

SUPLIMENTARY AGREEMENT
BETWEEN

मे. श्रीनाथ रिअल्टर्स

4

साई रिदम रिअल्टर्स प्रा. लि.
मे. रश्मी अमेय डेव्हलपर्स हाउसिंग इस्टेट रिअल्टर्स प्रा. लि.

मार्ग - गोखिरे

स.नं. 275 टि.नं. 1 & 2

स.नं. 276 टि.नं. 1, 2, 3 & 4

डिविडिंग नं. 3, सेक्टर. 1

WING'S - A, B, C, D, E & F

FSI Area - 53479.12 sq. mtrs

Land Area - 9270.00 sq. mtrs

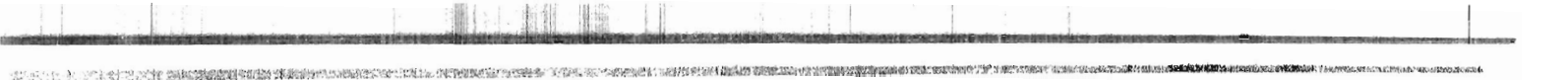
18
20



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20



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20



Handwritten notes or markings in the top left margin, including some illegible characters and a small diagram.

Handwritten notes or markings in the middle left margin, including a crescent moon symbol and a circle.

Handwritten notes or markings in the bottom left margin, including a horizontal line and some illegible characters.

Receipt (pavti)

80/15038

पावती

Original/Duplicate

Tuesday, September 06, 2022

नोंदणी क्र. :39म

4:09 PM

Regn.:39M

पावती क्र. 16676 दिनांक: 06/09/2022

गावाचे नाव: गोखिंदरे

दस्तऐवजाचा अनुक्रमांक: वसई2-15038-2022

दस्तऐवजाचा प्रकार : पुरवणी करारनामा

सादर करणाऱ्याचे नाव: मे. श्रीनाथ रियल्टर्स तर्फे भागीदार बिपीन लक्ष्मीनारायण अगरवाल --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:24 PM ह्या वेळेस मिळेल.


Sub Registrar Vasai 2
सह. दायम निबंधक तर्फे-२

वसई क्र. २ (विरार)

बाजार मूल्य: रु. 110419886 /-

मोबदला रु. 110000000/-

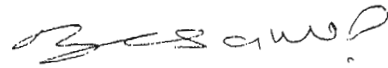
भरलेले मुद्रांक शुल्क : रु. 7729400/-

1) देयकाचा प्रकार: By Cash रकम: रु 1840/-

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/थनादेश/पे ऑर्डर क्रमांक: MH00737359720223M दिनांक: 06/09/2022

वैकेचे नाव व पत्ता:



Other Receipt (इतर पावती)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 2022J9065045	06 September 2022,02:52:29 PM												
मूल्यांकनाचे वर्ष	2022												
जिल्हा	पालघर												
तालुका	तालुका वसई												
उपमूल्य विभाग	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी												
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation												
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>वसई क्र. २</p> <p>दस्ता क्र. १५०३८ / २०२२</p> <p>११२२</p> </div>													
<p>वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>13400</td> <td>58000</td> <td>66200</td> <td>73300</td> <td>66200</td> <td>चौ. मीटर</td> </tr> </tbody> </table>		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	13400	58000	66200	73300	66200	चौ. मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
13400	58000	66200	73300	66200	चौ. मीटर								
मिळकतीचे क्षेत्र	8240.29 चौ. मीटर Layout Plot												
Applicable Rules	.16 क												
<p>8240.29चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =13400/-</p> <p>8240.29चौ मीटर क्षेत्रासाठी मूल्य = 8240.29 * 13400</p> <p style="text-align: center;">=110419886/-</p>													
<p>जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य</p> <p style="text-align: center;">=110419886 + 0</p> <p style="text-align: center;">= Rs.110419886/-</p> <p style="text-align: center;">= ₹ अकरा करोड चार लाख एकोणवीस हजार आठ शो शहाऐशी /-</p>													

[Home](#) [Print](#)

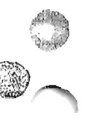


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11. 11. 11.

11. 11. 11.

वसई क्र. २
दस्त क्र. १५०३ / २०२१
२१२२

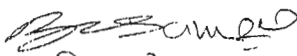
घोषणापत्र

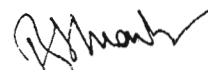
आम्ही, खालील सही करणार असे घोषित करित आहोत की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमच्या जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क, हितसंबंधक व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकांने नेमून दिलेल्या कुळमुखत्याधारक (POWER OF ATTORNEY HOLDER) लिहून देणार व लिहून देणार ह्यात आहोत व कुळमुखत्यार असाही रद्द झालेले नाही, आजही सदरचे कुळमुखत्यारपत्रक अस्तित्वात आहे त्याची आम्ही खात्री देत आहोत तसेच मिळकतीचे इनर हक्क, कर्ज, बँक, बोजे व कुळमुखत्यार धारकानी केलीले व्यावहारांच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करित आहोत.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजावधील मिळकतीची फसवणुकीद्वारे दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारा/लिहून घेणार कुळमुखत्यारधारक हे खरे असून त्याची आम्ही खात्री करून घ्या दस्तासोबत दोन ओळखीचे असणारे स्वाक्षरीसाठी घेऊन आलो आहोत. व्यवहार पूर्ण करतोंवेळी पुरावा कायद्यानुसार दस्तावर साक्षीदार यांच्या स्वाक्षरी घेण्यात आल्या आहेत तसेच दस्तासोबत जोडण्यात आलेले पुरावे व कागदपत्रक खरे आहेत तसेच मिळकतीच्या हस्तांतरणाबाबत कोणत्याही म्यान्यायालयात किंवा शारागाचा मनाई हुकूम नाही, याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना कागदपत्रे दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात आलेले आहेत.

मिळकतीची मालकी तपासणी/ठरवीणे साठी समक्ष तालाठी व भुमी अभिलेख कार्यालय व म्यान्यायालय यांना अधिकार आहेत, त्यामुळे नोंदणी कायदा १९०३ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाचे दिलेल्या निर्णयानुसार दस्तावधील मिळकतीचे मालक/कुळमुखत्यारधारक व दस्तातील खरेपणा व वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आमचास जाणीव आहे.

तरी मिळकती विषयी सत्या होत असलेल्या फसवणुक व त्या अनुषंगाने पोलिस चौकशीत कायदा उभार असलेले मुद्दे हे आमच्या दस्तातील मिळकती विषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुद्रांक प्रश्न उद्भवल्यास त्यासाठी दस्तातील सर्व निष्पांदक जबाबदार राहणार आहेत तसेच भा.द. धर्कित्या १९६० मधील नमुद असलेल्या शिक्षण पात्र राहणार आहेत याची मला/आम्हाला पूर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडले आहे.


लिहून देणार


लिहून देणार





वसई क्र. २
दस्त क्र. १५०३८ / २०२२
०/२२

पत्र - ६

स्वयं - साक्षात्कृत स्वयं प्रमाणपत्र (Self Declaration)

मी लिहून घेणार :-

१. मे. श्रीनाथ रिपल्स

२.

३.

४.

मी लिहून देणार :-

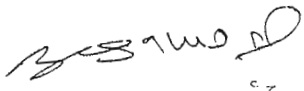
१. मे. रश्मी डामेया डेक्लपर्स

२. मे. साई रिम रिपल्स प्रायव्हेट

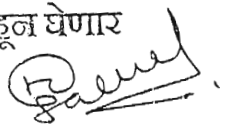
३. येव्हे रजनीकांत मधानी

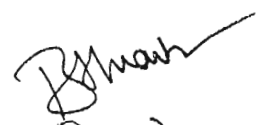
४. इमिनम रामचंद्र गुफा

याद्वारे घोषित करतो/करते की, मी स्वयं-साक्षात्कृत (Self Declaration) वेब्लेन्या प्रती या मुळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोटेया आढ हून आल्यास भारतीय टॅंड संहिता आणि महाराष्ट्र अधिनियम १९०८ किंवा संबंधीत कलद्यानुसार माझ्यावर सत्या भरला जाईल व त्यानुसार मी लिहून घेणार व लिहून देणार शिक्केस पात्र राहीज याची मला/आम्हाला पूर्ण जाणीव आहे. यामध्ये दस्त लिहून घेणारे किंवा दस्त लिहून देणारे आम्ही सर्वस्वी जबाबदार राहू तसेच या मध्ये दुरुलत्याही वक्यालटवरी अथवा दस्त लोटाणी करून देणारा शासकीय दुरुमचारी जबाबदार राहणार नाहीत



लिहून घेणार





लिहून देणार



CHALLAN
MTR Form Number-6

दस्तावेज क्र. २
१५०३८/२०२२
०६२



GRN	MH007373597202223M	BARCODE	Date 06/09/2022 12:57:20		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	AEOFS3271H		
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	SHREENATH REALTORS		
Location	PALGHAR				
Year	2022-2023 One Time	Fla/Block No.	FSI Area 8240.29 sq.mtrs, Land Area 9270.00		
Account Head Details	Amount In Rs.	Premises/Building	sq.mtrs on S.No. 275 H.No. 1 and 2, and		
003004640	Stamp Duty	7729400.00	Road/Street	S.No. 276, H.No. 1,2,3 and 4 at Village Gokhiware, Taluka Vasai,	
003006330	Registration Fee	30000.00	Area/Locality	District Palghar	
			Town/City/District		
			PIN	4 0 1 2 0 8	
			Remarks (If Any)	PAN2=AAECR8508H~SecondPartyName=RASHMI AMEYA DEVELOPERS HSG AND ESTATE REALTORS P LTD AND 3 OTHERS~CA=110000000~Marketval=110420000	
Total	77,59,400.00	Amount In Words	Seventy Seven Lakh Fifty Nine Thousand Four Hundred Rupees Only		
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172022090600657		
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 8983288533
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चालन केवल दुय्यम निवाक कार्यालयात नोदणी करावयाच्या दस्तावेजाठी लागू आहे. नोदणी न करावयाच्या दस्तावेजाठी खदर चालन लागू नाही.

Make payment at any of the listed branches * of PUNJAB NATIONAL BANK
handling GOVERNMENT OF MAHARASHTRA Business Before 13/09/2022

-----Cut Here-----Bank Copy-----Cut Here-----

GRN	MH007373597202223M	Challan Date	06/09/2022	Challan Amount	7759400.00
Party Name	SHREENATH REALTORS				
Amount In Words	Seventy Seven Lakh Fifty Nine Thousand Four Hundred Rupees Only				
Account Head Details	Payment Details				
Cheque/DD Details	Bank CIN	Ref. No.	03006172022090600657		
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.



1.4.2.5



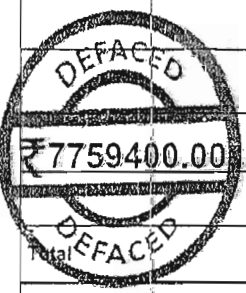
1.4.2.5



CHALLAN
MTR Form Number-6

दस्तावेज क्र. २
वसई क. २
१५०३८ / २०२२
५१२२

GRN	MH007373597202223M	BARCODE	Date 06/09/2022-13:57:20		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AEOFS3271H			
Location	PALGHAR	Full Name	SHREENATH REALTORS			
Year	2022-2023 One Time	Flat/Block No.	FSI Area 8240.29 sq.mtrs, Land Area 9270.00			
Account Head Details	Amount in Rs.	Premises/Building	sq.mtrs on S.No. 275 H.No. 1 and 2, and			
0030046401 Stamp Duty	7729400.00	Road/Street	S.No. 276, H.No. 1,2,3 and 4 at Village Gokhiware, Taluka Vasai,			
0030063301 Registration Fee	30000.00	Area/Locality	District Palghar			
		Town/City/District				
		PIN	4	0	1	2 0 8
		Remarks (If Any)	PAN2=AAECR8508H-SecondPartyName=RASHMI AMEYA DEVELOPERS HSG AND ESTATE REALTORS P LTD AND 3 OTHERS-CA=110000000-Marketval=110420000			
		Amount In	Seventy Seven Lakh Filty Nine Thousand Four Hundre			
Total	77,59,400.00	Words	d Rupees Only			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	0300617202209C60C657	060922M923266		
Cheque/DD No.	Bank Date	RBI Date	06/09/2022-14:42:38	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID: Mobile No. : 8983288533
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निराशंक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-80-15038	0003672403202223	06/09/2022-16:09:29	IGR134	30000.00
2	(IS)-80-15038	0003672403202223	06/09/2022-16:09:29	IGR134	7729400.00
Total Defacement Amount					77,59,400.00



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For M/s. Shreenath Realtors
Partner.
Rashmi
Sai Rydam
Anil Ramchandra Gupta

Supplementary Agreement for Sale

THIS SUPPLEMENTARY AGREEMENT FOR SALE ("Supplementary Agreement") is made at Virar on this 6th day of SEPTEMBER 2022 ("Execution Date").

BETWEEN

M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, (CIN U45400MH2010PTC203490), (PAN AAECR8508H), a company incorporated and registered under the provisions of the Companies Act, 1956 Through its Authorised Signatory Mr. Anil Ramchandra Gupta and having its registered Office address at:- D-II/1 & 2, Aakansha Commercial Complex, Achole Road, Nallasopara East, Taluka Vasai, District Palghar - 401209 hereinafter referred to as the "Vendor No. 1" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include its successors in title) of the FIRST PART;

AND

M/s. Sai Rydam Realtors Private Limited, (CIN U45202MH2009PTC195216), (PAN AANCS5715Q), a company incorporated and registered under the provisions of the Companies Act, 1956 Through its Authorised Signatory Mr. Anil Ramchandra Gupta and having registered Office address at : - D-II/1 & 2, Aakansha Commercial Complex, Achole Road, Nallasopara East, Taluka Vasai, District Palghar - 401209 hereinafter referred to as the "Vendor No. 2" (which expression shall unless it be repugnant to the context of meaning thereof, deemed to mean and include its successors in title) of the SECOND PART;

AND

Mr. Devendra Rajnikant Ladhani, aged 48 years, (PAN ABFPL5079C) of Hindu Indian Inhabitant, having his Office address at: D-II/1 & 2, Aakansha Commercial Complex, Achole Road, Nallasopara East, Taluka Vasai, District Palghar - 401209, hereinafter referred to as the "Vendor No. 3" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include his heirs, executors, administrators and successors) of the THIRD PART;

AND

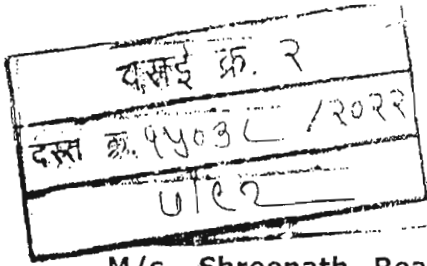
Mr. Anil Ramchandra Gupta, aged 47 years, (PAN AFFPG2243D) of Hindu Indian Inhabitant, having his Office address at: D-II/1 & 2, Aakansha Commercial Complex, Achole Road, Nallasopara East, Taluka Vasai, District Palghar - 401209, hereinafter referred to as the "Vendor No. 4" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include his heirs, executors, administrators and successors) of the FOURTH PART;

("Vendor No. 1", "Vendor No. 2", "Vendor No.3", and "Vendor No. 4" are hereinafter collectively referred to as "Vendors")

For M/s. Shreenath Realtors

Besam
Sai Rydam
Partner.





AND

M/s. Shreenath Realtors, (PAN AEOFS3271H), a Partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, through its authorized Partner/s 1) Mr. Bipin Laxminarayan Agarwal & 2) Mr. Hemant Laxminarayan Agarwal and having its registered Office address at A-001, Vrindavan Heights Building, Srishthi Complex, New Viva College Road, Bolinj, Virar West, Palghar - 401303 hereinafter referred to as the "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, successors and administrators of such survivors of survivor and his/her/their respective heirs, executors, successors, administrators and assigns) of the FIFTH PART.

WHEREAS:

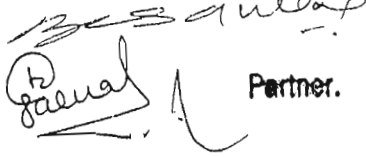
a. By and under diverse registered Conveyance Deeds/Sale Deed, the Vendors are the absolute owners of and seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 2/Pt., 3, 4, 5, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No. 2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23; Survey No. 82, Hissa No. 3/3, 5, 7, 8/1, 9, 10; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4, 6/pt., 7/pt., 10; Survey No. 85, Hissa No. 3B, 6, 9, 10, 12; Survey No. 87, Hissa No. 1A, 1B, 1C, 2A, 2B, 3, 7, Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2; Survey No. 276, Hissa No. 1, 2, 3, 4, 5; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3, 4; Survey No. 279, Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4, 5 of Village Gokhiware, Taluka Vasai. District Palghar, (hereinafter referred to as the "said Larger Property").

b. The Vendors have jointly agreed to develop the said Larger Property and have accordingly prepared and submitted & have obtained approval for layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VVMC). The said Property is known as 'Yashwant Smart City' situated at Village Gokhiware, Taluka Vasai. District Palghar.

c. Pursuant thereto the Vendors have obtained the following sanctions, permissions, approvals, clearances, etc. from the competent authorities in respect of the said Larger Property (including the Property):

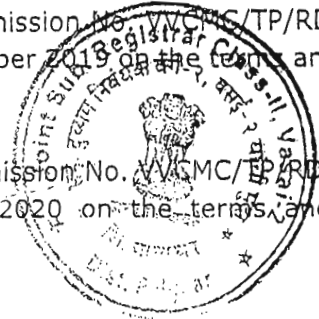
(i) VVMC has granted Commencement Certificate bearing VVMC/TP/CC/VP-329,815,509/1065/2012-13 dated 10th July 2012 on the terms and conditions mentioned therein;

For M/s. Shreenath Realtors


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- (ii)VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/0223/2013-14 dated 25th July 2013 on the terms and conditions mentioned therein;
- (iii)Ministry of Environment and Forest (MOEF) has vide MOEF letter No. SEAC-2013/CR-198/TC-1 dated 31 May 2014 granted environment clearance on the terms and conditions mentioned therein;
- (iv)VVCMC has granted Revised Development Permission VVCMC/TP/RDP/VP-329,815&509/0189/2014-15 dated 15th November 2014 on the terms and conditions mentioned therein;
- (v)VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/120/2015-16 dated 20th July 2015 on the terms and conditions mentioned therein;
- (vi)Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the development of certain portions of the said Larger Property;
- (vii)State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
- (viii)Maharashtra Pollution Control Board vide its consent order No. Formati.0/BO/CAC-Cell/UAN No.0000022009/CO/CC/ 80/ 000907 dated 22nd January 2018 granted consent on the terms and conditions mentioned therein.
- (ix)Ministry of Environment, Forest and Climate Change (Wildlife Division) vide its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 granted clearance on the terms and conditions mentioned therein;
- (x)VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein;
- (xi)VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.
- (xii)VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/ VP-0329, 815 & 509/367/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.



For M/s. Shreenath Realtors
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(xiii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dated 28th October 2020 on the terms and conditions mentioned therein.

(xiv) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021/22 dated 31/05/2021 on the terms and conditions mentioned therein.

(xv) VVCMC has granted Revised Development Permission vide C.C. No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021/22 dated 12/08/2021 on the terms and conditions mentioned therein.

(xvi) VVCMC has granted Revised Development Permission vide C.C. No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/722/2021-22 dated 03/01/2022 on the terms and conditions mentioned therein.

1. Prior to execution of these presents, Vendors & Purchasers have executed & registered 3 Agreement for Sale & registered Power of Attorney for total FSI admeasuring 45,238.83 sq.mtrs equivalent to 4,86,950.75 sq.ft (excluding Fire Staircases, podium/s, Decks, Common terraces, Opla, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architecture projection, elevations projections, fitness center/s, entrance lobby corridors) having total land area admeasuring 3910.31 sq. mtrs to be consumed in 8 wings viz. A, B, C, D, E, F, G & H wings in Building No. 3, in Sector I on Land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

Details of aforesaid 3 registered Agreement for Sale is as stated below:-



i. Agreement for Sale dtd. 16/12/2021 registered on 16/12/2021 vide Document No. Vasai5-15314/2021 for FSI area admeasuring 16,722.41 sq.mtrs equivalent to 1,80,000 Sq.ft built-up area to be consumed in Wings 'B, C & D' of Building No. 3, in Sector No. 1 on land admeasuring 1676.47 sq.mtrs out of land bearing Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1, 2 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

ii. Agreement for Sale dtd. 30/03/2022 registered on 26/04/2022 vide Document No. Vasai5-6278/2022 for FSI area admeasuring 17,054.13 sq.mtrs equivalent to 1,83,570.66 sq.ft built-up area to be consumed in Wings 'F, G & H' of Building No. 3, in Sector No. 1 on land admeasuring 1357.89 sq.mtrs out of land bearing Survey No. 276, Hissa No. 1, 2 & 3 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

iii. Agreement for Sale dtd. 30/03/2022 registered on 02/05/2022 vide Document No. Vasai5-6712/2022 for FSI area admeasuring 11,462.29 sq.mtrs

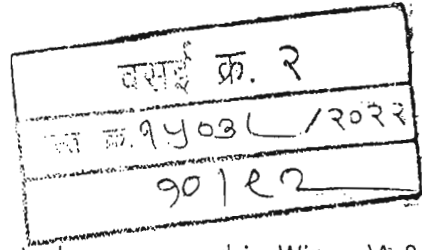
For M/s. Shreenath Realtors

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Partner.

