have duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferor have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Transferors instituted by the said Society or any member of the said society in respect of the

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said premises including any notice or action for expulsion or termination of the Transferors as the member of the said society;

h) That the Transferors have not received any notice for acquisition or requisition of the said flat and/or the said shares; and

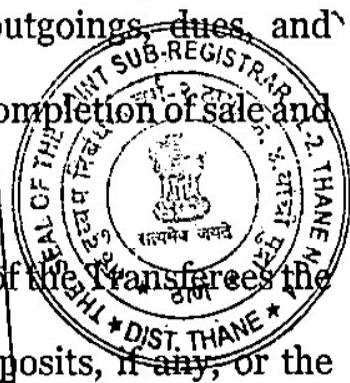
i) That the Transferors herein doth hereby indemnify and keep indemnified the Transferee against any defect in title,

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omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

- F. The Transferor shall bear and pay all outgoings in respect of the said flat including all rates, taxes, and charges for consumption of electricity, water etc. and all dues and charges payable to the said society till the date of completion i.e., possession and the Transferees shall bear and pay all such outgoings, dues, and charges to the said society from the date of completion of sale and receiving possession of the said flat.
- G. The Transferor shall also transfer in favour of the Transferees the amounts standing to their credit in the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society.

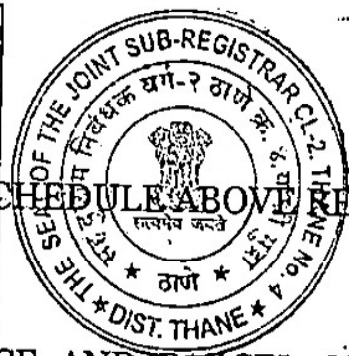
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- H. The Transferees doth hereby agree and covenant to become members of the said society and to abide by and observe and perform all the rules and regulations and byelaws of the said Society from time to time in force.
- I. The Transferor shall sign and execute in favour of the Transferees necessary applications, forms, deeds and other documents or writings as may be reasonably required by the society for transfer of the said shares and the said flat and right to possess, use, occupy and enjoy the said flat in favour of the Transferee and for implementing the terms of this agreement.
- J. The stamp duty, and registration charges, shall be borne and paid by the Transferees only. The parties have also agreed to pay and bear equally the transfer fees/donations/other charges etc. of the said Society for the transfer of the said premises in favour of the

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SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF THE FLAT NO. 803, EIGHTH FLOOR, SRISHTI BLDG. NO. 349 COOPERATIVE HOUSING SOCIETY LIMITED, BUILDING NO. 349, SECTOR 3, KALPATARU COMPLEX, MIRA ROAD EAST, THANE 401107 TOGETHER WITH EXCLUSIVE USE OF ONE STILT CAR

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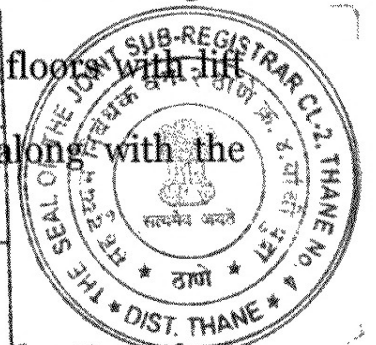
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PARKING SPACE BEARING NO. 46 ALLOTTED VIDE LETTER DATED 01-08-2011. Admeasuring carpet area of 76.83 sq. meters equivalent to 92.19 sq. meter built up area [approx.] situated on the eighth floor in the building together with the exclusive right to use, occupy and enjoy the said apartment on the eighth floor and as such, is the registered holder of 10 (Ten) shares of face value of Rs. 50/- (rupees fifty only) each, of the aggregate value of Rs. 500/- (Rupees Five Hundred only) bearing distinctive Nos. 301 to 310 (both inclusive) issued by the said Society (hereinafter referred to as "the said Shares") and bearing Certificate No. 31 dated 20th day of April 2013 in respect of the ownership of the said Flat. The building of the society is constructed on the land bearing old survey No. 63-part, 65-part, 66-part, 67-part of village Penkarpada, District Thane. The building construction was completed in 2011 and the Authority issued an Occupation Certificate on 31-05-2011. The building of the society consists of still plus fourteen upper floors with lift together with soil sub-soil of the said FLAT along with the common use and enjoyment of open space.