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equivalent to 1,23,380.09 Sq. ft built-up area to be consumed in Wings 'A & E' of Building No. 3, in Sector No. 1 on land admeasuring 875.95 sq.mtrs out of land bearing Survey No. 275, Hissa No. 1, 2 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

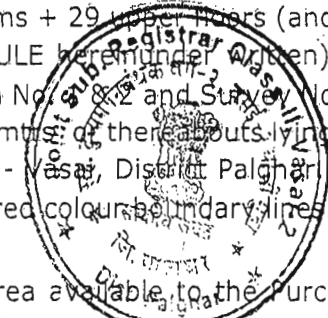
2. Summary of FSI granted by Vendors to Purchasers as per above 3 registered Agreement for Sale is as mentioned below:-

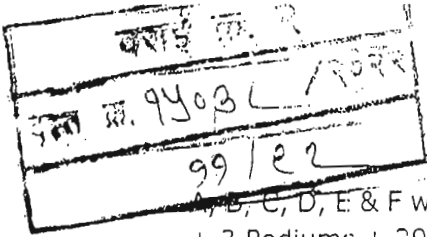
Agreement dtd.	Wings	No. of Floors	FSI in sq.mtrs	FSI in sq.ft	Registered on
16/12/2021	B, C & D	G + 23 upper floors	16,722.41	1,80,000.00	16/12/2021
30/03/2022	F, G & H	G + 23 upper floors	17,054.13	1,83,570.66	26/04/2022
30/03/2022	A & E	G + 23 upper floors	11,462.29	1,23,380.09	02/05/2022
	Total 8 Wings		45,238.83	4,86,950.75	

3. Vendors have amended building plans of above mentioned Building No. 3, Wings A, B, C, D, E, F, G & H, Sector I & accordingly Vendors have obtained revised development permission dtd. 29th July, 2022 bearing RDP No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 from Vasai Virar City Municipal Corporation. [Copy of revised development permission dtd. 29th July, 2022 is annexed herewith.]
4. Vendors have amended building plans of said Building No. 3, Sector No. I, consisting of eight Wings A, B, C, D, E, F, G & H and as per said revised development permission dtd. 29th July, 2022 bearing RDP No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23. VVCMC has approved revised FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 sq.ft FSI area consisting of 6 wings viz. A, B, C, D, E & F wings of said Building No. 3, in Sector I, consisting of G / Stilt + 3 Podiums + 29 upper floors (and more particularly described in the SECOND SCHEDULE hereunder Annex) to be utilised on Land bearing Survey No. 275, Hissa No. 1, 2 & 3 and Survey No. 276, Hissa No. 1, 2, 3 & 4 admeasuring 9270.00 sq.mtrs of thereabouts lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar. [Copy of Plan is annexed herewith and marked with red colour boundary lines.]
5. After amendment of said building plan FSI area available to the Purchasers herein in said Building No. 3, Sector I has increased by 8240.29 sq.mtrs equivalent to 88698.48 sq.ft FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otias, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) to be consumed in 6 wings viz.

For M/s. Shreenath Realtors

Partner.





A, B, C, D, E & F wings of said Building No. 3, in Sector I, consisting of G / Stilt + 3 Podiums + 29 upper floors to be utilised on Land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 admeasuring 9270.00 sq.mtrs. or thereabouts lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar & Purchasers shall pay to Vendors sum of Rs. 11,00,00,000/- (Rupees Eleven Crores only) being consideration for increased FSI payable subject to deduction of TDS as per the Income Tax Act and Rules made therein under shall be paid by the Purchasers to the Vendors No. 1 & 2.

6. Purchasers has paid Stamp Duty of Rs.1,44,00,000/- for FSI area admeasuring 16,722.41 sq.mtrs equivalent to 1,80,000.00 Sq.ft built-up area as per Agreement for Sale dtd. 16/12/2021, Rs. 1,47,60,000/- for FSI area admeasuring 17,054.13 sq.mtrs equivalent to 1,83,570.66 Sq.ft built-up area Gas per Agreement for Sale dtd. 30/03/2022 & Rs. 99,18,000/- for FSI area admeasuring 11,462.29 sq.mtrs equivalent to 1,23,380.09 Sq.ft built-up area as per Agreement for Sale dtd. 30/03/2022 for total FSI Area admeasuring 45,238.83 sq.mtrs at the time of execution & registration of aforesaid 3 Agreements for Sale. Further Vendors is paying Stamp Duty of Rs. 77,29,400/- towards this Agreement for increase in FSI area of 8240.29 Sq.Mtrs.

7. As per this Supplementary Agreement for Sale it is agreed between the Parties hereto that following areas of Building No. 3, Wings A, B, C, D, E & F in Sector No. 1, lying being and situated at Village : GOKHIWARE, Taluka : Vasai and District: Palghar shall always be provided by Vendors free of cost & are not included in FSI & shall always be exclusively of Purchasers viz; Fire Staircases, podium/s, Ducts, terraces, Otias, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors.



The Purchasers are in the business of construction, development and sale of real estate properties.

The Vendors have represented to the Purchasers that the sanctions, permissions, approvals, clearances etc., mentioned in Recital (c) above are valid and subsisting on the Execution Date and the same have not been cancelled or revoked by the competent authorities.

10. Vendors hereby declare & confirm that all VVCMC charges except Fire Charges, Water Charges & Labour cess shall be borne & paid by them. Vendors have paid above charges, cess etc to VVCMC as per RDP No:- VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 dtd. 29/07/2022 as Payable for Building No. 3, Sector I having Wings A, B, C, D, E & F. Purchasers shall only be liable to pay water charges, Fire charges & labour cess to VVCMC or any other concerned authority. If any interest is payable on Fire charges, water charges

For M/s. Shreenath Realtors

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or Labour Cess then interest upto date of amendment of building plans as per revised development permission dtd. 29/07/2022 shall be borne and paid by the Vendors. Purchaser shall only be liable to pay interest on fire cess, water charges & labour cess, if any, payable after the date of amendment dtd. 29/07/2022.

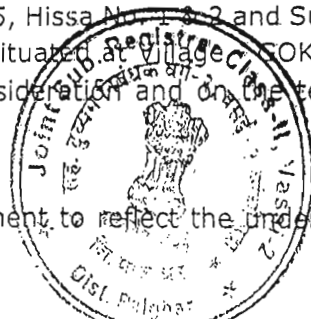
11. Architect fees payable upto the date of amendments of building plans of Building No. 3, Sector I having A, B, C, D, E & F Wings as per revised development permission dtd. 29/07/2022 shall be paid by the Vendors.

12. Vendors hereby declare & confirm that they have paid entire payment of all VVCMC charges, cess etc. payable by them for Building No. 3, Sector I & all the installments are fully paid to VVCMC. If any charges / installments is not paid by the Vendors then Purchaser shall pay the said installment amount directly to VVCMC in respect of said buildings & deduct the said charges / installments amount from consideration payable by the Purchaser to the Vendors under this Agreement.

13. The Vendors have represented to the Purchasers that the title of the Vendors to the said Larger Property & said property is clear and marketable and free from all encumbrances of whatsoever or howsoever nature.

14. Based on the representation, declaration, warranty and covenant made by the Vendors with the Purchasers and also Vendors representing & stating that title of the said property is clear and marketable and free from all encumbrances of whatsoever and howsoever nature, the Purchasers are entitled to avail, utilize and consume FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 sq.ft FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otlas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) in 6 wings viz. A, B, C, D, E & F wings of Building No. 3, in Sector No. 1 consisting of G / Stilt + 3-Podiums + 29 upper floors on land bearing Survey No. 275, Hissa No. 1, 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 lying being and situated at Village SOKHIWARE, Taluka - Vasai, District Palghar for the consideration and on the terms and conditions hereinafter appearing;

The Parties are executing this Agreement to reflect the understanding arrived at between them.



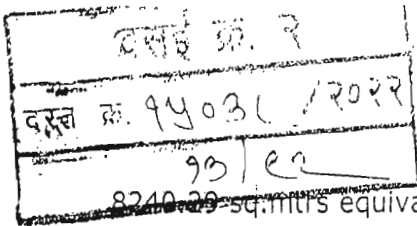
NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BETWEEN THE PARTIES AS UNDER:

1. Vendors hereby state, confirm & declares that they have agreed to sell to the Purchasers herein & the Purchasers have hereby agreed to purchase FSI admeasuring

For M/s. Shreenath Realtors

[Signature]
Partner.

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8240.29 sq.mtrs equivalent to 88698.48 sq.ft. (excluding Fire Staircases, podium/s, Ducts, terraces, Otlas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corrido-s) to be utilised by the Purchasers in Building No. 3, Sector I consisting of 'A, B, C, D, E & F' Wings on land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

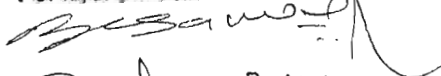
2. The recitals shall always form an operative part of this Agreement, as if incorporated herein under ad-verbatimim.

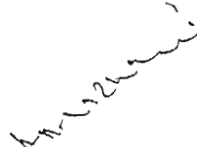
3. The Vendors state and declares that they have obtained revised development permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021/22 dated 12/08/2021 & C.C. No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/722/2021-22 dated 03/01/2022 & R.DF No. VVCMC/TP/RDP/VP-0329, 0815 & 0509 / 246 / 2022 - 23 dated 29/07/2022 for all that piece and parcel of land admeasuring 9270.00 sq.mtrs. or thereabouts sq.mtrs. out of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No: 1, 2, 3 & 4 (out of the said larger property), lying, being and situated at Village: GOKHIWARE, Taluka: Vasai and District: Palghar at their own costs and expenses for FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft FSI area to be utilised on Building No. 3, in Sector No. 1 having 6 wings viz. A, B, C, D, E & F to be constructed on said portion of land.

4. As per said revised development permission dt.29/07/2022 of the said Building No. 3, Sector I, revised FSI area available to Purchasers is 53479.12 sq.mtrs equivalent to 575649.24 sq.ft FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otlas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) consisting of 6 wings viz. A, B, C, D, E & F consisting of G / Stilt + 3 Podiums + 29 upper floors together with right to use appurtenant area, surrounding open space, amenity areas in said buildings; clubhouse, pathways, internal roads, D P Roads, Garden etc.

5. In consideration of a sum of Rs. 11,00,00,000/- (Rupees Eleven Crores only) subject to deduction of TDS as per Income Tax Act and Rules made therein under (being consideration payable for Increased FSI) to be paid by the Purchasers to the Vendors in the manner mentioned hereinafter, the Vendors doth hereby sells FSI area admeasuring 8240.29 sq.mtrs equivalent to 88698.48 sq.ft. FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otlas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) in Building No.3 in Sector No. 1, consisting of 'A, B, C, D, E & F' wings to be constructed on land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

For M/s. Shroenath Realtors


Partner.



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6. The Total Consideration of sum of Rs. 11,00,00,000/- (Rupees Eleven Crores only) being consideration for increased FSI payable subject to deduction of TDS as per the Income Tax Act and Rules made therein under shall be paid by the Purchasers to the Vendors No. 1 & 2 as under:

- (i) Rs.4,00,00,000/- (Rupees Four Crores only) at the time of execution & registration of this Agreement.(the payment and receipt whereof, the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof forever discharge and release the Purchasers forever).
- (ii) Rs.2,35,00,000/- (Rupees Two Crores Thirty Five Lakhs only) upon completion of 3 months from the date of execution of this Agreement.
- (iii) Rs.2,30,00,000/- (Rupees Two Crores Thirty Lakhs only) upon completion of 6 months from the date of execution of this Agreement.
- (iv) Rs.2,35,00,000/- (Rupees Two Crores Thirty Five Lakhs only) upon completion of 9 months from the date of execution of this Agreement.

7. As per mutual understandings of Vendors & Purchasers herein, at the time of amendment, Purchasers had paid premium directly to Vasai Virar City Municipal Corporation for ancillary FSI to be utilised by the Purchasers in Building No. 3, Sector I, having A, B, C, D, E & F Wings. Vendors hereby confirm & acknowledge the same.

8. It is agreed by and between the parties hereto that Purchasers shall pay 70% of the total consideration amount to Vendor No. 1, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited & 30% of the total consideration amount shall be paid by the Purchasers to Vendor No. 2, M/s. Sai Rydam Realtors Private Limited against the purchase of the said property/ FSI and Vendor No. 3, & Vendor No. 4 confirm the same by executing this present deed and receipt annexed hereto & shall in future not object for the same & shall not claim any sum or consideration of whatsoever nature from Purchasers under any circumstances.

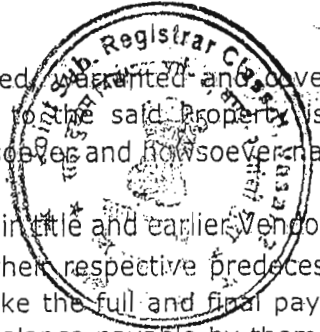
9. The Vendors represents, declares, warrants and covenants with the Purchasers as under:

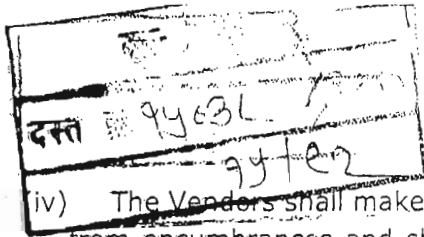
- (i) That the Vendors are the absolute owners of and seized and possessed of and/or otherwise well and sufficiently entitled to the Property and their title to the Property is clear, marketable and free from all encumbrances of whatsoever and howsoever nature;
- (ii) The Vendors have represented, assured, declared, warranted and covenanted with the Purchasers that the title of the Vendors to the said Property is clear, marketable and free from all encumbrances of whatsoever and howsoever nature.
- (iii) The Vendors herein along with their predecessors in title and earlier Vendors have made the entire payment of the considerations to their respective predecessors in title and further hereby agree and undertake to make the full and final payment if any demanded and/or claimed and/or found to be balance payable by them and/or their predecessors in title or any other persons claiming in any manner whatsoever in respect of the said Property.

For M/s. Shreenath Realtors

[Signature]
Partner.

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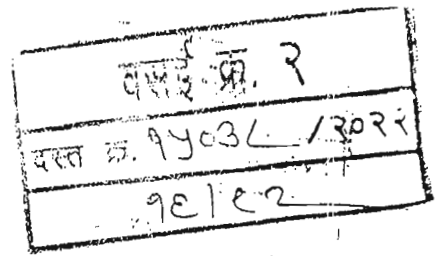
- (iv) The Vendors shall make out a clear and marketable title to the said Premises free from encumbrances and shall at their own costs & expenses immediately clear all defects in title, such as claim by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lien or lease or any other claim, clear all outstanding's and deduce a clear marketable title to the said property / FSI free from all encumbrances. If the title to the said land is found defective or not marketable Vendors shall indemnify the Purchasers at their own cost, risk, and expenses. The Vendors further declare that the said land or any part thereof is not the subject matter of any dispute pending in any court whether it be a civil or criminal or revenue or tenancy court. Vendors hereby declares that there is no covenant or condition adversely affecting right, privilege and interest of the Vendors so far as the quiet and peaceful possession of the Property and/or any part or portion is concerned;
- (v) That the Vendors shall jointly or severally at their own costs, charges and expenses obtain all permissions and approvals, amendments in building plans as per requirements of purchasers from VVCMC or any of the competent authority, revenue authorities, tribunal court of law etc for perfecting their title to the Property.
- (vi) That the Vendors shall jointly or severally at their own costs, charges and expenses obtain permissions and approval from the competent authority (if any required) for sale and transfer of the Property to the Purchasers.
- (vii) That the Vendors and/or any of them have not entered into any sale, gift, mortgage, exchange, charge, lien, lease, leave and license, transfer, assignment, easements, development rights, or created any other adverse right or any other encumbrance whatsoever or howsoever on the Property and the Property is not subject to any claim or demand, encumbrance, casement. attachment or any process issued by any Court or Authority or any person;
- (viii) There is no defect in the right, title and interest of the Vendors in respect of said Property and the title of Vendors in respect of said Property is clear and marketable free from all reasonable doubts and encumbrances and there is no covenant or condition adversely affecting right, privilege and interest of the Vendors in said Property or any part or portion thereof;
- (ix) That there is no notice from any Government (State or Central), Authority/Body or any Notice under any law including the Land Acquisition Act or any other statute has been received or served upon Vendors and/or any of them and the Property is not subject to any acquisition or requisition and no orders (including but not limited under section 10(3), 10(5) and (20) passed under the provisions of the Urban Land Ceiling Act in relation to the Property are in force and effect.;
- (x) That the Property and/or any part or portion thereof is not subject to any easements or any restrictive covenants in the nature of easements or otherwise;

For M/s. Shreenath Realtors

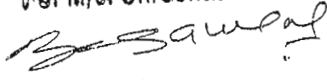
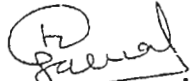
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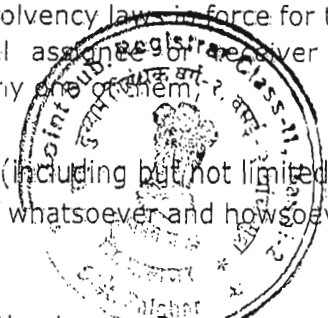


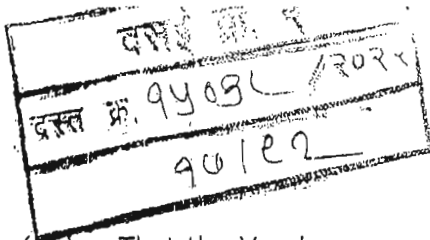


- (xi) That the Vendors and/or any of them and/or any other person claiming by, through or under the Vendors and/or any of them has have not entered into any agreement or arrangement with any person or party with regard to the sale of the Property of any part thereof.
- (xii) That the Vendors have completed and complied with all the statutory compliances including requisite permissions/ sanctions approvals/ resolutions as required in accordance with the law to enter into this Agreement.
- (xiii) The said Property is demarcated and surveyed and there are no disputes as to the boundaries of the said Property.
- (xiv) That the permissions sanctions approvals clearances obtained by the Vendors are legal. Valid, subsisting and in the event, any of the same is revoked/rescinded by the authorities concerned. the Vendors shall get the same cleared from the local authorities at their own cost and expenses only to the part of Vendors permission, so as to enable the Purchasers to carry out the work of construction of the building in the layout of the said property Without creating any hindrance/obstacles and to obtain the occupancy certificate of the building constructed without any objection thereof.
- (xv) That all statutory dues including but not limited to property taxes, other taxes, cess. rent, duties, electricity charges, water taxes, other outgoings etc., in respect of the Property have been duly paid by the Vendors for the period prior to the Execution Date;
- (xvi) That the Property abuts a municipal road and has proper access from the municipal road;
- (xvii) That the Vendors or either of them have not received any insolvency notice from any person or party nor are there any insolvency or bankruptcy proceedings filed against the Vendors or any one of them so as to affect the rights of the Vendors or any one of them in any manner whatsoever; a composition with all or a class of creditors of the Vendors or any one of them; and no order under the provisions of Insolvency and Bankruptcy Code 2016 or any other insolvency law in force for the appointment of an insolvency professional or official assignee or receiver or administrator has been passed against the Vendors or any one of them.
- (xviii) That the Property is not affected by any reservations (including but not limited to reservations under Zonal/Regional Plan and Remarks) of whatsoever and howsoever nature;
- (xix) That all original documents of title in relation to the Larger Property are in possession of the Vendors. If original documents are required to be produced to any Government / Semi Government or any other authority then the same shall be made available by the Vendors.

For M/s. Shreenath Realtors


Partner.

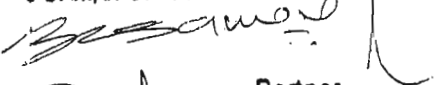


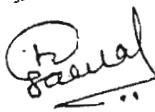


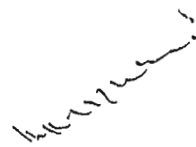


- (xx) That the Vendors are well and sufficiently entitled to execute these presents and have the right to accept the amounts payable to it in terms of these presents;
- (xxi) That there are no idol(s) or places of worship situated on the Property;
- (xxii) That the Vendors shall jointly or severally at their own costs, charges and expenses, cause all objections and/or disputes, if any, relating to the Property or any part or portion thereof, from any third person or party, to be removed/settled by following the due process of law to the satisfaction of the Purchasers;
- (xxiii) That the Vendors shall jointly or severally at their own costs, charges and expenses, cause all disputes (if any) in relation to the property tax/cess levies, etc. affecting the Property to be settled.
- (xxiv) That the Property is not a forest and/or wet lands. Further the Property does not fall under is not affected by mangroves and/or funnel zone of civil aviation authority and or railway or metro or freight corridor and/or railway or metro or freight buffer zone or bullet train corridor or bullet train buffer zone and no permission of the railway or metro authorities or any other authorities is required in respect of the Property;
- (xxv) That the Property or any part thereof is not a Tribal/ Adivasi land and no adivasi(s) and/or tribal(s) are claiming any right title and interest therein;
- (xxvi) That the Property or any part thereof was not at any point of was and/or held by any public trust or charity and no permission needs to be obtained from the Charity Commissioner for sale, transfer, lease, alienation, etc. of the Property;
- (xxvii) That the Property is properly bounded and fenced and the Property is contiguous land;
- (xxviii) That the Property is not subject matter of any litigation lis-pendense, arbitration or any other legal proceeding pending before any arbitrator, quasi-judicial bodies, tribunal or competent authority and/or court of law. In the event if it found that the Property is affected by any of the above then Vendors shall at their own costs & expenses immediately get it cleared & rectified.
- (xxix) Vendors shall jointly or severally cause all objections and disputes relating to the Property or any part or portion thereof, from any third person or party, to be removed/settled by following the due process of law, jointly or severally at his/their sole cost, charge and expense;
- (xxx) That there are no high-tension lines passing through the Property or any part or portion thereof;

For M/s. Shreenath Realtors

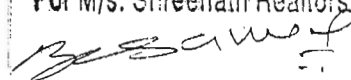
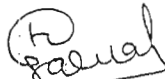

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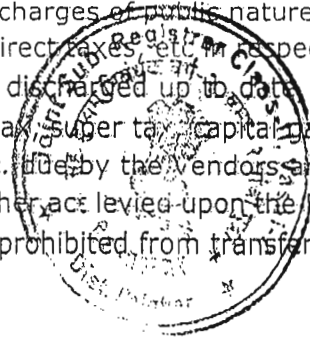


वसई क्र. २
दस्ता क्र. १५०३८ / २०२२
१८/१२

- (xxxvi) That no warrant of attachment or notice of attachment has been received from any competent authority or local body or State/Central Government in respect of the Property;
- (xxxvii) That the Property or any part thereof is not affected by any tenure including Inami, Watan, Akbari, Fauzdari, Khoti, Kowl, etc. and the Property or any part or portion thereof is not a Sanad land and/or being held by the Vendors or his/their predecessors in title as occupant Class-II or Occupant Class III holders.
- (xxxviii) That the Property or any part thereof is not a defense land or nearby to or in close proximity to defense land or is affected in any manner by any defense statute, rules, regulations, notifications and circulars, etc;
- (xxxix) That the Property or any part thereof is not affected by any encroachment of any nature whatsoever;
- (xl) That the Property or any part thereof is not within 100 meters of heritage buildings/ structure/heritage site/heritage monument and permission of the heritage committee is not necessary for development of the Property;
- (xli) That the Property or any part thereof does not form part of Wakf property and/or Evacuee property;
- (xlii) That the Vendors have not done or omitted nor shall the Vendors do or omit to do any act, deed, matter or thing whereby the Vendors are prevented from selling, assigning, transferring, conveying and assuring the Property unto the Purchasers under this Agreement;
- (xliii) That the Vendors have provided the Title report to the Purchasers, which has been issued by Advocate G.P.Pai and the Advocate certified that the title of the Vendors to the said Property is clear, marketable & free from all encumbrances.
- (xliv) That there is no debt and or liability in respect of the Property and/or any part or or portion and in respect of the income and profits thereof due to and in favour of the Government or Municipal Authorities and all the charges of public nature income tax, super tax, other revenue imposts, any other indirect taxes, etc. in respect of the Property and/or any part or portion have been duly discharged up to date, there is no proceeding pending for the recovery of income tax, super tax, capital gains tax, other revenue imposts, any other indirect taxes, etc. due by the Vendors and there is no attachment under the Income tax Act or any other act levied upon the Property and/or any part or portion and the Vendors are not prohibited from transferring the Property under any statute or law;
- (xlv) That the Property and/or any part or portion is not otherwise attached by or in possession or custody of any receiver, sheriff judicial or revenue Court or any other Courts or tribunals or any officer thereof;

For M/s. Shreenath Realtors

Partner.




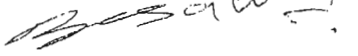
मसई क्र, ३
दस्त क्र. १५०३८/२०२२
(xii) That each of the Vendors have paid their respective income tax and/or any other indirect taxes of whatsoever and howsoever nature and that there is no arrear/ areas in respect thereof;

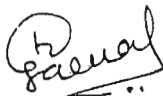
(xliii) All the representations, warranties, assurances and covenants mentioned hereinabove by the vendors are completely true and correct and the Vendors are aware that based on the above representations, warranties and covenants of the Vendors. Purchasers have agreed to enter into and execute this Agreement.

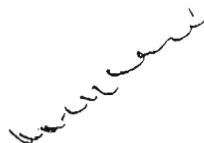
10. Rights and entitlements of the Purchasers:

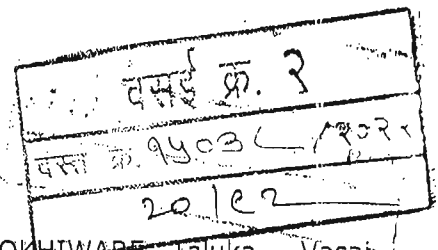
- (i) If there is any defect in title or any adverse claims are received in relation to the said Property, the Vendors shall, forthwith at their own cost, charge and expense, clear all outstanding estates including all interest, penalty, etc. and all defects in title such as claims by way of sale, exchange, mortgage, gift, trust, inheritance, lease, lien or otherwise and vendors shall at their own costs & expenses establish a title which is clear, marketable and free from all encumbrances, claims and demands to the satisfaction of Purchasers & Vendors shall always keep Purchasers indemnified against any claim or defect in title of the said property whatsoever nature.
- (ii) The Vendors shall at their own cost, charge and expense ensure compliance with all provisions of fiscal laws to the extent that the same would affect the title of the Vendors and Purchasers to the Property;
- (iii) Simultaneously on execution of this Agreement, the Vendors have handed over quiet, vacant and peaceful physical possession of the said Property to the Purchasers and the Purchasers have good right, full power and absolute authority and entitlement to commence, carry on and complete the construction and development of the Property in all aspects by availing, utilizing and consuming the entire FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otias, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Shiffs, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) to be consumed in 6 wings viz. A, B, C, D, E & F wings of Building No. 3, in Sector No. 1 to be constructed on portion of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 total land area admeasuring 9270.00 sq.mtrs. or thereabouts (out of the said larger property), lying, being and situated at Village : GOKHIWARE, Taluka : Vasai and District: Palghar after obtaining amendments by the Vendors.
- (iv) Vendors have obtained revised development permission for Building No. 3, in Sector No. 1 having 6 wings viz. A, B, C, D, E & F wings from VVCMC vide Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 dated 29/07/2022 consuming FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft FSI area to be utilised on Land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 admeasuring 9270.00 sq.mtrs. or

For M/s. Shreenath Realtors


Partner.







thereabouts, lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar.

- (v) Parties have mutually agreed that the Purchasers shall at their own cost have good right, full power and absolute authority to amend building plans of the said Building No. 3, Wings 'A, B, C, D, E & F' in Sector No. 1 & to prepare plans, floor plans, elevation plans, sections plans of the said Building and the Vendors shall fully cooperate, sign & obtain all permissions, approvals, amendments of building plans, revised fire permission, revised environmental permission or any other permission as may be required of Building No. 3, Wings 'A, B, C, D, E & F' from VVCMC or any other the competent authority as required by the Purchasers. If the Purchasers herein desires to amend the building plans of the said building/s or any wings or part thereof then Vendors hereby state & confirm that they shall apply to VVCMC & obtain revised development permission of the said building/s. Upon completion of construction of the said building/s, Vendor shall apply to VVCMC & obtain occupancy certificate of the said building/s.
- (vi) Purchasers shall have good right, full power and absolute authority to bound the Property by putting fencing / compound around the entire Property and also appoint its own security personnel on the Property:
- (vii) Purchasers shall have good right, full power and absolute authority to deal with the concerned development authority and/or other local authorities relating to the development and construction of the Property and shall obtain necessary approval from the authorities concerned; and
- (viii) Purchasers shall be entitled to engage labourers and/or workers for construction of the Building and/or development of the Property. Purchasers shall solely be liable to pay any and or all amounts that may be paid under, any agreement, labour dispute or under workmen's compensation or damage.
- (ix) Whatever premium, fines, fees, charges, penalties, all other Sums & expenses etc. upto Commencement Certificate become payable to the municipal and other authorities for obtaining the approval to the building plans (including amendments to the building plans), as also for utilizing FSI in lieu of the staircases, lift wells and several amenity areas of the buildings to be constructed on the Property, as well as on any other account for carrying out of the development on the said Property, shall be borne and paid by the Vendors alone and the Vendors alone shall be entitled to all refunds received from the municipal corporation and other authorities in relation to the Property.
- (x) The Purchasers shall have good right, full power and absolute authority to construct, retain, sell, transfer and/or give on lease, leave and license basis, etc. said FSI / Property / flat, garage, podiums parking / stilts Parking, stack parking / puzzle parking or any other car parking space, unit, apartment, premises, shop, office, etc., and/or forming part of said Building constructed/to be constructed on the Property

For M/s. Shreenath Realtors

Partner.

दस्तावेज क्र. २
दस्तावेज क्र. १५०३६-१०२२

and/or any part or portion thereof, receive consideration / sale amount and for that purpose, Purchasers shall have good right, full power and absolute authority and entitlement to negotiate, finalize & sell the said FSI / Part FSI available to them in Building No. 3, Sector I having A, B, C, D, E & F Wings and execute Agreement(s) for sale or such other agreements or documents or writings, etc., in favour of the prospective Purchasers(s)/ lessee(s)/ licensee(s) and appropriate the proceeds received thereof from the prospective Purchasers(s)/lessee(s)/licensee(s) and pass necessary receipts in that behalf in favour of the prospective purchaser(s)/lessee(s)/licensee(s). It is agreed that if required the Vendors shall become a confirming/consenting party to all or any agreement and/or deeds, documents, writings, etc which Purchasers enters into with the prospective purchaser(s)/lessee(s)/licensee(s) of FSI / Property / flat, garages, car parking spaces, unit, apartments, premises, shop, offices, etc., in the said Building to be constructed on the Property.

- (xi) The Vendors / Purchasers shall execute structural conveyance and/or other deeds, documents, writings, etc in favour of Society formed & registered of Building No. 3, Sector I consisting of A, B, C, D, E & F Wings. Vendors shall upon receipt of occupation certificate from the competent authority of all buildings in the said layout shall execute conveyance in favour of Apex Body formed of all society/condominium/company formed of various buildings including this buildings on the said Larger Property and forming part of the said Layout. In furtherance of the above, it is hereby clarified that upon Purchasers completing the entire development of the Property by availing, utilizing and consuming the entire FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft FSI area (excluding Fire Staircases, podium/s, Ducts, terraces, Otias, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) in Wings 'A, B, C, D, E & F' of Building No. 3, in Sector No. 1 (as per revised amendment plan) to be constructed on portion of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 (out of the said land); lying, being and situated at Village : GOKHIWARE, Taluka : Vasai and District: Palghar for constructing and developing thereupon sanctioned and approved Wings 'A, B, C, D, E & F' of Building No. 3, in Sector No. 1 (as per revised amendment plan) out of the Larger Property and upon formation of all societies of all building(s) to be constructed on the said Larger Property / layout, the Vendors alone shall be liable, Disobliged and responsible for executing and registering deed of conveyance and/or other documents, writings, etc in favour of the Apex Society/ Apex Body formed of all societies formed of various buildings including this buildings on the said Larger Property and forming part of the said Layout and the Vendors hereby agree and confirm to indemnify the Purchasers and/or their nominees and/or assigns and/or keep the Purchasers and/or their nominees and/or assigns indemnified for any claim, loss, charge, expense, demand, cost, interest, penalty, etc caused to Purchasers (including but not limited to Advocates and Solicitors fees) in the event the Vendors fails to comply with their obligations, liability and responsibility of executing and

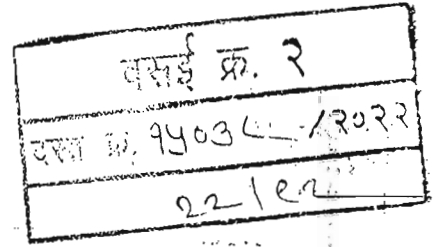
For M/s. Shreenath Realtors

[Signature]

Partner.

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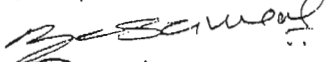
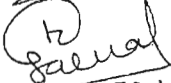
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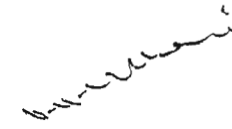


registering deed of conveyance and/or other documents, writings, etc as mentioned hereinabove.

- (xii) It is hereby agreed that the purchasers only shall execute structural conveyance of building in favour of society formed if demanded by the society.
- (xiii) It is hereby agreed by the Vendors that the purchasers of the flat/ unit/ apartment/ premises/ shop/ offices, etc., in the said Building to be constructed on the Property shall be allowed and permitted by the Vendors to seek loan from Institutions, banks and such other authorities on the security of the flat/ unit/ apartment / premises/ shop/offices, etc.
- (xiv) The Purchasers hereby agree and undertake that the Purchasers will carry out the development of the said Property, in confirmation of the Rules and Regulations framed by the Competent Authority in respect of the development of the said Property and if the Purchasers violate any of the Rules and Regulations and / or terms and conditions pertaining to the development of the said Property, then the Purchasers shall be solely liable for the cost and consequences of such violations.
- (xv) The Purchasers are further aware that various parts of the said larger Property are being given for development to various other Developers by the Vendors and the said Property which is also a part of the said Larger Property is given to the Purchasers for carrying out development. Pursuant to the Group Housing Scheme developed by the Vendors, all the Developers, including the Purchasers herein in the said layout will form their respective individual buildings Co-operative Housing Societies. All such co-operative housing societies will form a Federal Co-operative society. The Vendors may execute the Conveyance in favour of the said Federal Society in respect of the said land in the layout and individual society shall not have any objection for the same.
- (xvi) This Agreement shall not be construed as a partnership and / or joint venture and / or Association of persons between the parties hereto. The development right or agreement for sale of FSI. The parties herein shall bear and pay their respective liabilities for the income tax and in case of all indirect taxes including GST shall born by the Purchasers with respect to the present transaction.
- (xvii) The Vendors hereby jointly and severally authorize and permit the purchasers to seek loans from financial institutions, banks, non-banking financial companies banking financial companies and other authorities or person(s) for the purpose of raising construction loan/ facility for developing the said Property and/or for any other incidental and/or ancillary purposes, activities related to the development of the Property, etc. and for the above purposes Purchasers shall have good right, full power and absolute authority to create mortgage on the Property and/or said Building to be constructed/constructed on the Property or any portion or part thereof (including but not limited to the premises/flat/office/ apartment/shop/unit in the said Building to be constructed/ constructed on the Property, etc.), right, title and/or interest of the

For M/s. Shreenath Realtors



Partner.

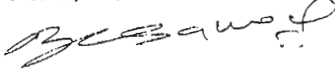



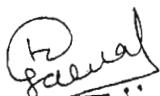
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प्लान क्र. १५०३८/२०२१
२३/१२

Purchasers in the Property and the Vendors hereby agrees, confirms and undertakes that if required by the Purchasers, the Vendors shall become a confirming/consenting party to all or any agreement and/or deeds, documents, writings, etc. which Purchasers enters into with the prospective mortgagee(s)/ financial institutions/ banks/ non-banking financial companies/other authorities/ person(s), etc. and/or to sign such papers, letters, deeds, documents, writings, etc. granting their free, irrevocable and full consent for the same as may be required by Purchasers from time to time provided that the Vendors shall be in no way liable or responsible towards the repayment of the loan so obtained by Purchasers or interest thereon or any other amount in respect of the loan or security created thereafter.

- (xviii) All the construction costs for the development of the said Building on the Property shall be borne and paid by the Purchasers alone.
- (xix) Purchasers shall have good right, full power and absolute right and entitlement to develop and construct the said Building on the Property without obstruction or hindrance. Also Vendors hereby permit & confirm uninterrupted day & night passage & access to all D P Roads, internal roads etc in the said layout for passage of materials, trucks , lorries or any type of vehicles, contractors, customers, employees so that Purchasers can complete construction of said buildings & obtain Occupancy Certificate.
- (xx) Purchasers shall have good right, full power and absolute authority to appoint such independent contractors as it may deem fit for the purpose of completion of work of construction and development of the Property and shall enter into agreements/contracts with the contractors on such terms as it would deem fit and proper;
- (xxi) Purchasers shall have good right, full power and absolute authority to appoint their own contractors, staff, supervisors, managers, engineers, architect etc. to carry out the construction and development works on the Property and the Vendors shall not raise any objection to the same and/or hamper the construction and development of the Property in any manner whatsoever and howsoever;
- (xxii) The Vendors shall extend all assistance, co-operation and support to Purchasers as may be required for carrying out the construction and development on the Property.
- (xxiii) Purchasers shall have good right, full power and absolute authority to construct pump rooms; overhead water tanks, mobile tower and to fit TV antenna or wireless system and elevators/Lifts in or over the said Building to be constructed on the Property at their own cost, charges and expenses;
- (xxiv) Purchasers shall have good right, full power and absolute authority to install transformers on the said Property (if required).

For M/s. Shreenath Realtors


Partner.



Partner.


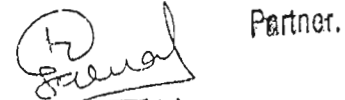




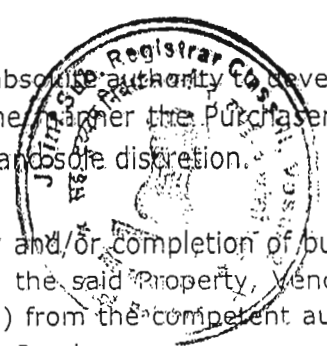
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- (xxv) The Vendors shall fully co-operate with the Purchasers and at the request of Purchasers execute all agreements, documents, writings, etc. required by Purchasers and/or the concerned competent authority in this regard
- (xxvi) The marketing of flats, units, offices, premises, apartments, shops, etc in the said Building to be constructed on the Property shall be done by Purchasers alone as per the marketing strategies of Purchasers and at its own cost charge and expense.
- (xxvii) The Vendors shall not block/hinder in any manner during day and/or night, the free vehicular access from any public/municipal road and/or the said Larger Property to the Property and/or any part or portion thereof.
- (xxviii) Purchasers shall have good right, full power and absolute authority to do all incidental acts necessary for completion of the construction and development of the Property and sale, lease, license, transfer etc of flat, unit, premises, apartment, shop, etc in the said Building to be constructed on the said Property and/or the Property and/or any part or portion thereof, at their own costs and expenses.
- (xxix) Without prejudice to the generality of the aforesaid, for the purpose of constructions and development of the Property in terms hereof, Purchasers shall have good right, full power and absolute authority to take decision in respect of following matters without interference of Vendors:
- Appointment of designers, engineers, consultants and other service providers /agencies;
 - Product mix;
 - Concept designing and planning of the development of the said Property;
 - Appointment of the main contractors;
 - Project specifications;
 - Provisions of amenities and facilities
 - Strategy for marketing and sale price of flat/ unit/ apartment/ premise/ shop/ office/ garage/ car parking space & any other matter / work concerning to the construction of said wings / buildings.
- (xxx) Purchasers shall have good right, full power and absolute authority to develop the Property on their own and in their own name in the manner the Purchasers shall further be entitled to name the project at their own and sole discretion.
- (xxxi) After completion of development of the Property and/or completion of buildings structures to be constructed by the Purchasers on the said Property, Vendors or Purchasers shall obtain Occupation Certificate (O.C.) from the competent authority but costs, charges and expenses shall be paid by the Purchasers.

For M/s. Shreenath Realtors



Partner.





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11. Simultaneously upon execution of this Agreement, the Vendors have executed an irrevocable power of attorney for the said property in favour of the Purchasers, thereby granting full irrevocable power and absolute authority to the Purchasers to apply to TILR / DILR or any other authorities & get the said land surveyed for Boundary fixing, N. A. Mojni etc, to appoint Architects / RCC Consultants to apply to VVCMC or any other authority / authorities and to file affidavit / applications or any other documents with VVCMC or any other authorities to VVCMC or any other authorities & all other construction related work of said buildings & sale of Flats / Shops / Offices / Units / Car parking spaces etc / FSI of said buildings which is more particularly specified in irrevocable Power of Attorney.

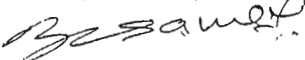
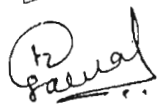
12. It is the Vendors responsibility to do at their own costs & expenses the Physical Survey of the Land before passing of the plan from VVCMC and all the said 6 wings shall be properly SET-OUT and demarcated on site in the said layout as per the margins set in the VVCMC plans approved.

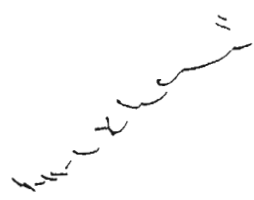
13. Before amendment of Building plans of Building No. 3, Wings 'A, B, C, D, E & F' in Sector No. 1, Vendors shall do physical survey of land & building shall be demarcated by the Vendors on the said land as set out plans & buildings shall be physically set out as per amended plans on site as per margins required by VVCMC.

14. If there is any defect in title or any adverse claims or dispute in possession of said property is received in relation to the Property or adversely affecting the rights of the Purchasers to the Property then the same shall be cleared & settled by the Vendors immediately jointly or severally at Vendors costs, charges and expenses to the satisfaction of the Purchasers so as to make title clear and marketable & free from all encumbrances. The Vendors have paid / pay all the sums due and payable to the erstwhile Vendors (if any), government authorities (if any) and any other persons having interest in the Property and shall arrange for all the pending suits and proceedings in relation to the Property (if any) to be settled and obtain appropriate orders of courts/consent terms to be filed in relation thereto, so as to make out a clear and marketable title to the Property to the satisfaction of the Purchasers.

15. Simultaneously upon execution of this Agreement, the Purchasers shall have good right, full power and absolute right and entitlement to develop the said Property by constructing thereupon said Building i.e. Building No. 3 comprising of Wings 'A, B, C, D, E & F' in Sector 1. The Purchasers shall alone be the owner of the said Building and the Purchasers shall alone have good right, full power and absolute authority to allot, sell, transfer, give on lease or leave and license, etc. the flats and shops in the said Building and/or the said Building at such consideration and on such terms and conditions as the Purchasers deems fit and proper without recourse to the Vendors. All amounts received by the Purchasers from sale of flats, units, shops, apartments, premises, garages, car parking spaces, etc. shall be to the account of the Purchasers alone and the Purchasers shall not be liable to give any account in respect thereof to the Vendors for any reason whatsoever and the Vendors shall not have any claim, right, entitlement in respect thereof. The Vendors shall have no right, title, interest,

For M/s. Shreenath Realtors


Partner.




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claim, demand, entitlement and benefit in the said Building and/or any part or portion thereof. The occupants and/or owners of the said Building shall have good right, full power and absolute authority to enjoy the common amenities in the layout, without any restriction, hindrance and objection of whatsoever nature or otherwise. The Purchasers shall upon completion of the said Building in all aspects or as required under the provisions of Real Estate Regulation Act, 2016 ("RERA") shall form a co-operative housing society of all flat and shop owners in the said Building.

16. In the event after Execution Date, if any notice for acquisition or requisition of the Property and/or any part or portion thereof is received by the Vendors from any Government (State or Central), Authority/Body or any Notice under any law including the Land Acquisition Act or any other statute then all compensation and/or benefits arising there from shall be to the account of the Purchasers alone without any recourse to the Vendors and the Vendors hereby give their irrevocable full and free consent to the Purchasers for the same.

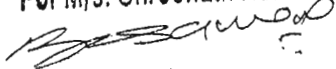
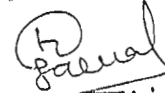
17. Simultaneously upon execution of this Agreement for Sale, the Vendors have handover the Purchasers herein quiet, vacant, peaceful and physical possession of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 275, Hissa No. 1, 2, 3 & 4 free from all encumbrances along with rights to construct Building No. 3, Sector I having A, B, C, D, E & F Wings.

18. Environment clearance and Consent to Establish permissions shall be obtained by the Vendors at their own costs & expenses. STP shall be built by the Purchasers and the space required for the same shall be provided by the Vendors.

19. Vendors shall provide dedicated space to MSEB for substations, switching stations in the layout & shall comply with all the conditions of MSEB in the said Layout so that electric meters are readily available to all the flats, units, offices, premises, apartments, shops, etc. in the said Building No. 3, Sector - I having A, B, C, D, E & F Wings.

20. It is hereby mutually agreed between the Parties that upon completion of the final building in the layout and receiving occupancy certificate or as required under the provisions of RERA as amended from time to time the Vendors shall alone jointly or severally be liable and responsible for execution and registration of an Instrument of Conveyance of the Larger Property in favour of the federation / organisation of all wings/ buildings in the Larger Property (including the co-operative housing society for the said Building). The Purchasers shall not be liable or obliged or responsible for the execution and registration of conveyance in favour of the co-operative housing society of the said Building in any manner whatsoever or otherwise howsoever and the Vendors shall jointly or severally indemnify and keep the Purchasers indemnified, safe and harmless from all claims, charges, losses, damages, litigations, harms, interests, penalty, etc. (including attorney fees) caused to or suffered by the Purchasers due to failure on the part of the Vendors or any of them to grant conveyance of the said Larger Property to the federation/ organization as mentioned

For M/s. Shreenath Realtors



Partner.