IN WITNESS WHEREOF the Transferors and the Transferee have set and subscribed their respective hands, the day and year find hereinabove written.

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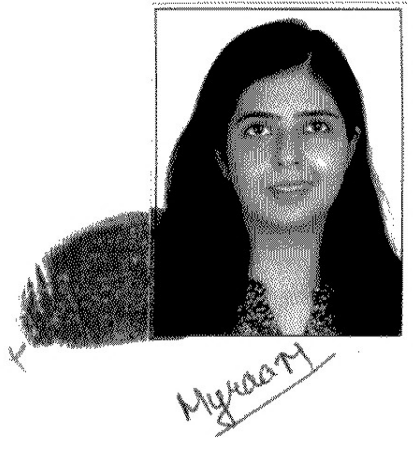


+  +  + 

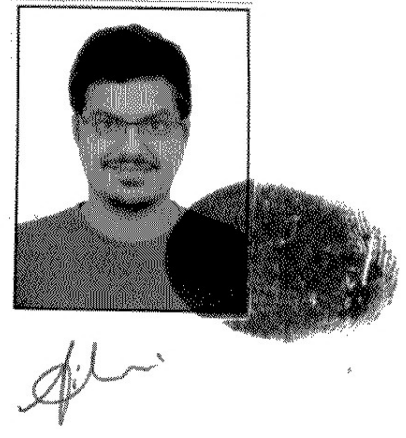
SIGNED AND DELIVERED by)
the within named,)
SHRIRAM SHANKAR DHAMANKAR)
the TRANSFEROR above named, in)
the presence of _____)



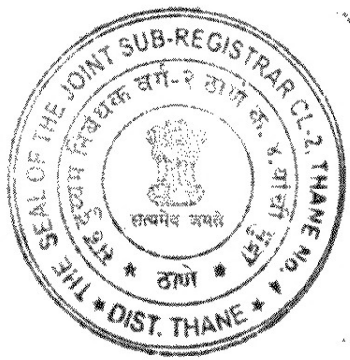
SIGNED AND DELIVERED by)
the within named,)
MYRAA AMAN MILWANI)



AMAN RAKESH MILWANI)
the TRANSFEREES above named,)
in the presence of B. R. H. Wani)
BHAVINI RAKESH MILWANI)



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दस्तावेज क्र. 99936/2028	
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दस्ता क्र. ११५३०/२०१४

RECEIPT

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Received the day and year first hereinabove written of and from the within named Transferees the sum of Rs. 43, 30,000/- (Rupees Forty-Three Lakhs Thirty Thousand only) as and by way of EARNEST/PART MONEY towards sale cost/price/consideration of the said FLAT and Shares as within mentioned to be payable by the Transferees to the Transferor.

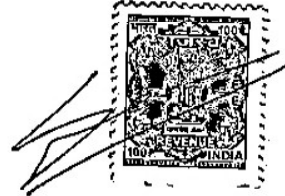
Date of payment	Mode of payment	Transaction ID No.	Bank through which payment made	Amount (Rs.)
17/05/2024	UPI	413862973288	IDFC First Bank	25,000
17/05/2024	UPI	450421703903	HDFC Bank	25,000
17/05/2024	UPI	413840658500	HDFC Bank	25,000
17/05/2024	UPI	413862973126	IDFC First Bank	25,000
17/05/2024	UPI	413840881421	HDFC Bank	11,111
19/05/2024	IMPS	414023534158	IDFC First Bank	5,000
19/05/2024	UPI	414063564160	IDFC First Bank	5,000
19/05/2024	NEFT	IDFBH24140263535	IDFC First Bank	5,000

[Handwritten signature]

[Handwritten signature]


[Handwritten signature]

22/05/2024	RTGS	IDFBR52024052200432624	IDFC First Bank	10,00,000
22/05/2024	RTGS	IDFBR52024052200432716	IDFC First Bank	10,00,000
23/05/2024	RTGS	IDFBR52024052300445983	IDFC First Bank	6,05,000
23/05/2024	RTGS	IDFBR52024052300446002	IDFC First Bank	5,98,889
24/05/2024	RTGS	IDFBR52024052400455867	IDFC First Bank	5,00,000
24/05/2024	RTGS	IDFBR52024052400455881	IDFC First Bank	5,00,000
	Total			43,30,000



Rs. 43,30,000/-
I SAY RECEIVED
SHRIRAM SHANKAR DHAMANKAR
TRANSFEROR

Witness:

Jatin Arora 

B. R. Milwani

Bhavini. R. Milwani

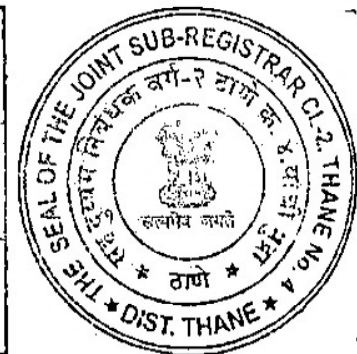
८ न न ४	
११५३६ / २०२४	
२३	४०



गावाचे नाव : पेणकरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.7656260
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3835329
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :पेणकरपाडा-पी/ 4-21,सदनिका क्र.803/ 8 वा मजला,बिल्डींग नं.-349,फेज-2,सेक्टर-3,सृष्टी हौसिंग कॉम्प्लेक्स,मिरारोड पू,ठाणे.
(5) क्षेत्रफळ	76.83चौ.मी. कारपेट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजुरे टी टाऊनशिप प्रा.लि. चे कॉन्स्टीट्युट अटॉर्नी श्री शांतीलाल बोहरा तर्फे कु मु म्हणून हितेश श्रीवास्तव -- वय:-26पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:-मै. एव्हरस्माईल प्रोपटरीज प्रा.लि.चे कॉन्स्टीट्युट अटॉर्नी श्री शांतीलाल बोहरा तर्फे कु मु म्हणून हितेश श्रीवास्तव -- वय:-26पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-श्रीराम शंकर धामणकर -- वय:-39पत्ता:--पिन कोड:--पॅन नं:-ABNPD4863E
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/02/2011
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2011
(11)अनुक्रमांक,खंड व पृष्ठ	2617/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	442000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेग	-

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दस्ता क्र. 9953८ / 20१४	
२४	५०



॥ सृष्टी ॥

1st August, 2011

Mr. Shriram Shankar Dhamankar
Ankur Enclave, B - 103,
Vijay Park, Mira Road (East),
Thane

Re: Earmarking of 1 (One) *Still* car parking space bearing no. 46 in the Complex named "Srishti", Sector III, Mira Road (East), Thane - 401 104.

Dear Sir,

- A. By a duly registered Agreement for Sale dated 22nd February, 2011 you had agreed to acquire Flat No. 803 on 8th floor of Building No. 349 in Phase II of Sector III (therein and hereinafter referred to as "the said Flat") along with the exclusive use of 1 (One) *Still* car parking space in the aforesaid Complex.
- B. At your request, we now have agreed to allot for your exclusive use 1 (One) *Still* car parking space bearing no. 46 (hereinafter referred to as "the said car parking space"), constructed by us in the Complex.
- C. The above earmarking has been made by us on your accepting the following conditions:-
1. You shall use the said car parking space for parking of 1 (one) car only.
 2. You will not be entitled to transfer the said car parking space or the benefit thereof in any manner whatsoever, except to a flat purchaser of Srishti. In the event, you desire to transfer the said Flat, you shall be under an obligation to transfer the said car parking space together with the said Flat to the intended transferee/s.
 3. You will not use the said car parking space for parking of heavy/commercial vehicles or store goods or put the said car parking space

AZURE TREE TOWNSHIPS LLP

Registered Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai - 400 055.