Partner.

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above or for breach or violation of any of the provisions or terms or conditions mentioned in this Agreement.

21. Notwithstanding what is mentioned in this Agreement, in the event if the Property and/or any part or portion of the Property is affected or hampered or prejudice due to any default, breach, violation, defective title, claims etc., committed by the Vendors and/or any person(s) claiming by, through or under the Vendors and/or any of the representations, assurances, declaration, warranty and covenant of the Vendors with the Purchasers mentioned herein are found to be false, misleading or untrue, etc then in that event the Vendors shall at their own costs rectify the same and indemnify the Purchasers and hold safe harmless and indemnified the Purchasers of from and against all costs, expenses (including attorney's fees), charges, loss, damages, claims, demands, harm, punishment or actions of whatsoever nature suffered or sustained by the Purchasers by reason of any representation, assurance, warranty and covenant by the Vendors found to be false, misleading or untrue or failure by the Vendors to perform, comply with and/or fulfill their respective obligations under this Agreement and/or any breach thereof.

22. The Vendors undertakes to the Purchasers that they shall jointly or severally ensure that the right of the Purchasers to the ownership, possession, development and sale of the Property is not hampered or prejudiced at any on account of any action or inaction on the part of the Vendors and/or any of them.

23. From the Execution Date, the Purchasers shall have good right, full power and absolute authority to deal with and/or mortgage & avail loan from any financial institutions or any other authorities / persons and/or lien and/or sell and/or transfer FSI and/or any part or portion thereof and/or to give the Property / FSI and/or any part or portion thereof on lease, license, etc in the manner the Purchasers in his sole and absolute discretion deems fit and proper & receive consideration thereof.

24. The Vendors have on or before the Execution Date handed over to the Purchasers attested copies of all original documents of title of the said larger property & property to be developed by the Purchasers.

25. The Vendors hereby jointly or severally covenants with the Purchasers that the Vendors shall and will jointly or severally unless prevented due to documents getting destroyed due to fire from time to time and at all times hereafter upon every reasonable request of the Purchasers or any person or persons having or lawfully or equitably claiming through them produce or cause to be produced to them or their Advocates or Solicitors or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the original deeds and writings relating to the said Larger Property or the property to be developed by the Purchasers.

26. It is agreed that from the Execution Date, the Vendors have not & shall not create a Third-party rights or any other interest of any kind whatsoever or howsoever

For M/s. Shreenath Realtors

[Signature]

[Signature]

Partner.

[Signature]

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part or portion thereof. Property and/or any part or portion thereof to enter into a covenant with the purchasers of the Property, and/or any part or portion thereof.

27. If any of the provisions of this Agreement is/are declared void, or otherwise unenforceable, such provision shall be deemed to have been severed from this Agreement, which shall otherwise remain in full force and effect.

28. The said Property or any part thereof is not affected by any public housing scheme or high-density housing;

29. The said Property is presently located in R Zone in the prevalent D. P. remarks.

30. All the representations, warranties, assurances and covenants mentioned hereinabove by the Vendors are completely true and correct and the Vendors are aware that based on the above representations, warranties and covenants of the Vendors to the Purchasers, the Purchasers have agreed to enter into and execute these presents.

31. The Vendors hereby agrees and confirm that, the Vendors shall not revoke or cancel this Agreement under any circumstances.

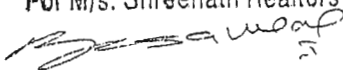
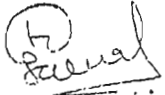
32. THAT the Purchasers shall be entitled to insist and/or call upon the Vendors to remove any defect in title, objection and/or claim of any persons, heirs, third party at their own costs and expenses and pay any charges, taxes, cesses etc. in respect of the said Property and the Vendors shall at their own cost, charge and expense remove and/or pay the same as the case may be without any delay, demur or default. The Vendors hereby indemnify and shall keep indemnified the Purchasers including their nominees and assigns against all third party claims, defects in title in the said Property.

33. The Vendors do and each of them doth hereby agree and undertake to execute all further and other deeds, documents, writings and assurances and also to give full co-operation to the purchasers for the purpose of obtaining necessary permission, if required in respect of the said land, construction of buildings etc and further agree to execute all applications, petition, affidavits etc.

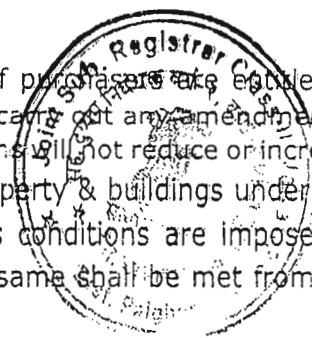
34. The Vendors in respect of Portions other than of purchasers are entitled to propose any amendment or permit other Developers to carry out any amendment in the layout plans; however such amendment or permissions will not reduce or increase FSI & will not affect rights of Purchasers in the said Property & buildings under any circumstances. In future if any restrictions or onerous conditions are imposed in respect of the Layout by any concerned authority, the same shall be met from the remaining FSI of the Layout Land.

35. Notwithstanding anything stated to the contrary in these presents it is hereby agreed by and between the parties that the Vendors shall remove at their own costs

For M/s. Shreenath Realtors



Partner.



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any objections or impediments legal or otherwise or any defect in title to the property or any part thereof or its possession or development so that the development scheme is not affected in any way or there is no delay in the implementation of such scheme and construction of buildings by the Developers. Vendors shall at all times carry out the requisitions at their own cost and expenses.

36. The Purchasers hereby covenant with the Vendors that the purchasers shall carry out and complete the entire development of the said buildings in accordance with approved building plans and shall indemnify and keep the VENDORS indemnified for losses that may be caused if development of buildings is not carried out as per approved plans.

37. The Vendors being entitled to the said Larger Property are carrying out various development activities on the said Larger Property and in the said process if constructing a Club House in the said Larger Property. The Purchasers hereby agree and confirm that the said Club House, which is to be constructed on the said Larger Property shall belong exclusively to the Vendors and the Purchasers and/or any of the flat owners in the building which is to be constructed on the said Property shall not claim any right, of whatsoever nature, in respect of the said Club House on the basis of being the owner of the said flat and/or being member of the Society which will be formed of the several flat owners. The Purchasers further agree and confirm that the Vendors shall have exclusive rights in respect of the said Club House and the land beneath the said Club House shall also exclusively belong to the Vendors and while executing conveyance in favour of the Society and/or Association and/or federation and/or the apex body, the said land under the Club House, will be excluded from conveyance. The Purchasers further agree and confirm that the Vendors shall have a right to recover membership fees from any of the occupants/members of the flats and/or Society, which is proposed to be constructed and/or formed in the building which is to be constructed on the said property, if such occupants/members, wish to take membership of the said Club. The infrastructures within this larger layout such as road, garden, streetlights, gutters etc. are to be maintained by the Vendors. The Vendors shall be at liberty at any given time shall take or obtain charges for the maintenance of these common amenities from the individual flat/unit/shop purchaser/s.

38. The Vendors being entitled to the said Larger Property are carrying out various development activities on the said Larger Property and in the said process if constructing a Common Facility Center (CFC) in the said Larger Property as per the then prevailing Development Control regulation (DCR) and Rules therein. The Purchasers hereby agree and confirm that the said Common Facility Center (CFC), which is to be constructed on the said Larger Property shall belong exclusively to the Vendors and the Purchasers and/or any of the flat owners in the building which is to be constructed on the said Property shall not claim any right, of whatsoever nature, in respect of the said Common Facility Center (CFC) on the basis of being the owner of the said flat and/or being member of the Society which will be formed of the several flat owners. The Purchasers further agree and confirm that the Vendors shall have

For M/s. Shreenath Realtors
[Signature]
[Signature] Partner.

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exclusive rights in respect of the said Common Facility Center (CFC) and the land beneath the said Common Facility Center (CFC) shall also exclusively belong to the Vendors and while executing conveyance in favour of the Society and/or Association and/or federation and/or the apex body, the said land under the Common Facility Center (CFC), will be excluded from conveyance. It is agreed between the parties that, the Vendors shall give conveyance of the said property only after the last sanction building in the layout is fully constructed and occupation certificate of the last building is received.

39. In the event, any provision of this Agreement is declared by judicial or any other competent authority, quasi-judicial or administrative, to be void, voidable, illegal or otherwise unenforceable, or indications of the same are received by either of the parties from any relevant competent authority/authorities, the Parties shall construe the concerned provision of the Agreement in a reasonable manner which achieves the intention of the Parties without illegality.

40. In the event of any dispute or difference arising at any time between the Parties hereto the same shall be referred to arbitration, one to be appointed by each party to the dispute and such arbitration shall be held in accordance with the provisions of Arbitration Act 1940 or any other statutory modifications or re-enactment thereof for the time being in force except that such Arbitrator and the umpire appointed by them shall have summary powers and the award given by the arbitrators or the umpires shall be final and binding on the parties hereto.

41. This Agreement shall be governed by the laws of India and will be subject to jurisdiction of the Courts only at Vasai/ Mumbai, Maharashtra.

42. All approvals, consents and notice required to be given or served hereunder by either Party hereto to the other shall be deemed to be given or served if the same shall have been delivered to, left at, sent by mail, registered post or by facsimile or email by either party to the other at their following respective addresses, until the same is changed by notice given in writing to the other Party:

(i) In case of Vendors:

Kind Attn: **M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, M/s. Sai Rydam Realtors Private Limited, Mr. Devendra Rajnikant Ladhani & Mr. Anil Ramchandra Gupta**

Address:

D-II/1 & 2, Aakash Commercial Complex, Achole Road, Vallasopara East, Taluka Vasai, District Palghar - 401209

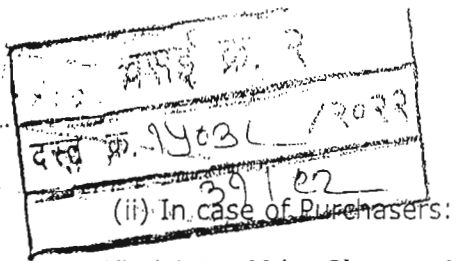
For M/s. Shreenath Realtors

[Signature]

[Signature]

Partner.





Kind Attn: **M/s. Shreenath Realtors**

Address:

A-001, Vrindavan Heights Building, Srishti Complex, New Viva College Road, Bolinj, Virar West, Palghar - 401303.

43. The stamp duty & registration charges on this Agreement to be executed in pursuance hereof, shall be borne and paid by the Purchasers alone.

44. No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each of the Parties to this Agreement.

45. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.

46. Each Party shall bear their own costs and expenses (including legal costs and expenses) incurred in relation to the negotiation, preparation and execution of this Agreement and all other documents contemplated herein.

47. This Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective legal heirs, administrators, executors and successors in case of individual; partners or partner for the time being of the partnership firm, the survivors or survivor of them and the heirs, executors, successors and administrators of such survivors or survivor and his/her/their respective heirs, executors, successors, administrators and assigns; successors in title in case of company.

48. Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement. Without limiting to the generality of the foregoing, if approvals of any Governmental Authority are required, each Party will use all reasonable endeavours to obtain such approvals.

49. The persons signing this Agreement on behalf of the respective Parties (if any) represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

50. Notwithstanding what is stated in the Agreement, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements either written or oral.

For M/s. Shreenath Realtors

Partner.

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51. As required by Rule 114B of the Income Tax Rules 1962, the Permanent Account Number of the parties are as under:

SR. NO.	NAME OF THE PARTY	PAN NO.
	VENDOR 1, 2, 3, 4:-	
1.	M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited.	AAECR8508H
2.	M/s. Sai Rydam Realtors Private Limited.	AANCS5715Q
3.	Mr. Devendra Rajnikant Ladhani.	ABFPL5079C
4.	Mr. Anil Ramchandra Gupta.	AFFPG2243D
	PURCHASERS :-	
1.	M/s. Shreenath Realtors	AEOFS3271H

THE FIRST SCHEDULE ABOVE REFERRED TO:

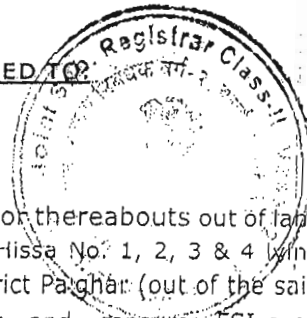
(Description of the said Larger Property)

All that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 2/Pt., 3, 4, 5, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No.2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23; Survey No. 82, Hissa No. 3/3, 5, 7, 8/1, 9, 10; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4, 6/pt., 7/pt., 10; Survey No. 85, Hissa No. 3B, 6, 9, 10, 12; Survey No. 87, Hissa No. 1A, 1B, 1C, 2A, 2B, 3, 7, Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2; Survey No. 276, Hissa No. 1, 2, 3, 4, 5; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3, 4; Survey No. 279, Hissa No. 1; Survey No. 280, Hissa No. 1, 2, 3, 4, 5 of Village Gokhiware, Taluka Vasai, District Palghar.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of lands admeasuring 9270.00 sq.mtrs. or thereabouts out of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar (out of the said larger Land) together with the right to avail, utilise, construct and consume FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft built-up area (excluding Fire Staircases, podium/s, Ducts, terraces, Otlas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) consisting of Wings 'A, B, C, D, E & F' of Building No. 3, in Sector No. 1 consisting



For M/s. Shreenath Realtors

[Signature]
 Partner,

Partner,

[Signature]

१५०३८/२०२२
 ३३/८२
 ०१ G./Stilt + 3 Podiums + 29 upper floors lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar, within the area of Sub-Registrar VASAI and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION. A copy of Plan is annexed hereto marked with red colour boundary lines and bounded as follows:

- On or towards the East by: S.No.276, H.No. 1 Part & 3 Part.
- On or towards the West by: 18 Meter wide Internal Road
- On or towards the North by: S.No.275, H.No. 1 Part & S.No.276 H.No. 1 Part.
- On or towards the South by: 30 Meter wide D.P. Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed the respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED BY)

the within named "Vendor No. 1"
M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited.
 Through its Authorised Signatory
Mr. Anil Ramchandra Gupta









in the presence of.....)

1. 
2. 




SIGNED AND DELIVERED
 BY the within named "Vendor No.2"
M/s. Sai Rydam Realtors Private Limited.
 Through its Authorised Signatory
Mr. Anil Ramchandra Gupta

in the presence of.....)

1. 
2. 


SIGNED AND DELIVERED
 by the within named "Vendor No. 3"
Mr. Devendra Rajnikant Ladhani.

in the presence of.....)

1. 
2. 



For M/s. Shreenath Realtors

 Partner

ब. नं. ३
रजि. नं. १५०३८/२०२२
मो. ९८२२

SIGNED AND DELIVERED

by the within named "Vendor No. 4"

Mr. Anil Ramchandra Gupta.

in the presence of.....

- 1. 
- 2. 



SIGNED AND DELIVERED

by the within named "Purchasers"

M/s. Shreenath Realtors

Through its Partner

1. Mr. Bipin Laxminarayan Agarwal &

in the presence of.....

- 1. 
- 2. 





For M/s. Shreenath Realtors

Partner.

2. Mr. Hemant Laxminarayan Agarwal

in the presence of.....

- 1. 
- 2. 



For M/s. Shreenath Realtors

Partner.



वसई क्र. २
दस्ता क्र. 14036/2022
05/22

Date:- 06/09/22

RECEIPT

RECEIVED of and from the within named Purchaser **M/s. SHREENATH REALTORS**, Virar. (West), District - Palghar a sum of **Rs.4,00,00,000/- (Rupees Four Crores only) (inclusive of TDS)** as stated below being Part payment in respect of all that piece and parcel of lands admeasuring 9270.00 sq.mtrs. of thereabouts out of land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar together with the right to avail, utilise, construct and consume FSI area admeasuring 8240.29 sq.mtrs equivalent to 88698.48 sq.ft. built-up area (excluding Fire Staircases, podium/s, Ducts, terraces, Otas, surrounding open space, amenity areas in said buildings, clubhouse, Society Office/s, Meter Room/s, Refugee areas, Stilts, lifts, staircases, Chajjas, Architectural projections, elevations projections, fitness center/s, entrance lobbies corridors) in Wings 'A, B, C, D, E & F' of Building No. 3, in Sector No. 1 lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar, within the area of Sub-Registrar VASAI and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION sold, transferred & assigned by Vendors unto the Purchasers **M/s. SHREENATH REALTORS** vide Agreement for Sale dtd. 06/09/2022.

Payment Details as follows:-

Sr. No.	Date	Cheque No.	Gross Amount	Tds @ 1% of Agreement Value	Net Amount	Drawee's Name
1.	07/09/2022	493898	Rs.2,80,00,000/-	Rs. 7,70,000/-	Rs.2,72,30,000/-	M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited.
2.	07/09/2022	493899	Rs.1,20,00,000/-	Rs.3,30,000/-	Rs.1,16,70,000/-	M/s. Sai Rydam Realtors Private Limited
Total:-			Rs.4,00,00,000/-	Rs.11,00,000/-	Rs. 3,89,00,000/-	

(Rupees Four Crores only)

The receipt of which we the Vendors do hereby acknowledges & confirm.

All Cheques are drawn from Axis Bank Limited, Virar West Branch.

Place:-
Date:-

We say Received
Rs. 4,00,00,000/-
(Rupees Four Crores only)

1. **M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited**

Through its Authorised Signatory
Mr. Anil Ramchandra Gupta

2. **M/s. Sai Rydam Realtors Private Limited**

Through its Authorised Signatory
Mr. Anil Ramchandra Gupta

3. **Mr. Devendra Rajnikant Ladhani**

4. **Mr. Anil Ramchandra Gupta**

Witness:-

1.



1172



वसई क्र. २
दस्ता क्र. १५०३८/२०२२
२०/१२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गोखिबरे (१४४०१६)

तालुका :- वसई

जिल्हा :- पालघर

क्षेत्र, एकक व आकारणी	खाते क्र.	मोवटादाराचे नाव	क्षेत्र	आकार	पो.सं.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर. चौ.मी	७१	[मुलचंद्र श्यामजी फेडा] [किशोर श्यामजी फेडा] [महेंद्र गांगुजी फेडा] [विठ्ठल गांगुजी फेडा] सागाईक क्षेत्र				(५१४४) (५१४४) (५१४४) (५१४४)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार नाही.
अकृषिक क्षेत्र विन शेती ६४.७०.००							
विन शेती ६४७.००							
आकारणी	२०१७	मे.रदमी अगोया डेव्हलपर्स हाऊसिंग अॅण्ड इस्टेट रियलटर्स प्रा.लि.	६४.७०.००	६४७.००		(५१४४)	शेवटचा फेरफार क्रमांक : ५१४४ व दिनांक : २५/०८/२०२१
जुने फेरफार क्र (००६) (१३६८) (२१५६) (२७३१) (२८५३) (३९७८) (४४३३) (४५४५) (५०६१)							सीमा आणि भुसापन चिन्हे



हा ७/१२ अभिलेख (दि. २५/०८/२०२१) १६:१९ (१४ रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिफर्याची आवश्यकता नाही. पृष्ठ क्र. १/२

सूचना: ऑनलाइन अडवणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ५१४४ मंजूर आहे. तसेच गा. न. नं. १२ मध्ये विक्रांती माहिती वेबसाइट अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर नेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १३:०४:०३ PM. वेबसाइट मर्यादांची सादी <https://digitalsatbari.mahabharati.gov.in/dsrl/> या संकेतस्थळावर जाऊन 3608100001180343 हा क्रमांक वापरावा

For M/s. Shreenath Realtors
[Signature]
Partner.

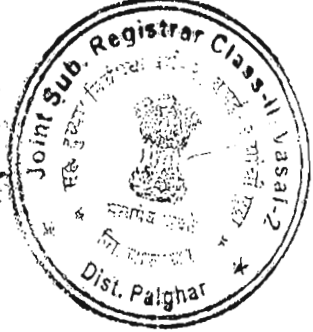
[Signature]

वसई क्र. २
 दास्त. क्र. १५०३ / २०२२
 ३८/१२
 गाव - गोविंदपूर (४४०१६)

गाव नमुना बारा (पिकाची नोंदवही)
 [महाराष्ट्र जमीन महजूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]
 भा.सु.क्र. - गवई
 जिल्हा - महाराष्ट्र
 भूमापन क्रमांक व उपविभाग २७५/२

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध गसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र									
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्षे	हंगाम	खाते क्रमांक			पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						आर.पो.नी	आर.पो.नी		आर.पो.नी	आर.पो.नी		आर.पो.नी		
२०१८-१९	संपूर्ण वर्ष											बिनशेती	६४.७०००	
२०१९-२०	संपूर्ण वर्ष											बिनशेती	६४.७०००	

टीप : '४' - मिश्रगाचा संकेत क्रमांक, '५' - जल सिंचित, '६' - अजल सिंचित



१४/१२ अहिलेख दि. २५/०८/२०२२ (८५,१६,९९ एम.रोची) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर लोपस्थिती सही-दिग्घट्ट्याची आवश्यकता नाही.
 सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कमील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने १४/१२ अहिलेख अद्ययावत नाही. गावर फेरफार नोंद क्र. ५९४४ मंजूर अहो.संशेष गा. न. न. १२ मध्ये पिकाची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा उपलब्ध १४/१२ वर टंकित आलेला नाही याची कृपया नोंद घ्यावी.
 १४/१२ डाउनलोड दि. : २०/०८/२०२२, १३:०४:२३ PM. वैभवा पडतालणीसाठी <https://digitalsubregistrar.gov.in/dsr/> या संकेत स्थळावर जाऊन ३६०८१०००११८०३४३ या क्रमांक वापरावा

पृष्ठ क्र. २/२

For M/s. Shreenath Realtors
[Signature]
 Partner.

[Signature]

वसई क्र. २.

१५०३८/२०२१

७६६२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गोखिवरे (१४४०१६)

तालुका :- वसई

जिल्हा :- पालघर

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	१२८	[अमरचंद्र रामजी गाढा]				(५१४७)	कुळाचे नाव व खंड
अक्षिक क्षेत्र		[दुंगरजी रामजी गाढा]				(५१४७)	इतर अधिकार
बिन शेती ८८.००.००		[विपीन अमरचंद्र गाढा]				(५१४७)	इतर
बिन शेती ८८०.००		[अचील दुंगरजी गाढा]				(५१४७)	जिल्हाअधिकारी ठाणे यांचे कडील (२४०४)
आकारणी		[गणेश दुंगरजी गाढा]				(५१४७)	विक्री परवानगीतील शर्तीस पात्र. (२४०४)
		— सामाईक क्षेत्र —	०	०			
	२०१७	मे. रमजी अमेया डेव्हलपर्स हाऊसिंग अॅण्ड इस्टेट रियलटर्स प्रा.लि.	८८.००.००	८८०.००		(५१४७)	प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ५१४७ व दिनांक : २५/०८/२०२१
जुने फेरफार क्र. : (१०७०) (१११९) (११९९) (१३६८) (१६२८) (१६८३) (१६८६) (१८००) (२४०४) (२८५३) (३९७८) (४४३३) (४५४५) (५०३३)							सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख दि. २५/०८/२०२१:०६:०४:१९ PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना- तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ५१४७ मजूर आहे. तसेच गा. न.