Correspondence Address: Block No. 75, Old Block Factory, Penkar Pada, Sector I,

Srishti Housing Complex, Mira Road (East), Dist. Thane - 401 104.

टनन ४

दस्तावेज क्र. ११५३० / १५१०



to any residential/commercial use or any other use other than for parking of a car.

4. You will ensure that the height of the said car parking space is the same. You will not enclose the said car parking space by erecting shutters, rolling/sliding/collapsible gate, grills or partitions or otherwise in any manner whatsoever or provide/use communication lines, electric or water connections therein. In case of breach hereof, we and/or the Corporate Body/Apex Body formed for managing aforesaid Complex are entitled to demolish the same without recourse.
5. You will comply with terms, conditions and regulations for use of the said car parking space which may be made by us or by the Corporate Body/Apex Body when formed for managing aforesaid Complex.
6. You will be liable to pay stamp duty, registration charges, if any, in respect of the said car parking space. You will bear and pay property taxes, maintenance charges, etc., as may be determined from time to time by us/the Corporate Body/Apex Body when formed for managing the aforesaid Complex.
7. We reserve the right to alter or vary the layout, plans, specifications or features of the aforesaid Complex without prior notice or obligation subject to the approval of the authorities or in the interest of the continuing improvement.

Yours sincerely,

For Azure Tree Townships LLP


Authorised Signatory

टनन ४	
वर्ग क्र. ११५३० / २०१४	
२२	५०





मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. जि. ठाणे - ४०११०१.

जा. नं. मनपा/नर/३४२४/२००९-१०

दिनांक 31/1/2019

- वाचले -
१. मे., आर्किटेक्चरल कन्सलटंट यांचा दि. ३१/०३/२०११ चा दाखला अर्ज.
 २. मे. सक्षम प्राधिकारी, नागरी संकुलन ठाणे यांचे कडील आदेश क्र. यु.एल.सी./टिए/एफ-६२/एसआर-१४२, १४३, १४४, दि. १०/०८/१४ ची मंजूरी.
 ३. मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. रेव्हेन्यू/डेस्क-१/एनएपी/VII/एसआर-२२१, दि. २८/०३/८५ एसआर-२२२, दि. ०२/०७/८५ व एसआर-२२३, दि. २८/०२/८५ ची अकृषिक मंजूरी.
 ४. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/३४२४/२००९-१०, दि. २२/१२/२००९ अन्वये सुधारीत बांधकाम परवानगी.
 ५. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/३४२४/२००९-०८, दि. २५/०१/२००८ अन्वये जोत्याचा दाखला.
 ६. मे. आर्किटेक्चरल कन्सलटंट यांचा दि. १३/०१/२०११ अन्वये इमारत पुर्णत्वाचा दाखला.
 ७. मे. राजीव शहा अॅन्ड असो. यांचा दि. १२/०१/२०११ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
 ८. श्री. विजय गुरव यांचे दि. २३/१२/२०१० अन्वये इमारतीच्या प्लॅनिंग बाबतचा दाखला.
 ९. उद्यान व वृक्षाधिकरण विभागाकडील पत्र क्र. मनपा/यू.प्रा./१९३/१०-११, दि. १३/०१/१० अन्वये नाहरकत दाखला.
 १०. अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/३८३/२०१०-११, दि. १४/०१/२०११ व पत्र क्र. मनपा/अग्नि/१४३/११-१२, दि. ३१/०१/११ अन्वये नाहरकत दाखला.
 ११. सार्वजनिक बांधकाम विभागाकडील पत्र क्र. मनपा/साभा/१/११-१२, दि. १८/०४/११ अन्वये सीलर वॉटर हिटिंग सिस्टीम स्वस्थितरित्या वसविल्याबाबतचा दाखला.
 १२. पाणीपुरवठा विभागाकडील पत्र क्र. मनपा/पापु/२२६१/१०-११, दि. २७/१२/१० अन्वये रेन वॉटर हापेस्टींग प्रकल्पाची उभारणी केल्याबाबतचा दाखला.

// भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मीजे - पेणकरपाडा, स.क्र. २०७, २१७ ते २२०, २२८ ते २३०, १७५, १८७, २३६, २३८, २३९, २४४, २५५ ते २५८, २३१ ते २३५, २४७/२ येथील मंजूर रेखांकन नकाशांमधील चुट्टी, गृहसंकुलनामधील इमारत टाईप - अ-३ (इमारत क्र. ३४९, ३५०) (लोअर, अप्पर स्टिक्ट + १४), इमारत टाईप - अ-४ (इमारत क्र. ३४८, ३५१) (लोअर, अप्पर स्टिक्ट + १३) चे बांधकाम पत्र क्र. मनपा/नर/३४२४/२००९-१०, दि. २२/१२/२००९ अन्वये मंजूर करण्यात आलेल्या नकाशा प्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे. आर्किटेक्चरल कन्सलटंट यांनी सादर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. राजीव शहा अॅन्ड असो. यांनी म. इमारतीचे प्लॅनिंगबाबतचा दाखला श्री. विजय गुरव यांनी सादर केला आहे. वास्तव संदर्भिय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार वरील प्रमाणे चा वापर करणेस व सदर इमारतीस आवश्यक तेवढा विद्युत पुरवठा ठोपेस महानगरपालिकाधी हरकत नाही. भारतीय पाणी टंचाई लक्षात घेता आपणास नळ फ्लोव्हान विव्हेलचा याची हमी महानगरपालिका देत नाही. सदरमा बापर परवाना हा मंजूर नकाशा अन्वये वापर व मंजूर क्षेत्राच्या मर्यादित आहे.

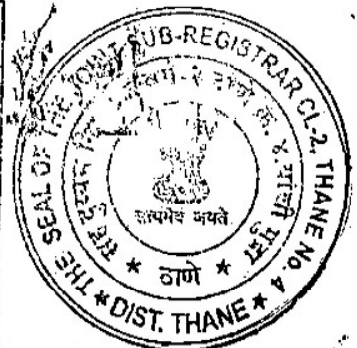
Niraj
आयुक्त

मिरा भाईंदर महानगरपालिका

- प्रत -
- १) विकासक
 - २) कर विभाग
 - ३) अतिक्रमण विभाग

20 JAN 2019

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दिनांक ११/३०/२०१८	
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महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.) एचएसजी / (टिसी) / २५०३८ / सन २०१३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

सुष्ठी विहडिंग नं ३४९ को ऑफ होसिंग सोसायटी लि,

सर्वे नं. हिस्सा नं २००, २१७ ते २२०, २२८, (पार्टी) ते २३० (पार्टी) १०५, हिस्सा १८७, २३६, २३८, २३९, २४४, २५५, ते २५८, २३१ ते २३५

२४०/२ विलेज येणकर पाडा सेक्टर नं ३ सुष्ठी वेस्टर्न एक्सप्रेस हायवे जवळ, सिरा रोड, (पूर्व) ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १२ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.) / एचएसजी / (टिसी) / २५०३८ / सन २०१३, दिनांक २० / ०४ / २०१३ ने नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" असा आहे.