नं. १२ मध्ये पिकाची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ यर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १२:५६:२७ PM. वैधता पडताळणीसाठी <https://digitalisabara.maharashtra.gov.in/dsh/> या संकेत स्थळावर जाऊन 3608100001180398 हा क्रमांक

वापरावा

For M/s. Shreenath Realtors

[Signature]
Partner.

[Signature]

पृष्ठ क्र. २
दस्त क्र. १५०३८/२०२२
४०/६२

गाव नमुना बारा (पिकांची नोंदवही)
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]
तालुका :- वसई जिल्हा :- पालघर
भुमापन क्रमांक व नुपविभाग २७६/९

			पिकाखालील शेताचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल संचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र									
			पट्टक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाते क्रमांक	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
						आर.पी.सी	आर.पी.सी		आर.पी.सी	आर.पी.सी			आर.पी.सी		
२०१८-१९	संपूर्ण वर्ष											बिनशेती	८८.००००		
२०१९-२०	संपूर्ण वर्ष											बिनशेती	८८.००००		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



ख ७/१२ अभिलेख दि. २५/०८/२०२२ १०:०६:०७:१९ PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे रयावर कोणत्याही सही-सिबक्याची आवश्यकता नाही.
सूचना: तांत्रिक अडथळी खालर तालाठी यांचे फडोले डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नही. यावर फेरफार नोंद क्र. ५१७७ मंजूर आहे. यशोम गा. न.
ने १२ मध्ये पिकांची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप यशोवतना बदल या ७/१२ घर घेण्यात आलेला नाही योचो कृपया नोंद घ्यावी.
७/१२ डाउनलोड दि.: २०/०८/२०२२ : १२:५६:२७ PM. वेबसाईट पसताळणीसाठी <https://digitalsatbara.mahathum.gov.in/> या संकेत रथळावर जाऊन 360810008113038 हे क्रमांक
बघरावा

पृष्ठ क्र. २/२

For M/s. Shreenath Realtors

(Signature)
Partner.

(Signature)

वसई क्र. २
दस्ता क्र. ५५०३८/२०२२
२९/१२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्धा (संघार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- गोखिवरे (१४४०१६)

तालुका :- वसई

जिल्हा :- पालघर

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटाराधाचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१२८	[अमरचंद्र रामजी गाळा]				(५१४७)	कुळाचे नाव व खंड
		[दुंगरजी रामजी गाळा]				(५१४७)	
अक्षिण क्षेत्र		[विपीन अमरचंद्र गाळा]				(५१४७)	इतर अधिकार
विन शेती : २७.८०.००		[अनील दुंगरजी गाळा]				(५१४७)	इतर
		[गणेश दुंगरजी गाळा]				(५१४७)	जिल्हाअधिकारी ठाणे यांचे कडील (२४०५)
विन शेती : २७८.००		-----सामाईक क्षेत्र-----	०	०			विक्री परवानगीतील शर्तीस पात्र. (२४०५)
आकारणी	२०१७	मे.रमणी अमेया डेव्हलपर्स हाऊसिंग अॅण्ड इस्टेट रियलटर्स प्रा.लि.	२७.८०.००	२७८.००		(५१४७)	प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ५१४७ व दिनांक : २६/०८/२०२१
जुने फेरफार क्र. : (१२०२) (१३६८) (१८८८) (२४०५) (२८५३) (३१७८) (४४३३) (४५४५) (५०३३)							सौम्या आणि गुमापन चिन्हे



महाराष्ट्र शासन (महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्धा) विहित रचना प्रकल्प अंतर्गत तयार केलेले अंतर्गतपत्रे तयार कोणत्याही नवी-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

दुपना. तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ५१४७ मंजूर आहे. तसेच गा. न. नं. १२ गाये विक्रमी मालिती देखील अद्ययावत झाली आहे नद्यापि अद्याप याबाबतचा बदल वा ७/१२ बंद घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १२:५६:५९ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahabh.gov.in/dsh/> या संकेत स्थळावर जाऊन 3608100001180451 हा क्रमांक वापरावा.

For M/s. Shreenath Realtors

[Signature]
Partner.

[Signature]

दस्तावेज क्र. १५०३८
 २०२१

गाव नमुना बारा (पिकांची नोंदवही)
 [महाराष्ट्र जमीन महसूल अधिकाऱ्यांचे अभिलेख आणि नोंदवही तयार करणे व सुविधीत ठेवणे] नियम १९७१ यादील नियम २१]
 गाव :- गोखिवरे (१४४०१९) तालुका :- वसई जिल्हा :- पालघर
 नुमापन क्रमांक व उपविभाग २७६/२

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील									लगवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
			निश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.पी.सी	आर.पी.सी		आर.पी.सी	आर.पी.सी		आर.पी.सी		
२०१८-१९	संपूर्ण वर्ष											बिनशेती	२७.८०००		
२०१९-२०	संपूर्ण वर्ष											बिनशेती	२७.८०००		

टीप : *४ - निश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



३१/७/१२ अभिलेख दि. २६/०८/२०२१ ११:५५:५४ AM रोजी डिजिटल स्वाक्षरीस केल्या उपलब्धतामुळे त्यावर कोणत्याही शर्ती-शिकण्याची आवश्यकता नाही.
 सूचना: तांत्रिक अडचणी जावर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रकिया प्रलंबित असल्याने ३१/७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ५१४७ मंजूर आहे. तसेच गा. न. नं. १२ मध्ये पिकाची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ३१/७/१२ वर पेश्यात आलेला नाही याची कृपया नोंद घ्यावी.
 ४/१२ डाउनलोड दि. : २०/०८/२०२२ १२:५६:५९ PM. वेबसाईट पडताळणीसाठी <https://dgmsaibhara.mahabharn.gov.in/dsar/> या संकेत स्थळावर जाऊन 3608100001180451 हा क्रमांक तपासावा

पृष्ठ क्र. २/२



For M/s. Shreenath Realtors

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Partner.

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वसई क्र. २
 १५०३८/२०२२
 ०३/१२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गौखिदरे (१४४०१६)

तालुका :- वसई

जिल्हा :- पालघर

क्षेत्र, एकक व आकारणी	खाते क्र.	भांगवटादाराचे नाव	क्षेत्र	आकार	पो.स.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
भुमापन क्रमांक व उपविभाग गुधारणा पद्धती	२७६/३ भोगवटादार वर्ग - १	शेताचे स्थानिक नाव :					
क्षेत्राचे एकक आर.घौ.मी	१२८	[अमरचंद्र रामजी गाळा] [दुंगरजी रामजी गाळा] [विधीन अमरचंद्र गाळा] [अदील दुंगरजी गाळा] [गणेशा दुंगरजी गाळा]				(५१४७) (५१४७) (५१४७) (५१४७) (५१४७)	कुळाचे नाव व खंड इतर अधिकार इतर जिल्हाधिकारी ठाणे यांचे कडील (२४०६) विक्री परवानगीतील शर्तीस पात्र. (२४०६)
अकृषिक क्षेत्र							
बिन शेती	२७८००.००						
बिन शेती	२७८.००						
आकारणी							
	२०१७	मे. रमजी अयेयां डेव्हलपर्स हाऊसिंग अॅण्ड इस्टेट रियलटर्स प्रा.लि.	२७.८०.००	२७८.००		(५१४७)	प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ५१४७ व दिनांक : २५/०८/२०२१
जुने फेरफार क्र. : (४७९) (९९८) (१३६८) (२१२३) (२४०६) (२८५३) (३१७८) (४४३३) (४५४५) (५०३३)							सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि. २५/०८/२०२१:०६:१४:४५ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रतिलिपि असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ५१४७ मंजूर आहे. तसेच गा. न.

नं. १२ मध्ये पिकांची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १३:०४:२७ PM. वैधता पडताळणीसाठी <https://digitalabara.nshahra.m.gov.in/dsr/> या संकेतस्थळावर जाऊन 3608100001180401 हा क्रमांक वापरावा

For M/s. Shreenath Realtors

[Signature]
 Partner.

[Signature]

[Signature]

वसई क्र. २
 वसई क्र. १५०३ (२०२२)
 ००१२

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकाऱ्यांचे अखिलेख आणि नोंदवहा (लघार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- गोखिबरे (१४४७१६)

तालुका :- वसई

जिल्हा :- पालघर

भुमापन क्रमांक व उपाटिभाग २७६/३

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		विश्व पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र									
		पट्टक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	हंगाम	खाते क्रमांक			पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						अर.मो.मी	अर.मो.मी		अर.मो.मी	अर.मो.मी		अर.मो.मी		
२०१८-१९	संपूर्ण वर्ष											बिनशेती	२७.८०००	
२०१९-२०	संपूर्ण वर्ष											बिनशेती	२७.८०००	

टीप : '४' - मिश्रणाचा संकेत क्रमांक, '५' - जल सिंचित, '६' - अजल सिंचित



हा १९/१२ अखिलेख दि. २५/०८/२०२२:०६:१४:३५ एम गोजी डिजिटल स्वाक्षरीत कोला अस्त्यामुळे लागू कोणत्याही सारी-शिगब्याची आवश्यकता नाही.

सूचना: तांत्रिक अडथळां खातर घरा-३० यांचे काहील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित अस्त्यामुळे हा ७/१२ अखिलेख अस्त्यामुळे नाही. यावर फेरफार नोट क्र. ५९४७ मंजूर आहे. तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अस्त्यामुळे झाली आहे तथापि अद्याप सत्यापन व दस्त ११/१२ वर शिथिल अस्त्यामुळे नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १३:०४:२७ PM वेधता पडताळणीसाठी: <https://digital.saltora.mahatsum.gov.in/ohr/> या संकेत स्थळावर जाऊन 3608108001180481 हा क्रमांक वापरता

पृष्ठ क्र. २/२



For M/s. Shreenath Realtors

[Signature]
 Partner.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ या अन्वये]

गाव :- गोखिवरे (१४४०१६)

तालुका :- वसई

जिल्हा :- पालघर

वसई क्र. २

दस्ता क्र. १५०३८/२०२२

१५१२

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.घौ.मी	१८२५	मे. साई रिदम रियल्टर्स प्रा. लि.तर्फे डायरेक्टर देवेंद्र रजनीकांत लघानी	८३.५०.००	८३५.००		(४४०३)	कुळाचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
विन शेती	८३.५०.००						अकृषिक वापर - रहियास (गावठाणाबाहेरील) १५ % आर जी. ४९९९.८१ चौमी. (४३७९) ५ % सी एफ सी १६६६.६० चौमी. (४३७९) एक्झिस्टिंग रोड - ६१४.४५ चौमी. (४३७९) एच एस रिझर्वेशन - ८३८.९२ चौमी (४३७९) एम अॅण्ड एम सी रिझर्वेशन १०४४.७७ चौमी (४३७९)) एल डब्ल्यू सी रिझर्वेशन -२०९१२.८२ चौमी (४३७९)) जी रिझर्वेशन -२१६३.८० चौमी (४३७९) डी एफ सी सी ११३७९.९३ चौमी. (४३७९) डी पी रोड १५४६५.५६ चौमी. (४३७९) नाला रिझर्वेशन -८०८६.०७ चौमी (४३७९) पी जी रिझर्वेशन -८२०९.९४ चौमी (४३७९)
विन शेती	८३५.००						प्रलंबित फेरफार : नाही.
आकारणी							शेवटचा फेरफार क्रमांक : ४८२० व दिनांक : २८/०९/२०२०
जुने फेरफार क्र : (१२५९) (१३६८) (२१२८) (२६१५) (२८५३) (२८६५) (२८७२) (३१२३) (४३७९) (४४०३) (४४६६) (४५४५) (४७७७) (४८००)							सीमा आणि मर्यादा चिन्ने:



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. २८/०९/२०२०-०२-२४-०२ एम रोजी) व गा.न.नं.१२ (दि. ०६/१२/२०१९-०६-३९-०२ एम रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर

पृष्ठ क्र. १/२

कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ४७७४.४८२० मंजूर आहे. तसेच गा. न. नं. १२ मध्ये पिकांची भाडिती देखील अद्ययावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २०/०८/२०२२ : १३:०४:४२ एम. वेपला परताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/ds/> या संकेत स्थळावर जाऊन 3608100001128294 हा क्रमांक

For M/s. Shroenath Realtors

Shroenath
Partner.

Shroenath

वसई क्र. २
दस्त क्र. १५०३८/२०२१
गाव :- गोंधिवरे (१४४०१६)

गाव नमुना बारा (पिकांची नोंदवही)

अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९.]

तालुका :- वसई

जिल्हा :- पालघर

भुमापन क्रमांक व उपविभाग २७६/४

वर्ष	हंगम	खाते क्रमांक	पिकाखालील क्षेत्राचा उपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
			मिश्र पिकाखालील क्षेत्र			निर्मूल पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
						अर.मी.मी	अर.मी.मी			अर.मी.मी	अर.मी.मी		अर.मी.मी		
२०१७-१८	संपूर्ण वर्ष											बिनशेती	८३.५०००		
२०१८-१९	संपूर्ण वर्ष											बिनशेती	८३.५०००		
२०१९-२०	संपूर्ण वर्ष											बिनशेती	८३.५०००		

टीप : *४ - मिश्रपिकांचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. २८/०१/२०२०:०२:२४:०२ PM रोजी) व गा.न.नं. १२ (दि. ०६/१२/२०१९:०६:३९:०२ PM रोजी) डिजिटल स्वाक्षरीत कोला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.
सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यावत नाही. यावर फेरफार नोंद क्र. ४२७४,४८२० मंजूर आहे. तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अद्यावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर पोष्यात आलेला नाही यांची कृपया नोंद घ्यावी
७/१२ डाउनलोड दि. : २०/०८/२०२२ : १३:०४:४२ PM. वेबसाईट पडताळणीसाठी <https://ctg:alsatbaran.nhobhurn.gov.in/dsr/> या संकेत स्थळावर जाऊन 3608100001128294 हा क्रमांक तपासावा

पृष्ठ क्र. २/२

Digitally signed

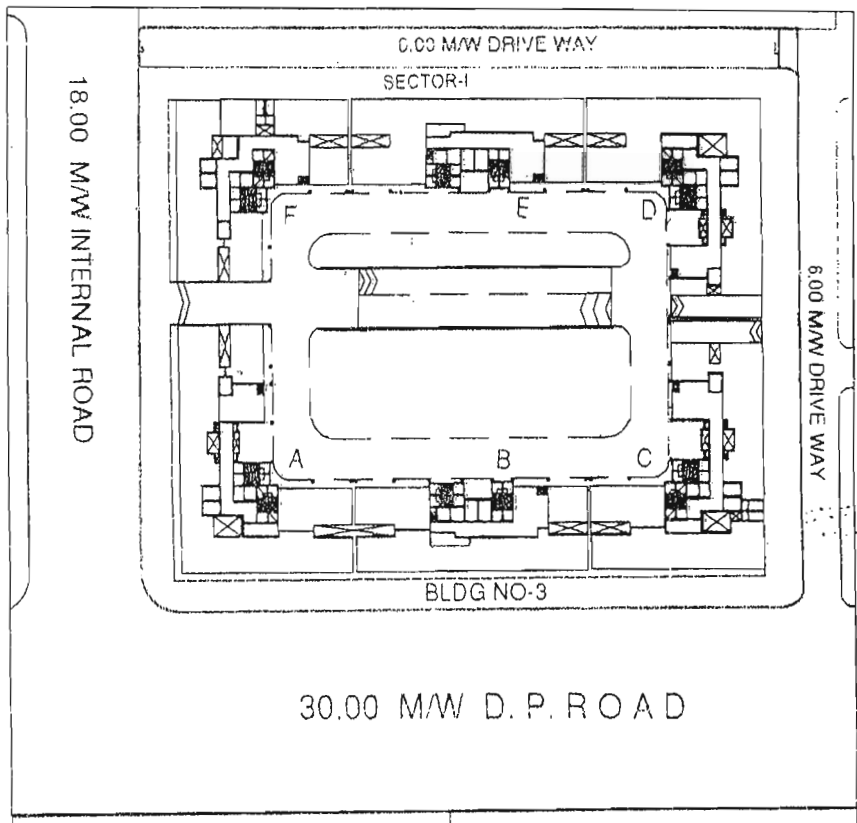
For M/s. Shreenath Realtors

Shreenath
Partner.

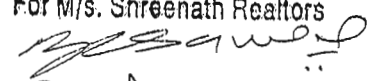
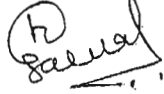


वसई क्र. २
 दात क्र. १५०३८/२०२२
 २०/१२

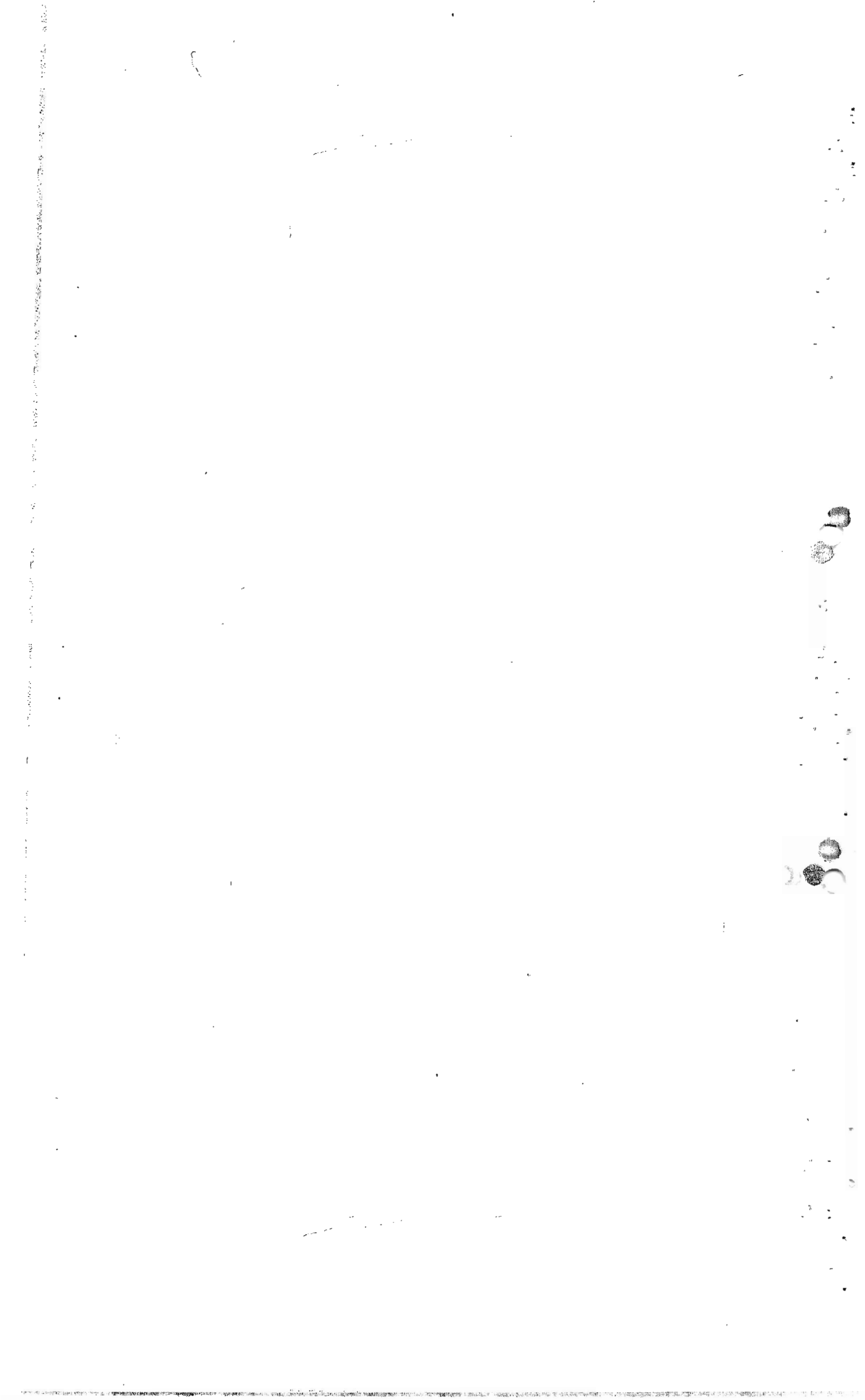
PLAN SHOWING SEC I BLDG.NO.3 WING A TO F SITUATED IN
 "YASHWANT SMART CITY" ON S.NO.275/1&2, S.NO.276/1,2,3&4
 VILLAGE-GOKHIWARE, TALUKA-VASAI, DIST-PALGHAR
 LAND COVERAGE AREA - 9270.00 SQ.M.

ADJ. S.NO.275/1PT. & S.NO.276/1PT.



ADJ. S.NO.276/1PT. & 3PT

PURCHASER'S SIGNATURE	NORTH	VENDOR'S SIGNATURE
For M/s. Shreenath Realtors   Partner.	 SCALE 1:1000	



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र. २
दस्त क्र. १५०३८/२०२२
२/१२

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जावक क्र. : व.वि.श.प्र.
दिनांक

VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23

Date: 29/06/2022
07

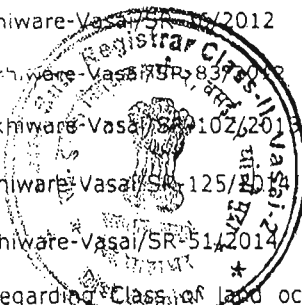
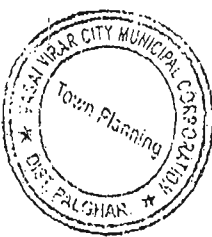
To,

1. Shri Devendra R. Ladhani (P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.

2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: Revised Development Permission for the proposed Residential with Shopline Building No.3, Wing A to F in Sector-I on S.No.275, H.No.1&2, S.No.276, H.No.1,2,3,4 out of larger layout on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S. No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1,2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/3,4,5,6,7, 8/1, 9,10, S.No.83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.2&3, S.No. 278, H.No.1,2,3,4 S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5 Amalgamation with S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, VIII: Gokhiware, Tal: Vasai, Dist: Palghar.