(Signature)
(सतीश हस्त. बिडवडे)

उपनिबंधक,

स्थळ : ठाणे (प)

दिनांक २०/०४/२०१३

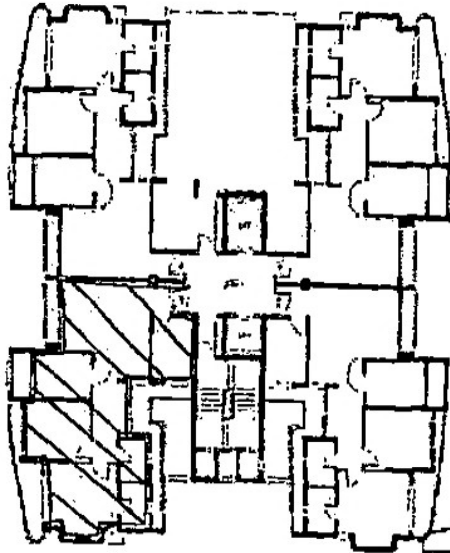
सहकारी संस्था, ठाणे तालुका, ठाणे

ट न न ४

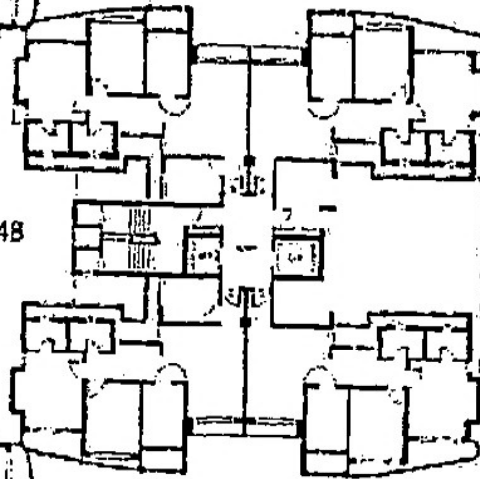
दस्ता क्र. ११५३७ / २०१४



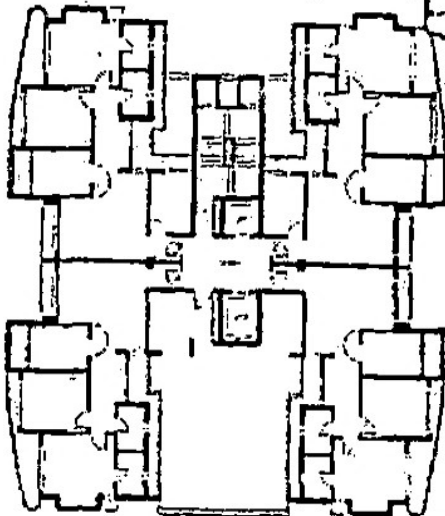
Ranuloh Behar
Director/Constituted Attorney



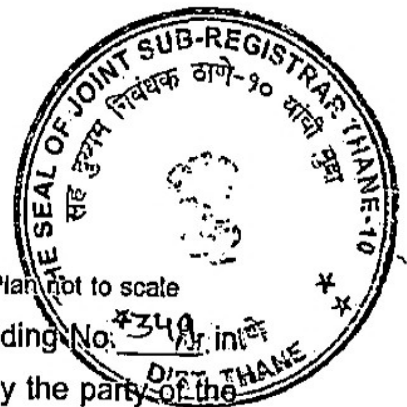
346/349



345/348



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Plan not to scale

Proposed Refuge floor plan of Flat No. 803 on 8th floor of Building No. 349 or int. No. 349 Phase II of Sector III at "SRISHTI" agreed to be acquired by the party of the Other Part as shown verged in red colour.

The above information is indicative of the proposed development.

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दस्ता क्र. 99536 / 2028





SRISHTI BLDG. NO. 349 CO-OP. HOUSING SOCIETY LTD.

Regd. No. T.N.A. / (T.N.A.) / HSG / (TG) / 25038 Dated : 20/04/2013

Village Pentarpada, Srishti Complex, Sector No. 3, Mira Road (East), Dist. Thane - 401 107.