- Ref: 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-837/2012 dt.31/05/2012.
5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.22/02/2013.
6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-125/2014 dt.05/04/2014.
7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2015 dt.20/03/2015.
8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.



वसई क्र. ३
दस्त क्र. १५०३८/२०२२
२१/१२

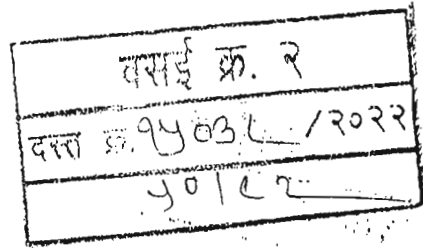
VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23

Date: 29/06/2022

- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 34) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 35) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 36) N.A. Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.
- 37) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630,



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.

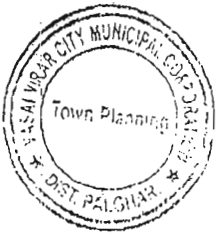


दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०९
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक

VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 Date: 23/06/2022
MH006501802, MH006501923, MH006504823, MH006504948,
dt.20/09/2019.

- 38) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
- 39) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
- 40) Receipt No. MH006254101, MH006254219, dt.15/09/2021.
- 41) Certificate u/s 42B of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/NAP/KAVI/5405/SR-687/2021dt.20/09/2021.
- 42) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
- 43) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.
- 44) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
- 45) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
- 46) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/120/2015-16 dt.20/07/2015.
- 47) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/123/2018-19 dt.12/10/2018.
- 48) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20 dt.18/11/2019.
- 49) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/367/2019-20 dt.23/03/2020.
- 50) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dt.28/10/2020.
- 51) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dt.31/05/2021
- 52) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dt.12/08/2021.
- 53) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dt.13/10/2021.
- 54) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dt.03/01/2022.
- 55) Environment Clearance No. SEAC 2016/CR-366/TCI dt. 01/01/2017
- 56) NOC from MCZMA No. CRZ 2015/CR 244/ TC 4 dt. 02/11/2019.
- 57) Minutes of 143rd Meeting of the State Level Expert Appraisal Committee-II dt. 25th & 26th February 2021.
- 58) Environment Clearance No. SIA/MH/MIS/50545/2019 dt. 09/12/2021; (EC Identification No. - EC21B039MH165230).
- 59) Your Licensed Engineer letter dated .24/05/2022.



Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi,

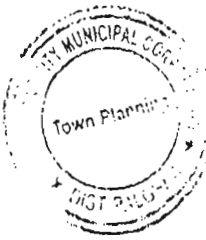
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VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 Date: 29/06/2022
 Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dolliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTPA Act 1966.

Revised Development Permission with amalgamation is hereby granted for the proposed Residential with Shopline building no.3, Wing A to F in Sector - I under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shri Devendra R. Ladhani (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-

Sr.No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A.Holder	: Shri Devendra R. Ladhani (P.A. Holder)
2	Location	: Gokhiware
3	Land Use (Predominant)	: Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	:
	(a) As per ownership document (7/12, CTS extract)	: 4,66,175.00
	(b) as per measurement sheet	:
	(c) as per site	:
5	Deductions for	:
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	: 70,997.71
	(b) Any D.P. Reservation area	: 1,11,931.84
	(Total a+b)	: 1,82,929.55
6	Balance area of plot (4-5)	: 2,83,245.45
7	Amenity Space (if applicable)	:
	(a)(Required)	: 15,224.75
	(b) Adjustment of 5(b), if any -	: 0.00
	(c) Balance Proposed -	: 15,224.75
8	Net Plot Area (6-7 (c))	: 2,80,497.94
9	Recreational Open space (if applicable)	:
	(a) Required -	: 30,274.10
	(b) Proposed	: 0.00
10	Internal Road area	: 0.00
11	Plotable area (if applicable)	: 0.00



वसई क्र. २
दस्त क्र. १५०३८ / २०२२
५२६२

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.

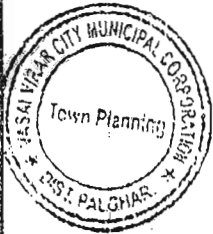


दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirar/corporation@yahoo.com

जावक क्र. : व.वि.सा.म.
दिनांक

VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 Date: 29/06/2022

12	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI)	2,78,213.32
13	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b) Proposed FSI on payment of premium.	17,262.92
14	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 5 (a)], if any	
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b) and /or (c)].	
	(c) TDR area	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	0.00
15	a) Permissible Additional FSI area under Chapter No. 7 [(4e*1.90)-(13b+14d)]	6,76,027.70
	b) Proposed Additional FSI area under Chapter No. 7	4,00,739.85
16	Total entitlement of FSI in the proposal	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	6,96,216.09
	(a1) existing BUA	1,19,759.32
	(a2) Balance FSI	5,41,951.97
	(b) Common area FSI upto 60% or 80% with payment of charges.	3,25,171.18
	(c1) Additional BUA	8,67,123.15
	(c) Total entitlement (a+b)	10,21,387.27
	(d) Approved BUA	6,84,356.97
	(e) Now Proposed BUA	3,36,894.45
	(f) Total Proposed BUA	10,21,251.42
17	LWC building no. 1	3,984.14
18	LWC building no. 2	4,012.39
19	LWC Welfare Center (Nursing Home)	2,687.43
20	Community Center Building no.2	1,073.39
21	High School building	17,467.03
22	CFC School building no.1	1,816.77
23	CFC School building no.2	705.03
24	Ancillary Building	5,546.69



Please find enclosed herewith the approved Residential with shopping building no.3, in Sector - I on S.No.275, H.No.1&2, S.No.276, H.No.1,2,277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23

Date: 29/06/2022

Predominant Building	Bldg No	Wings	No. of Floors	No. of Flats	No. of Shops/Off./Store/Hall	FSI Area
Sector-I						
Resi with shop	3	A	G+P1+ P2+P3 +29	227	14	10485.04
Resi with shop		B		145	11	7103.76
Resi with shop		C		227	9	10381.88
Residential		D		227	--	9721.81
Residential		E		145	--	7208.97
Resi with shop		F		174	7	8577.65
			Total	1145	41	53479.12

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. /TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 stands applicable to this approval of amended plans along with the following conditions:

1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

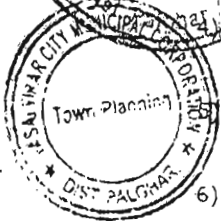
7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.

9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.

10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र. २
वसई क्र. १५०३८/२०२२
१५/१२

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. . व.वि.श.म.
दिनांक

VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23

Date: 29/06/2022

- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard If any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the same violation and the same may call for actions by Concerned Authority. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said order are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

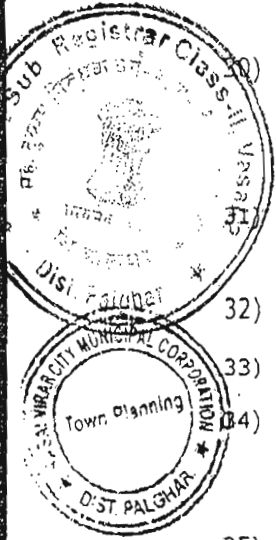


वसई क्र. २
दस्त क्र. १५०३ / २०२२
५५/१२२

VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23

Date: 29/06/2022

- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 33) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 34) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 35) Water recycling plant for said layout, if applicable.
- 36) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 38) You shall provide Grey You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 39) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 40) You shall handed over the area under reservations (40M, 30M, 20M) to VVCMC within the period of three months from the date of issue.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र. २
दस्ता क्र. १५०३८/२०२२
५६/६२

दुराध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०५
ई-मेल : vasavirarcorporation@yahoo.com

जाबक क्र. : व.वि.श.म.
दिनांक :

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/246/2022-23 Date: 29/06/2022
- 41) You shall developed balance reservation (Garden Site No.545, PS Site No.544, PG Site No.546, LWC Site No.542, H.S Site No.543)as per the affidavit submitted by you which is intended to be developed by you.
 - 42) You shall submit TILR measurement and Physical Survey sheet as per the tentative layout within Three months from the date of issue of tentative layout permission for land bearing S.No. S.No. S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2 Vill: Gokhiware, Tal: Vasai, Dist: Palghar.
 - 43) You shall submit Revised Environment Clearance from MoEF and Consent to establish from MPCB for additional area which also included the amalgamated parcel of the land bearing S.No. S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, Vill: Gokhiware, Tal: Vasai, Dist: Palghar without which no construction can be started, If this condition is violated the said order stands cancelled without giving the notice even under natural justice and opportunity of being heard.
 - 44) You shall obtain Revised Fire NOC from CFO within the period of one month from the date of issue.
 - 45) You shall obtain Revised Tree NOC for additional area within the period of one month from the date of issue.
 - 46) You shall submit 7/12 and 6/12 for S.No.62/1, 62/7, 62/2/1, 77/5, 81/8, 83/1, 84/6, 78/2B, 81/2, 69/1, 85/1/5, 85/1/6, 85/1/7, 273/3, 277/1, 279/2 and Register Power of attorney for S.No. 77/2, 78/2, 81/6, 83/1, 84/6, 89/1, 89/2, 89/4, 68/1, 77/6, 83/1, 84/6, 88/1A, 88/1B, 88/2A, 88/2B, 68/2, 68/3, 83/1, 84/6, 81/2, 278/4, 276/5, 81/10, 275/3, 277/1, 85/7, 81/1, 82/2, 82/4, 82/6, 82/3/2, 81/1, 82/6, 88/4, 279/2 within three months from date of issue.
 - 47) As per undertaking given by you vide undertaking dated. 23/06/2022 the result of the Economic Offences Wing (EOW) matters on land bearing S.No. 277, H. No.2 is binding on you. Vasai virar city Municipal corporation is not responsible for any of the matter as related to Economic Offences Wing (EOW) of Mumbai.
 - 48) You shall note that any breach of conditions as mention in this order will result in to cancellation of the permission without any notice.



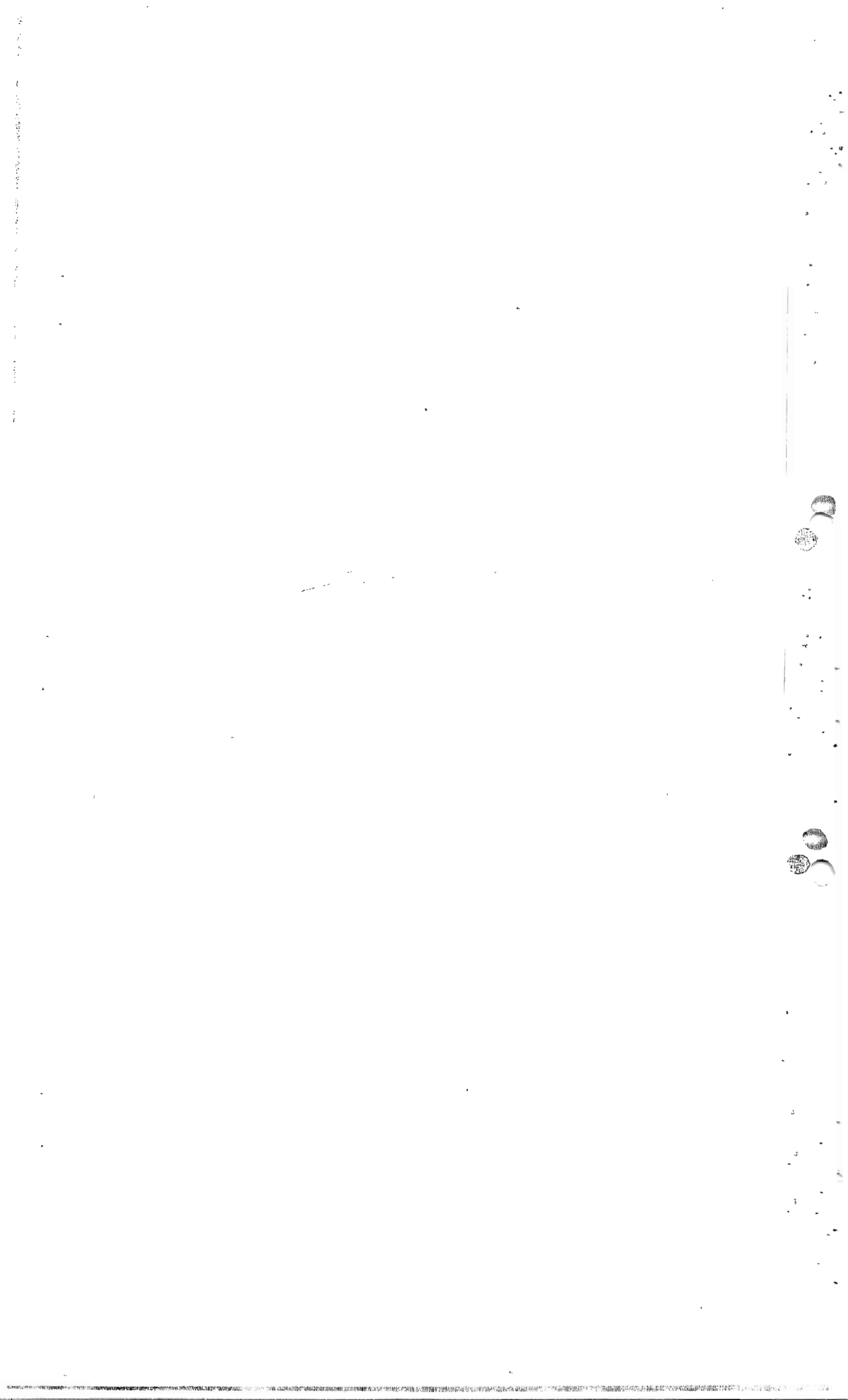
Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office





वर्ष क्र. २
दिनांक १५०३६ / २०२२
३०/०२



Sai Rydam Realtors Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 22.06.2022 AT 4 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT the Company, be and is hereby appointed Mr. Anil Ramchandra Gupta as an Authorised Representative of the Company to execute for and on behalf of the company all the documents and to make, sign, various applications for getting approvals, permissions, licenses, registrations from Central Government, State Government, Semi Government, Municipal Corporations, including Vasai Virar Municipal Corporation, and various Approving Authorities, Town planning Authorities and to appear before various authorities including Collectors, Commissioners, Registrars, Sub Registrars of assurance and to execute all the Forms, Documents, Deeds, Agreements, Undertakings, Understandings, Affidavits, Declarations, Bonds and Writings to be filed before the said Authorities or to do any other act, deeds and matters as may be necessary or required and to take all necessary and desired steps, actions, decisions & handle all the matters relating to the same as may be required from time to time.

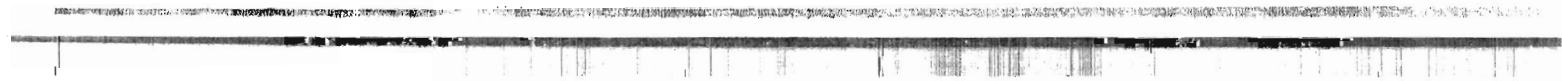
It is further Resolved that any one of the directors of the company be and is hereby authorized to sign and furnish the certified copy of the forgoing Resolution to the concerned.

CERTIFIED TRUE COPY
For Sai Rydam Realtors Pvt. Ltd.

NRG
DIRECTOR



Vertical text on the left margin, possibly bleed-through or a page number.





Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.

Add.: D1 / D2, Aakanksha Commercial Complex, Opp. Rainakar - HDFC Bank, Achale Road,
Nallasopara (East) Dist. Palghar - 401 209 Tel.: 0250 244 10 10 20 20 CIN No.: U45400MH2010PTC203490

रजि. क्र. २
१५०३८/२०२४
५८८२

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 24.08.2022 AT 4 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.


"RESOLVED THAT the Company, be and is hereby appointed Mr. Anil Gupta as an Authorised Representative of the Company to facilitate the details for the purpose of Land Developments, Sub Developments, Conveyances and Agreement for Sale for the various pieces and parcel of free hold non-agricultural or any pieces and parcel of lands situated at Village Gokhivare, Taluka-Vasai, District-Palghar, State-Maharashtra, and held in the name of the company and to sign and execute or cancellation for and behalf of the Company all Documents including Deeds, Conveyances, Agreements, Undertakings, Understandings, Affidavits, Declarations, Bonds and Writings required for registration before Registrar or any other forms to be filed and also make appearances as may be necessary or required before Central/State Governments, Semi Government, Municipal or Local Authorities, Registrar of Assurance, Stamp Authorities or any other concerned Authorities and to take such steps, actions, decisions necessary or required from time to time."

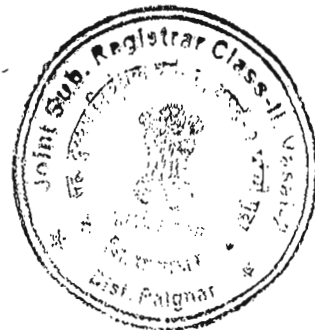
It is further Resolved that any one of the directors of the company be and is hereby authorized to sign and furnish the certified copy of the forgoing Resolution to the concerned.

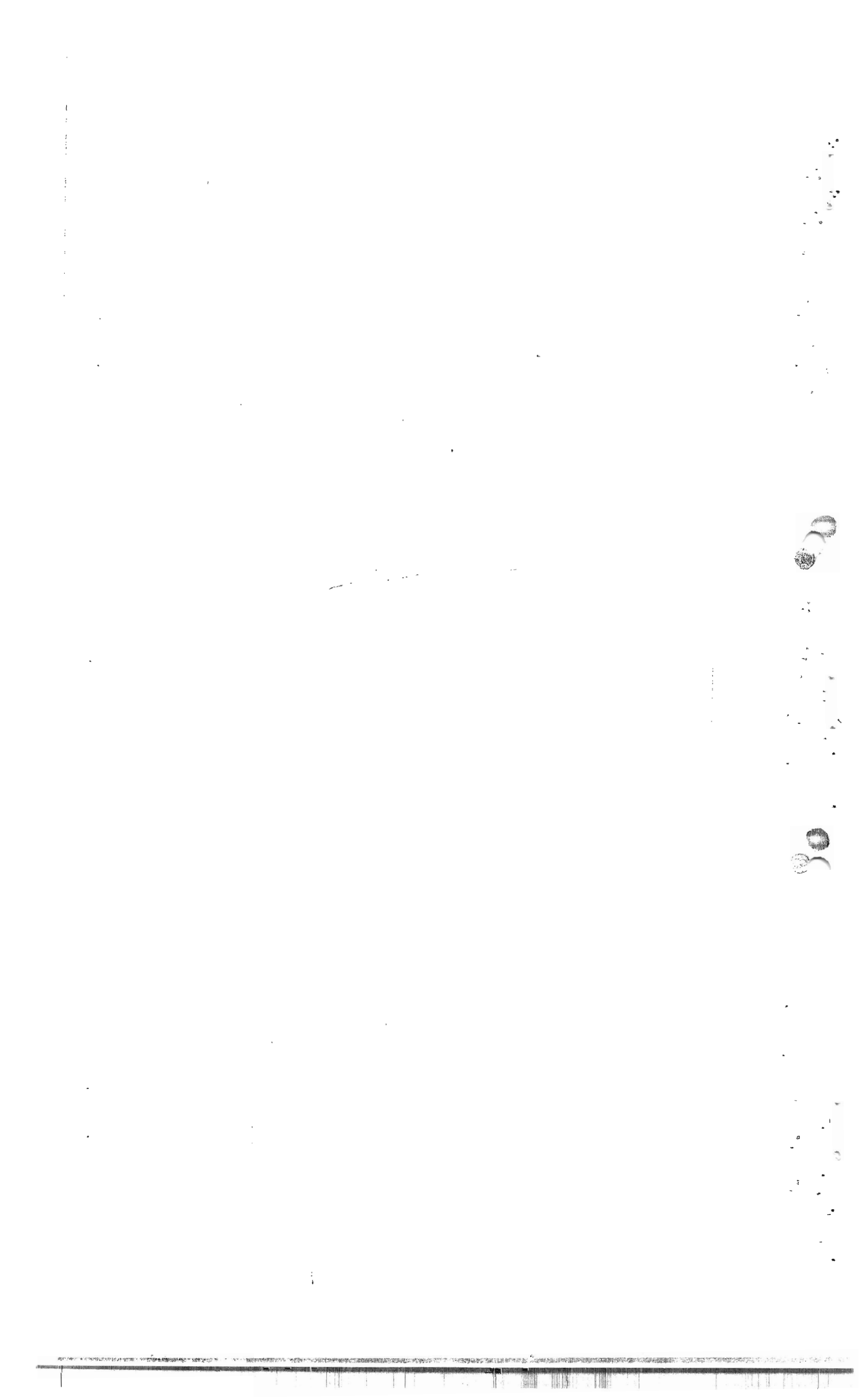
CERTIFIED TRUE COPY
For Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.

For Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd.

DIRECTOR


Director





वसई क्र. २

वसई क्र. १५०३८/२०२२

दस्तावेज क्र. 15314/2021

Regn:63m

27/12/2021

सूची क्र.2

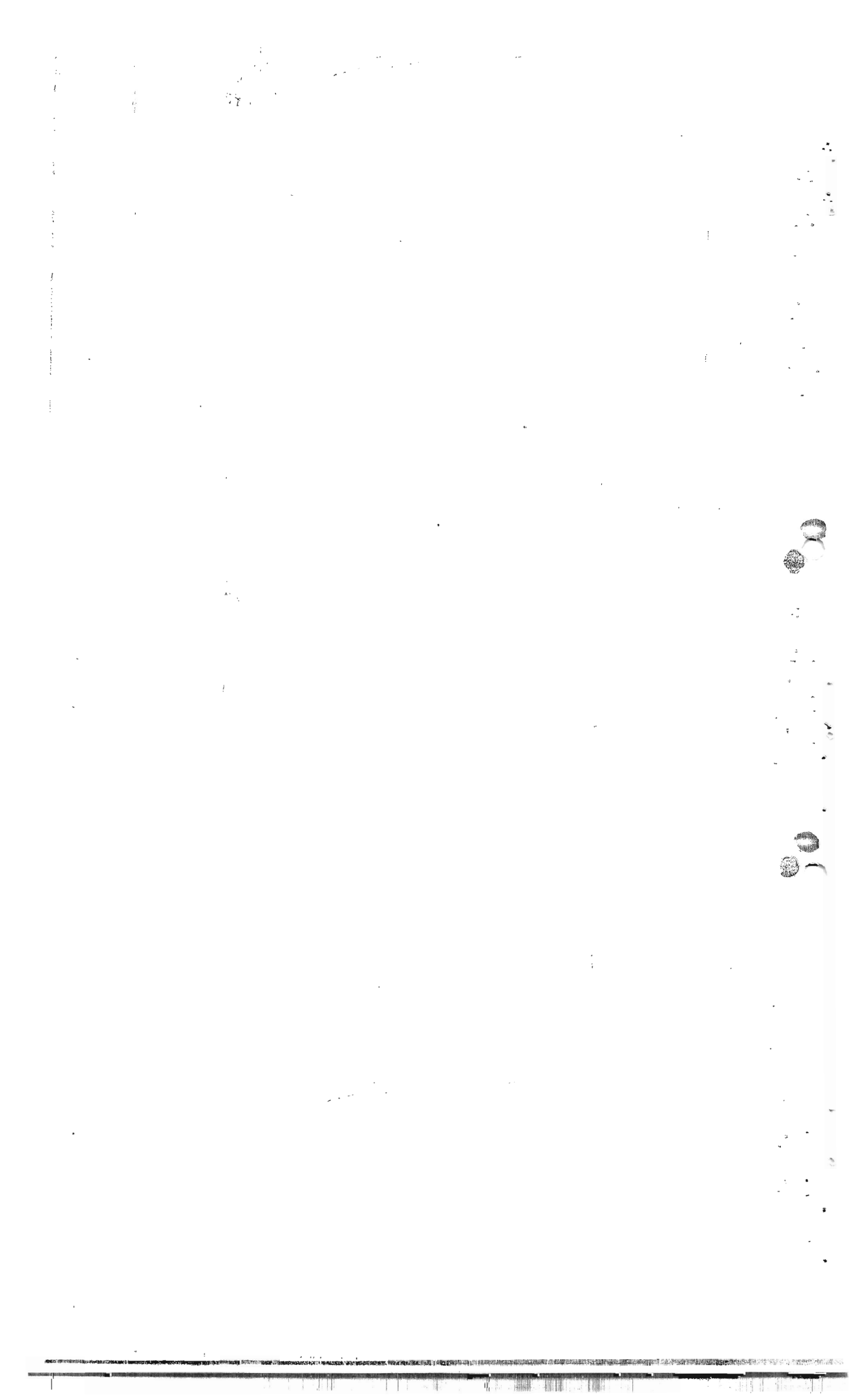
Ser	Default Date	ग्राहकाचे नाव : गोखिनरे	
02122	16/12/2021	(1) विक्रीसाठी रकम	४१२००००
		(2) सोयदना	24000000
02122	16/12/2021	(3) बाजारभात (भाडेपट्ट्याच्या वायवितपट्ट्यावर धावणी देतो की पट्ट्याचे नमुद करावे)	21907000
02122	16/12/2021	(4) भू-मापन, प्लॉट्टिन्ग व घटकमापन (असल्यास)	1) पालिकेस नाव: फलघर इतर घणेन, उतर भाद्रिनी गाव मोंडे गोखिनरे, प्लॉट नं- 275, हि. नं- 1 व 2, स नं- 276, हि. नं- 1, 2, व 4, पॅरी क्षेत्र 1676.47 चौ मी या क्षेत्रातील वापरण्यात येणारे (एच एस आय) क्षेत्र 16,722.41 चौ मी क्षेत्र (Survey Number : 275, 276 : HISSA NUMBER : 1 व 2, 1. 2 व 4 ;)
		(5) क्षेत्रफळ	1) 16722.41 चौ.मीटर
		(6) आवाणी किंवा जुडी देण्यात असेल तेव्हा	
		(7) रजिस्ट्रार कन्ट्रोल देणा-या/विहित देणा-या पदाधिका-यांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवारिचे नाव व पत्ता.	1): नाव:- मं. रमणी अमेया डेव्हलपर्स प्रोप्रीटरी लिमिटेड रिअल्टी टायर्स लिमिटेड तर्फे ऑथोरिटीज्ड सिव्हेटरी अनिल रामचंद्र गुप्ता तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/ECR9508H 2): नाव:- मं. सार्दे रिडिंग रिअल्टी टायर्स लिमिटेड तर्फे ऑथोरिटीज्ड सिव्हेटरी अनिल रामचंद्र गुप्ता - तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/ANCS5715Q 3): नाव:- देवेंद्र राजकीकर तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/3FPL5079C 4): नाव:- अनिल रामचंद्र गुप्ता तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/AFPPG2243
		(8) रजिस्ट्रार कन्ट्रोल देणा-या पदाधिका-यांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवारिचे नाव व पत्ता	1): नाव:- मं. रमणी अमेया डेव्हलपर्स प्रोप्रीटरी लिमिटेड तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/ECR9508H 2): नाव:- मं. सार्दे रिडिंग रिअल्टी टायर्स लिमिटेड तर्फे ऑथोरिटीज्ड सिव्हेटरी अनिल रामचंद्र गुप्ता - तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/ANCS5715Q 3): नाव:- देवेंद्र राजकीकर तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/3FPL5079C 4): नाव:- अनिल रामचंद्र गुप्ता तर्फे कु.मु. भावेश हेमंत मानकर बय:-33; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: आकांशा कर्मशियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नागामोपारा गु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-A/AFPPG2243
		(9) दस्तावेज बंधन दिव्याचा दिनांक	16/12/2021
		(10) दस्तावेज किंवा दिव्याचा दिनांक	27/12/2021
		(11) अनुसूची क्र. 1 व 2	15314/2021
		(12) बाजारभात बांधणी मुद्रांक शुल्क	14400000
		(13) बाजारभात बांधणी नोंदणी शुल्क	30000
		(14) भोग	

मुल्यांकनासाठी दिवाणाराग घेतलेला नपशीकः

मुद्रांक शुल्क आकारनाचा नियमः

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





वसई क्र. २

दस्त क्र. १५०३८/२०२२

रूची क्र. २

निबंधक सं. व. नि. वसई ६०१२

क्रमांक : 6278/2022

Payment

27/04/2022

Reg: 63m

sr.	Purc
1	Shi Re
2	
3	St Rt

(SD:St

दिवाणाचे नाव : गोखिबरो

(1) विलंबाचा प्रकार करारनामा

(2) मोबदला 2460000.00

(3) बाजारभाव (भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2234100.00

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अवस्थाम)

1) पोलिकेचे नाम पालभर इतर वर्णन : इतर माहिती : इतर भाषिती : गाव मोजे गोखिबरो, म नं- 276, डि नं- 1, 2 व 3, क्षेत्र 1357/29 ची मी. या जमिनीवरील विल्डींग नं- 3 विंग एफ, जी व एच, सेक्टर नं- 1, एफ गा. अथ क्षेत्र 17,054.13 चौ.मी हि मिळकत (Survey Number : 276, HISSA NUMBER : 1, 2 व 3 :)

(5) क्षेत्रफळ

1) 17054.13 चौ. मीटर

(6) आकारणी किंवा जुबी देण्यात असेल ते हा.

(7) दस्तऐवज करून घेणा-या/विहून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालया वा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे ऑफिसर ईज्ज सेवेद्वारे अनिल रामचंद्र गुप्ता, तुळू कु मु तुकुल रघुनाथ सुरार - बय: 29; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव आकाशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नासातोपारा पु. महाराष्ट्र, ठाणे. पिन कोड: 401209 पिन नं: AA\ECR8508H
- 2) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे अनिल रामचंद्र गुप्ता तर्फे कु मु तुकुल रघुनाथ सुरार - बय: 29; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव आकाशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नासातोपारा पु. महाराष्ट्र, ठाणे. पिन कोड: 401209 पिन नं: AA\ICSS715Q
- 3) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे अनिल रामचंद्र गुप्ता तर्फे कु मु तुकुल रघुनाथ सुरार - बय: 29; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव आकाशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नासातोपारा पु. महाराष्ट्र, ठाणे. पिन कोड: 401209 पिन नं: AA\ICSS715Q
- 4) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे अनिल रामचंद्र गुप्ता तर्फे कु मु तुकुल रघुनाथ सुरार - बय: 29; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव आकाशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: डी-2/1 व 2, रोड नं: आचोळे रोड, नासातोपारा पु. महाराष्ट्र, ठाणे. पिन कोड: 401209 पिन नं: A\FFPG2243D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- 1) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे अनिल रामचंद्र गुप्ता तर्फे कु मु तुकुल रघुनाथ सुरार - बय: 46; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव इंदुबायन हार्ट्स विल्डींग, ब्लॉक नं: ए/001, रोड नं: न्यू विया कॉलेज रोड, बोझीज विहार पु. महाराष्ट्र, ठाणे. पिन कोड: 401303 पिन नं: AEOF\S3271H
- 2) नाव : रमणी अमेया बेन्सलपत्त हासिंग आणि इस्टेट रिअल्टर्स प्राय. लिमिटेड तर्फे अनिल रामचंद्र गुप्ता तर्फे कु मु तुकुल रघुनाथ सुरार - बय: 42; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव इंदुबायन हार्ट्स विल्डींग, ब्लॉक नं: ए/001, रोड नं: न्यू विया कॉलेज रोड, बोझीज विहार पु. महाराष्ट्र, ठाणे. पिन कोड: 401303 पिन नं: AEOF\S3271H

(9) दस्तऐवज करून दिल्याचा दिनांक 30/03/2022

(10) वस्त नोंदणी केल्याचा दिनांक 26/04/2022

(11) अनुक्रमांक, खंड व पृष्ठ 6278/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 14*60000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

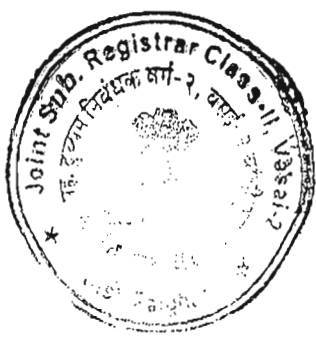
(14) शेरा

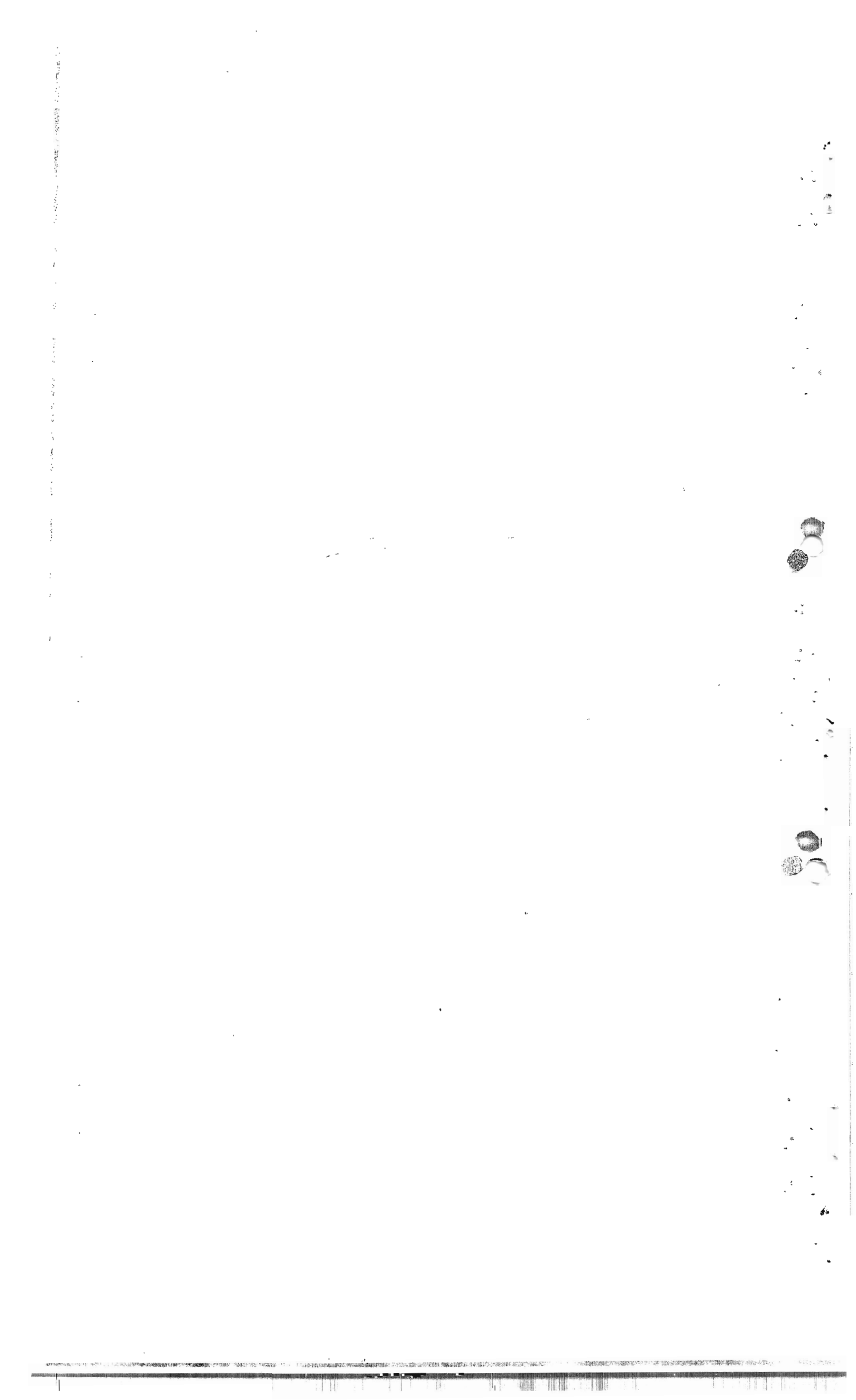
मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारात आढळलेली कारणाचा तपशील दस्तप्रकारात नमुद आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक :-

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





02/05/2022

सूची क्र.2

दुय्यम निबंधाः सुरु.नि.बर्स 5

वसई क्र. २

रस्त क्रमांक: 8712/2022

नोबणी:

Regn:63m

सूची क्र. १५०३८/२०२२
९१०२

गावाचे नाव : गोखिवरे

(1) विनेखाचा प्रकार	कारनामा
(2) मोबदला	185300000
(3) बाजारभाव(भाडेपट्ट्याच्या यावतितपट्ट्यावर आकारणी देतो की पट्टेदार ते नमुद करावे)	150156000
(4) भू-मापन, पोटहिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गाव:गोखिवरे,रा.नं.-276,हि.नं.-1,2 व 4,क्षेत्र 875.95 चौ मी; या जमिनीवरील बिम्बींग नं.-3,विंग ए व ई,सेक्टर नं.-1,एफ एस आय.अंश 11,462.29 चौ मी हि.गिळकत((Survey Number : 276 ; HISSA NUMBER : 1, 2 व 4 ;))
(5) क्षेत्रफळ	1) 11462.29 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै.श्री.अमेया देवदलपस हासिंग आणि इस्टेट रिअल्टर्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिटीज सिट्रे टी अनिल रामचंद्र गुप्ता तर्फे कु.सु.नकुल रघुनाथ सुतार - बय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकांशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं:-डी-2/1 व 2, रोड नं: आचोळे रोड, नालासोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AAECR850HH 2): नाव:-मै.श्री.दिनेश रिअल्टर्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिटीज सिट्रे टी अनिल रामचंद्र गुप्ता तर्फे कु.सु.नकुल रघुनाथ सुतार - बय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकांशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं:-डी-2/1 व 2, रोड नं: आचोळे रोड, नालासोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AANCS5715Q 3): नाव:-दे.दे.रजनीकांत सधावी तर्फे कु.सु.नकुल रघुनाथ सुतार - बय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकांशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं:-डी-2/1 व 2, रोड नं: आचोळे रोड, नालासोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ABFPL5079C 4): नाव:-अनिल रामचंद्र गुप्ता तर्फे कु.सु.नकुल रघुनाथ सुतार - बय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकांशा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं:-डी-2/1 व 2, रोड नं: आचोळे रोड, नालासोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AFFPG2243D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व विज/दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मै.श्री.नाथ रिअल्टर्स चे भागीदार विजिन लक्ष्मीनारायण अग्रवाल - बय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वृंदावन हार्ट्स बिम्बींग, कृटी कॉम्प्लेक्स, ब्लॉक नं: ए/001, रोड नं: न्यू विवा कॉलेज रोड, बोर्डीज, विरार प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOFS3271H 2): नाव:-मै.श्री.नाथ रिअल्टर्स चे भागीदार टिकी लक्ष्मीनारायण अग्रवाल - बय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वृंदावन हार्ट्स बिम्बींग, कृटी कॉम्प्लेक्स, ब्लॉक नं: ए/001, रोड नं: न्यू विवा कॉलेज रोड, बोर्डीज, विरार प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOFS3271H
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022.
(10) दस्तऐवजी केल्याचा दिनांक	02/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ	8712/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9918000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुम्बई न्यायालयाची विचारात घेतलेला तपशील:-

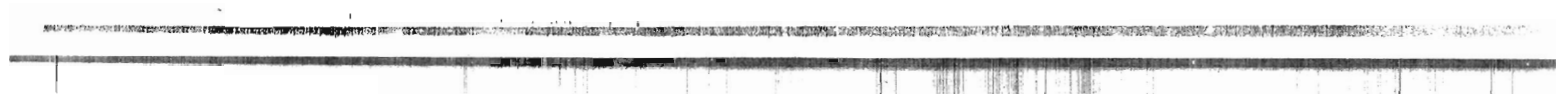
मुद्रांक शुल्क आकारनाम (निवडलेला अनुच्छेद :-

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





11/11/11
11/11/11
11/11/11



CHALLAN
IATK Form Number-6

खसई क्र. ४-
रत क्रमांक ६१५ / २०२०
९ / २५

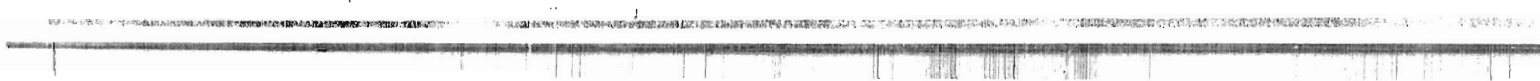


IATK1168030201920E		BARCODE		Date	23/01/2020-10:50:42	FormID	५५५ ५ २
Inspector General Of Registration Registration Fee				Payer Details			
Payment Ordinary Collections IGR				TAX ID (If Any)	५५५०३		
				PAH No.(If Applicable)	६२/१२		
Name VB13_VASAI (IO & JOINT SUB REGISTRAR				Full Name RASHMI AMEYA DEVELOPERS HOUSING AND			
PALGHAR				ESTATE REALTORS PRIVATE LIMITED			
2018-2020 One Time				Flat/Block No.			
Account Head Details		Amount In Ru.		Premises/Building			
3201 Amount of Tax		100.00		Road/Street GOKHIVARE			
				Area/Locality VASAI EAST			
				Town/City/District			
				PIN 4 0 1 2 0 8			
				Remarks (If Any)			
				PAN2=ASZPMJ252F-SecondPartyName=BHAVESH HEMANT			
				MANKAR-			
		Amount In		Words One Hundred Rupees Only			
		100.00					
Bank Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No	60103332020012315551	250150846
				Bank Date	RDI Date	23/01/2020-10:51:40	Not Verified with RDI
				Bank-Branch IDBI BANK			
				Scroll No., Date Not Verified with Scroll			

Stamp ID :
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7757001833
याचौ चालाना दस्तावेजां नोंदणी करवावळी खाती खासगी दस्तावेजां खाती वापरू नये. नोंदणी न करवावळी खाती वापरू नये.



Vertical text or markings along the right edge of the page, possibly bleed-through from the reverse side.

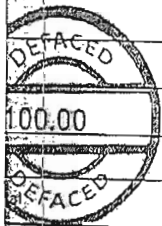


वसई क्र. २

वसई क्र. १५७३८/२०२२
 क्रमांक ६७५/२०२१
 २/२५

CHALLAN
 MTR Form Number-6

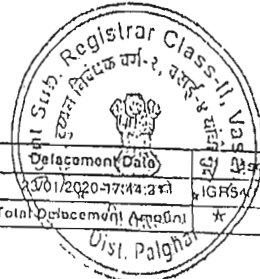
N MH01168030201920E		BARCODE		Date 23/01/2020-18:50:46	Form ID
Department Inspector General Of Registration			Payer Details		
Registration Fee		TAX ID (If Any)			
Mode of Payment Ordinary Collections IGR		PAN No.(If Applicable)		AAECR8508H	
Local Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name		RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PRIVATE LIMITED	
Location PALGHAR		Flat/Block No.			
Year 2019-2020 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
00063301 Amount of Tax		100.00			
		Road/Street		GOKHIVARE	
		Area/Locality		VASAI EAST	
		Town/City/District			
		PIN		4 0 1 2 0 8	
		Remarks (If Any)		PAN2=ASZPM8252F-SecondPartyName=BHAVESH HEMANT MANKAR-	
		Amount In		One Hundred Rupees Only	
		Words		100.00	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	69103332020012315551	250159846
Cheque/DD No.		Bank Date	RBI Date	23/01/2020-16:51:20	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.
 २३ जाने २०२० को १६:५१:२० बजे को भ्रष्टाचार निरोधक विभाग कार्यालय कोटवासी कार्यालयमा दर्ताकारी लागू आहे. कोटवासी नगरपालिकामा दर्ताकारी लागू लागू छैन।
 Mobile No. : 7757805833

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-533-875	0005740749201920	23/01/2020-17:14:23	100.00
Total Defacement Amount				100.00



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वसई क्र. २
दस्ता क्र. १५०३८ / २०२०
६०/६२

वसई क्र. ४
दस्ता क्रमांक ६७५ / २०२०
५ / २५



महाराष्ट्र MAHARASHTRA

2019

23 JAN 2020

AS 380623



Sub-Treasury Officer,
Vasai.
22 JAN 2020
Sub-Treasury Officer,
Vasai.
22/01/2020

वसई क्र. ४
दस्ता क्रमांक ६७५ / २०२०
३ / २५



POWER OF ATTORNEY



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23 JAN 2020

- फोटोमग्न = २/Annexure - II
- मुद्रांक चित्री नोंदपत्री अनु. क्रमांक -/दिनांक 1087
(Serial No. / Date)
 - दस्तावेजा प्रकार 23/01/2020
(Nature of document)
 - दस्तावेजाचे नोंदणीकृत आहेत का? (Whether it is registered?)
 - दस्तावेजाचे खासगीत (Property Document in brief)
मुद्रांक खरेदी करणाऱ्याचे नाव व सही Devendra R. Ladhani
(Name & Signature)
 - दस्तावेजाचे प्रकार, मूल्य व सही (Other details, value & signature)
 - दुसऱ्या पक्षाचे नाव (Name of the other party) Bhavesh H. Manekar
 - मुद्रांक खरेदी करणेचे रक्कम (Stamp Duty Amount)
 - परवाना भरण्याची दिनांकी सही व दस्तावेजाचे नोंदणीकृत करणे (Date of stamp duty payment & registration)

वसई क्र. २
दस्ता क्र. १५०३८/२०२०
६५१८

(मुद्रांक खरेदी करणेची सुचना खरेदी करणाऱ्याच्या कारणातूनही द्यावी व नोंदणीकृत करणेची सुचना घ्यावी.)