SHARE CERTIFICATE

SHARE CERTIFICATE NO. 31

F-No-803

AUTHORISED SHARE CAPITAL OF RS. 1,00,00,000 DIVIDED IN TO 2000 SHARES OF RS. 50/- EACH

This is to certify that SHRIRAM SHANKAR
DHAMANKAR

is / are the Registered Holder of 10 (Ten) fully paid up share of Rs. 50/- (FIFTY) each
numbered from 301 to 310 both inclusive in

SRISHTI BLDG. NO. 349 CO-OP. HOUSING SOCIETY LTD.

MIRA ROAD (EAST), subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at MIRA ROAD (EAST)

This 20th day of APRIL 2013



[Signature]

Chairman

[Signature]

Secretary

[Signature]

Treasurer / M.C. Member

Rs. 500/-

(P.T.O.)

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दस्ता क्र. 99430 / 2028





GRN	MH003114378202425P	BARCODE	[Barcode]		Date	06/06/2024-10:46:12	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			PAN No.(If Applicable)	AREPN6349Q			
Location	THANE			Full Name	MYRAA AMAN MILWANI			
Year	2024-2025 One Time			Flat/Block No.	803			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		1190000.00		Road/Street	Srishti Bldg. No. 349 CHSL Sector 3 Kalpataru Complex Mira Road East			
0030063301 Registration Fee		30000.00		Area/Locality	Thane			
				Town/City/District				
				PIN	4 0 1 1 0 7			
				Remarks (If Any)	PAN2=ABNPD4863E-SecondPartyName=SHRIRAM SHANKAR DHAMANKAR-			
				Amount in Words	Twelve Lakh Twenty Thousand Rupees Only			
Total		12,20,000.00						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024060600611	8324242764438	
Cheque/DD No.				Bank Date	RBI Date	06/06/2024-10:46:33	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		1015386 , 10/06/2024		

Department ID : Mobile No. : 9503074200
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताराठी लागू आहे. नोंदणी न करावयाच्या दस्ताराठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-76-11537	0001832637202425	11/06/2024-08:08:12	IGR116	30000.00
2	(IS)-76-11537	0001832637202425	11/06/2024-08:08:12	IGR116	1190000.00
Total Defacement Amount					12,20,000.00

Page 1/1

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दस्त क्र. ११५३७/२०२४

४३ ५०



11-06-2024 08:13:46

मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	4/21-पी) भू. भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्रमांक				
क्षेत्राचे नांव	Mira Bhaindar Muncipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#63		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
36400	94500	107200	118200	107200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	92.196चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	76.83चौ. मीटर
Sale Type - Resale		First Sale Date - 11/03/2011			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.99225/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((99225-36400) * (100 / 100)) + 36400) = Rs.99225/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 99225 * 92.196 = Rs.9148148.1/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9148148.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.9148148/- = ₹ एकव्याणव लाख अठ्ठेचाळीस हजार एक शो अठ्ठेचाळीस /-			

Home Print

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

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बस क्र. 94936/10/24	
४८	५०



दस्त क्रमांक: टनन4 /11537/2024

बाजार मूल्य: रु. 91,48,148/-

मोवदला: रु. 1,70,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,90,000/-

दु. नि. मह. दु. नि. टनन4 यांचे कार्यालयात

पावती:12891

पावती दिनांक: 11/06/2024

अ. क्र. 11537 वर दि.11-06-2024

सादरकरणाराचे नाव: माथरा अमन मिलवानी

रोजी 8:06 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

Mykaam

दस्त हजर करणाऱ्याची सही:


 Joint Sub Registrar, Thane 4


 Joint Sub Registrar, Thane 4

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

शिक्का क्र. 1 11 / 06 / 2024 08 : 06 : 34 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 06 / 2024 08 : 08 : 06 AM ची वेळ: (फी)

टनन ४

दस्त क्र. ११५३७ / २०२४

५९ १०