वसई क्र. - ४
दस्ता क्रमांक ६५५ / २०२०
४ / २५

शौकत चिंचोलकर अधिकृत मुद्रांक विक्रेता
परवाना क्रमांक : १२०२०१०

विक्रीचे ठिकाण : १२, डांगे टॉवर, नालासोपारा (पश्चिम), जिल्हा पालघर - ४०१ २०३.
ठिकाण : नालासोपारा दिनांक : 23/01/2020

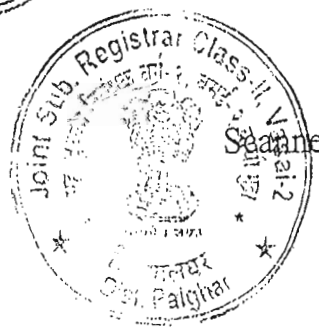
Sr.No. 070
मुद्रांक खरेदी करणाऱ्याचे नांव : श्री/श्रीमती Devendra R. Ladhani

क्रमांक	किंमत	मात्र	एकूण किंमत
१	१००		
२	५००	१	५००

(अक्षरी रूपे) Five Hundred only मात्र)

५००/- *R. Manekar*
मुद्रांक खरेदी करणाऱ्याची सही :

शौकत चिंचोलकर
अधिकृत मुद्रांक विक्रेता
परवाना क्रमांक : १२०२०१०



दाखल क्र. २
 व. २१५०३ / २०२२
 २२/१२

दाखल क्र. ०
 व. २१५०३ / २०२०
 ५/२५

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
 1) M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS
 PRIVATE LIMITED (CIN U45400MH2010PTC203490), a company
 incorporated and registered under the provisions of the Companies Act,
 1956, through its Director MR. DHARMESH ARVIND GANDHI, aged 42
 years, having its registered office address at:- D-11/1 & 2, Aakanksha
 Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai,
 District : Palghar - 401 209,

Dharmesh Arvind Gandhi
Palghar
R



वसई क्र. ४
वसई क्रमांक ६७५/२०२०
E 124

वसई क्र. २
वसई क्र. ५०३ (CIN/२०२२)
E 124

2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED (U45202MH2009PTC195216), a company incorporated and registered under the provisions of the Companies Act, 1956, through its Director MR. DHARMESH ARVIND GANDHI, aged 42 years, having its registered office address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; AND 3) MR. ANIL RAMCHANDRA GUPTA, aged 45 years, Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; AND 4) MR. DEVENDRA RAJNIKANT LADHANI, aged - 44 years, Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209, SEND GREETINGS.

WHEREAS by and under diverse registered Conveyance Deeds/Sale Deed, the Owners are the absolute owners of and otherwise well and sufficiently entitled to their respective right, title and interest in the Agricultural and Non-agricultural lands, situated at Village - Gokhivare, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar of Assurance, Vasai and more particularly described in the SCHEDULE. (hereinafter referred to as the "SAID LARGER PROPERTY");

AND WHEREAS we are personally unable to execute registering various Development Agreements, Power of Attorney & others document before the Sub-Registrar. AND THEREFORE we are desirous of appointing some fit and proper person in our name and on our behalf to execute a document made and signed by/or between us and/or any other person/persons/Company by/or between us and any other person/persons/ Company before the concerned Registrar/Authority.

NOW THEREFORE THESE PRESENTS WITNESS we, the said 1) M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED through its Director MR. DHARMESH ARVIND GANDHI, AND 2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED through its Director MR. DHARMESH ARVIND GANDHI AND 3) MR. ANIL RAMCHANDRA GUPTA AND 4) MR. DEVENDRA RAJNIKANT LADHANI do hereby jointly and severally nominate, constitute and appoint the 1) MR. BHAVESH HEMANT MANKAR,

Bhavan
MR. S.
Bhavan
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वसई क्र. २
क्र. १५०३८ / २०२०

पसई क्र. ४
वसई क्रमांक ६७५ / २०२०
७ / २५

aged 37 years, 2) MR. PANKAJ DIGAMBER RASAL, aged 37 years, 3) MR. NAKUL RAGHUNATH SUTAR, aged 27 years, all Indian Inhabitant, having address at:- D-II/1 & 2, Aakanksha Commercial Complex, Achole Road, Nallasopara (East), Taluka : Vasai, District : Palghar - 401 209; to be our true and lawful Attorneys for us, in our name and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is so say :-

- 1) TO ATTEND before Sub-Registrar of Assurances and to execute and present for transfer and registration and admit execution by us of all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. or other instruments or writings the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deeds, instruments and writings or any of them. as fully and effectually as us ourselves could do, in respect of the said property.
- 2) TO PRESENT all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. before the concerned Sub-Registrar or Registrar of Assurances, to give statement for its registration, to admit the execution, to sign on computer slips, to pose before Computer and give thumb impression on the computer, to pay the registration charges, to obtain valid receipt, to take back the original Deeds, all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. from the office of the Sub-Registrar after its compliance in all respects.
- 3) TO PRESENT from time to time all Agreements, Documents, Rectification Deed, Development Agreement, Confirmation Deed, Cancellation Deed, Assignments, Assurances, Indemnity etc. or any writing in respect of the said property or any part thereof and also to execute transfer or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar

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वसई क्र. ४
तक्रमांक ६७५/३०३०
८/२५

वसई क्र. २
रस्ता क्र. १५०३८/३०३३
६६/०२

of Registrar of Assurances to admit the execution of any such document or documents before the concerned authorities.

- 4) TO LODGE for registration the documents that may be required of Assurances and to admit execution thereof.
- 5) TO LODGE the documents signed by us for registration before the concerned Sub-Registrar of Assurances.
- 6) THIS Power of Attorney is given for registration of the documents signed by us and not to sign any document. Any one from the aforesaid Power of Attorney Holders can execute the registration of documents which are signed and executed by us.
- 7) THIS Power of Attorney is revocable and can be revoke at any time without giving any notice to the attorney.

AND we ourselves and for our heirs, executors and administrators and agents do hereby ratify and confirm and agree to ratify and confirm whatsoever our said Attorney or their substitute shall do or cause to be done by virtue of these presents.

SCHEDULE

All those pieces or parcels of vacant agricultural and Non-Agricultural lands situate lying and being at Village : Gokhivare, Taluka : Vasai, District : Palghar (old Thane) in the Registration Sub - District of Vasai :-

Sr. No.	Survey No.	Hissa No.	Area Admeasuring H.R./ sq. mtr	Assessment of Rs.
1.	62	1	1-32-80	1328.00
2.	62	2Pt.	0-63-90 P. K. 0-01-30	9-18
3.	62	3	0-02-0 P. K. 0-01-50	0-02
4.	62		0-35-00	350-00
5.	63		1-64-40	1644-00
6.	64		0-40-50	405-00
7.	69		0-10-5	0-30
8.	69		0-11-10	111-00

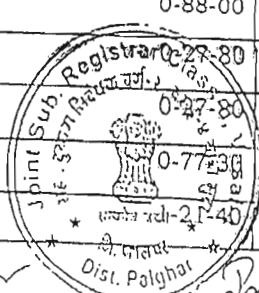
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दस्ता क्रमांक 9403L/2022

दस्ता क्रमांक 664/2020
e/24

9.	69		0-14-20	14-20
10.	69	4	0-08-10	81-00
11.	69	5	0-02-00	2-00
12.	77	2	0-10-10	101-00
13.	77	5	0-32-90	329-00
14.	81	2	0-04-30	43-00
15.	81	6	0-05-80	58-00
16.	81	15	0-22-80	3-06
17.	83	1	0-43-30	5-81
18.	84	6	0-01-00	0-19
19.	87	2/B	0-07-60	1-64
20.	87	7	0-14-90	149-00
21.	88	1/A	0-25-00	4-15
22.	88	1/B	P. K. 0-00-80 0-25-80	4-16
23.	88	2/A	P. K. 0-00-50 0-34-90	3-19
24.	88	2/B	P. K. 0-01-50 0-33-90	3-19
25.	271	-	P. K. 0-01-30 2-67-80	2678-00
26.	272	-	2-07-10	2071-00
27.	273	-	2-55-00	15-75
28.	274	1	P. K. 0-20-20 1-83-80	1838-00
29.	274	2	0-11-68	116-80
30.	274	3	0-71-80	718-00
31.	275	1	1-32-00	1320-00
32.	275	2	0-64-70	647-00
33.	276	1	0-88-00	880-00
34.	276	2	0-29-80	278-00
35.	276	3	0-27-80	278-00
36.	278	2	0-77-30	773-00
37.	279	1	0-21-40	1214-00



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वसई क्र. ४
 दस्त प्रमांक ६७५/२०२०
 १०/२५

वसई क्र. २
 १५०३८/२०२२

38.	280	2	1-26-50	1265-00
39.	280	3	0-65-80	658-00
40.	280	4	0-20-20	202-00
41.	280	5	0-20-20	202-00
42.	65	-	0-72-10	721-00
43.	68	1	0-51-30	531-00
44.	68	2	0-48-30 P. K. 0-07-60	5-18
45.	68	3	0-72-00 P. K. 0-10-00	7-00
46.	77	6	0-20-70 Out of this 0-10-60	106-00
47.	81	4	0-05-10	0-75
48.	81	12	0-04-00	0-55
49.	81	15	0-01-00	0-14
50.	81	17	0-00-50	0-08
51.	81	19	0-10-40 P. K. 0-00-50	1-81
52.	82	3/3	0-26-00 P. K. 0-02-10	2-13
53.	85	6	0-01-80 P. K. 0-00-50	0-20
54.	85	9	0-12-40	124-00
55.	87	1/A	0-16-10 P. K. 0-01-60	2-87
56.	276	4	0-83-50	835-00
57.	277	2.	0-97-60	976-00
58.	277	3	0-46-60	466-00
59.	278	1	0-45-30	453-00
60.	278	3	0-47-30 P. K. 0-30-30	2-50
61.	280	1	0-45-50	455-00
62.	75		0-10-10	101-00
63.	75		0-05-30	53-00
64.	75		0-07-80	78-00



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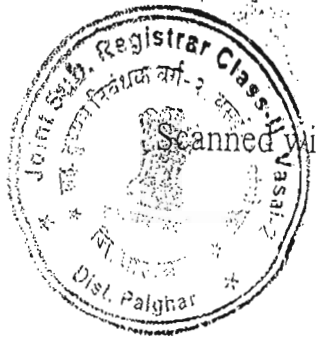
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वसई क्र. २
 रस्ता क्र. १५०३८/२०२५
 ०२/१२

वसई क्र. ४
 रस्ता क्रमांक ६५५/२०२०
 ११/२५

65.	81	8	0-05-60	56-00
66.	81	13	0-11-20	112-00
67.	81	22	0-02-30	23-00
68.	82	10	0-02-00	0-06
69.	85	10	0-43-00	430-00
70.	85	12	0-02-50	25-00
71.	87	2/A	0-04-50	45-00
72.	87	3	0-06-30	63-00
73.	89	2	0-40-00 P. K. 0-03-00	4-37
74.	89	4	0-25-80	258-00
75.	276	5	P. K. 0-35-40	-
76.	278	4	0-40-20	3-45
77.	62	4	0-11-00 P. K. 0-03-00	0-30
78.	62	5	P. K. 0-04-50	-
79.	63	2/2	0-31-30	313-00
80.	63	3	0-02-00	0-06
81.	64	3	0-80-90	809-00
82.	81	10	0-03-30	33-00
83.	72	-	0-68-80 P. K. 0-04-80	4-81
84.	73	-	1-06-00 P. K. 0-03-80	8-69
85.	75	1	0-33-40	334-00
86.	75	2/2	0-10-10	101-00
87.	75	3	0-19-20	19-20
88.	75	7	0-01-80	18-00
89.	76	-	0-40-00	400-00
90.	77	3	0-26-80	268-00
91.	77	4	0-48-10	481-00
92.	77	6	0-20-70	207-00

Registrar Class-11, Vasai-2
 Dist. Palghar
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वसई क्र. ४
दस्ता क्रमांक ६७५/२०२०
१२/२५

वसई क्र. २
दस्ता क्र. १५०३६/२०२२
७३/२२

93.	77	7	0-03-80	38-00
94.	84	3	0-17-10 P. K. 0-03-10	2-94
95.	81	5	0-05-60	66-00
96.	81	9	0-02-50	25-00
97.	81	14	0-08-30	83-00
98.	81	16	0-00-80	0-80
99.	81	21	0-01-50	15-00
100.	81	23	0-03-50	35-00
101.	82	5	0-19-20	192-00
102.	82	7	0-08-80	88-00
103.	82	8/1	0-08-60	86-00
104.	82	9	0-03-00	30-00
105.	84	4	0-26-30	2-56
106.	84	10	0-31-40	7-82
107.	85	3/B	0-10-10	101-00
108.	87	1/B	0-06-10	61-00
109.	87	1/C	0-06-80	68-00
110.	89	1	0-35-90	359-00

IN WITNESS WHEREOF we, the Executant/s have set and subscribed our hand/s to these presents at 23rd on this Jan day of 2020.

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED EXECUTANTS

1) M/S. RASHMI AMEYA DEVELOPERS HOUSING
& ESTATE REALTORS PRIVATE LIMITED

through its Director

MR. DHARMESH ARVIND GANDHI

J.A. Gandhi



पत्र क्र. २
दि. १५/०३/२०२२
मि. ए

ससई क्र. ४
पत्र क्रमांक ६७५/२०२२
१३/२५

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2) M/S. SAI RYDAM REALTORS PRIVATE LIMITED
through its Director
MR. DHARMESH ARVIND GANDHI



3) MR. ANIL RAMCHANDRA GUPTA



4) MR. DEVENDRA RAJNIKANT LADHANI
in the presence of

EXECUTANTS

SPECIMEN SIGNATURE OF
ATTORNEY HOLDER

[Handwritten signature]



1) MR. BHAVESH HEMANT MANKAR



वसई क्र. ४
दस्ता क्र. ६७५ / २०२३
२०/२५

Pankaj



2) MR. PANKAJ DIGAMBER RASAL

Nakul



3) MR. NAKUL RAGHUNATH SUTAR

for verification

वसई क्र. २
दस्ता क्र. १५०३८ / २०२२
०५/१२

Identified by me

Advocate



आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRAMESH ARVINDRAJ GANDHI
RATNEDEVI RAI CHANDRAN LAL GANDHI

भारत सरकार
GOVT. OF INDIA

25087976
Permanent Account Number
AAYG38559



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वसई क्र. ४

दस्ता क्रमांक ६७५ / २०२०

१५ / २५

वसई क्र. २
दस्ता क्र. १५०३८ / २०२०
०६ / २२

7979 0492 1576
SAI RYDAM REALTORS PRIVATE LIMITED

7979 0492 1576
SAI RYDAM REALTORS PRIVATE LIMITED

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RASHMI AMEYA DEVELOPERS
HOUSING AND ESTATE REALTORS
PRIVATE LIMITED
26052010
Permanent Account Number
AAECR38581


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAI RYDAM REALTORS PRIVATE
LIMITED
25052009
Permanent Account Number
AAHCS1750

3972 4456 424
आधार - आम आदमी का अधिकार

3972 4456 1424
Unique Identification Authority of India



भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
WEH6911721



मतदाता का नाम: अनिल गुप्ता
Elector's Name: Anil Gupta
पत्नी का नाम: रंजिता गुप्ता
Wife's Name: Rঞ্জिता Gupta

WB10911721
Date: 08/04/2010
Address: B-4 HARAYAN VIHAR, Garden Road West, Palghar Dist. - Palghar (MH) - 401305
Date: 08/04/2010
Elector's Name: अनिल गुप्ता
Election Registration Officer
विधानसभा क्षेत्र: 137 - महाराष्ट्र
Assembly Constituency: 137-Maharashtra
Part No. & Name: 126 - Vihar East
Date of Birth: 08/04/1972

भारत सरकार
Unique Identification Authority of India

आधार
आपला आधार क्रमांक / Enrollment No 121N0103139544
To: Devendra Rajankani Ladhani, Um Dongakh, Mumbai Corridor, Agave Road, Dehesh Sahakar bhandar, Juper Market Dong, Vihar West, Vihar Vihar Municipal Corporation, Vihar Vihar Thane, Maharashtra 401303, 9550562224
Ref: 347 / 170 / 48069 / 40764 / P
SH7005896040F

वसई क्र. ४
वस्त क्रमांक ६७५ / २०२०
१६ / २५

आपला आधार क्रमांक / Your Aadhaar No.: 9889 6786 2069

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Unique Identification Authority of India
आपला आधार क्रमांक / Your Aadhaar No.: 9889 6786 2069
आधार - सामान्य माणसाचा अधिकार

Joint Sub. Registrar Class-II, Vasai-4
Dist. Palghar

भारत सरकार
Unique Identification Authority of India

आधार
आपला आधार क्रमांक / Enrollment No 1207/90158/10271
To: Dhawesh Hemant Mankar, S/O Hemant Mankar, A/101 Venkatesh Apartment, Chaitani Puranada Road, Near Telephone Exchange Chaitani, Agave, Vihar West, Agave, Vihar Thane, Maharashtra 401301
Ref: 340 / 170 / 480257 / 486652 / P
SH200555561DF

आपला आधार क्रमांक / Your Aadhaar No.: 4971 5720 8482

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Unique Identification Authority of India
आपला आधार क्रमांक / Your Aadhaar No.: 4971 5720 8482
आधार - सामान्य माणसाचा अधिकार

Joint Sub. Registrar Class-II, Vasai-4
Dist. Palghar

वसई क्र. ४
 दस्त क्र. ६७५ / २०२१
 १७/२५

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHARATI GADKAR
 1203/1898
 Permanent Account Number
 BKDR0236K

वसई
 दस्त क्र. ५७३८ / २०२१
 ७८१२

आयकर विभाग
 INCOME TAX DEPARTMENT
 KRUNAL CHHAGANLAL PATEL
 भारत सरकार
 GOVT. OF INDIA
 CHHAGANLAL NAROTTAMDAS PATEL
 18/09/1960
 Permanent Account Number
 BYJPP64588
 [Signature]
 [Photo]

आयकर विभाग
 INCOME TAX DEPARTMENT
 PANKAJ DIGAMBER RASAL
 भारत सरकार
 GOVT. OF INDIA
 DIGAMBER PADU RASAL
 01/06/1982
 Permanent Account Number
 ATTPR8940E
 [Signature]
 [Photo]

Joint Sub-Registrar Class-II, Vasai
 D. No. 11801/2006003/2019
 Valid till: 07-08-2026 (IT)
 DOR 05-08-2006
 10-01-2022 (IT)
 11-01-2019
 [Signature]
 [Photo]

Joint Sub-Registrar Class-II, Vasai
 Dist. Palghar

Joint Sub-Registrar Class-II, Vasai
 Dist. Palghar

23 जानेवारी 2020 5:44 न.न.

दम्न गोपवाग नाग-1

वसई क्र. 2
दस्ता क्र. 9403L/2022
वे/ए

दस्ता क्र. 1575/2020

नॉटरी नं. 01/-

नॉटरी नं. 01/-

दस्ता क्र. 500/-

दस्ता क्र. 675 नं. दि. 23-01-2020
नं. 5-43 नं. व. दस्ता क्र.

पान नं. 714

पान नं. दि. 20/01/2020

नॉटरी कार्यालय नाव: मे. रानी क्रमिया देवदपन हाऊसिंग
सोसायटी इन्स्टीट्यूट प्रायव्हेट लिमिटेड नं. 5-43 नं. व. दस्ता क्र.
प्रमाण अखंडित नॉटरी -

नॉटरी फी	₹. 100.00
दम्न दावा फी	₹. 500.00
दस्ता क्र. संख्या: 25	

एकूण: 600.00

Handwritten signature/initials

Joint S.R. Vasai
सहा. दुय्यम निबंधक वर्ग-२

Joint S.R. Vasai
सहा. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

नॉटरी क्र. 8 वेळा नो प्रॉव्हेटरी केबाव थॉरॉला असून @ त्यानुळे कोणतीही व्यावर मासमता विकल्प वा प्राधिकार
सिद्ध प्रमाण देता

दि. 1 23/01/2020 05:43:41 PM को वेळ: (सादरीकरण)

दि. 2 23/01/2020 05:44:15 PM को वेळ: (फी)



22/01/2020 5:49:00 PM

धरत गोधपारा भाग-2

तारीख 20/2/20
दस्ता प्रमाणिक: 675/2020

दस्ता क्र. 9383
कोर

नाम क्रमांक: 4/675/2020
दस्ता प्रमाणिक: 675/2020

क्र.	पदाधारकचे नाव व पता	पदाधारकाचा प्रकार	द्वारापत्रित	अंगठ्याचा दृश्य
1	नाम: [Name], पता: [Address], पिन संख्या: ASZPM8252F	पोवर ऑफ अटॉर्नी होल्डर वय :- 32 स्वाधारी:-		
2	नाम: [Name], पता: [Address], पिन संख्या: [Pin]	पोवर ऑफ अटॉर्नी होल्डर वय :- 37 स्वाधारी:-		
3	नाम: [Name], पता: [Address], पिन संख्या: DQQPS6264D	पोवर ऑफ अटॉर्नी होल्डर वय :- 27 स्वाधारी:-		
4	नाम: [Name], पता: [Address], पिन संख्या: AAECR8508H	कुलमुखत्यार देणार वय :- 42 स्वाधारी:-		
5	नाम: [Name], पता: [Address], पिन संख्या: AANCS5715Q	कुलमुखत्यार देणार वय :- 42 स्वाधारी:-		

वरील दस्ताप्रमाणिक वरून देणार तयारकीत कुलमुखत्यारपत्र चा दस्ता प्रमाणिक करून दिल्याचे कडुल करतात.

ओळख:-

व्याचीत इमम अमे निवेदीत करतात की ते दस्ताप्रमाणिक करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांनी ओळख पाटवित्यात

क्र.	पदाधारकचे नाव व पता	पदाधारकाचा प्रकार	द्वारापत्रित	अंगठ्याचा दृश्य
1	नाम: [Name], वय: 22, पता: [Address], पिन संख्या: 401203	स्वाधारी		
2	नाम: [Name], वय: 23, पता: [Address], पिन संख्या: 401203	स्वाधारी		

Joint Sub. Registrar Class-II, Vasai-2
Dist. Palghar

व्याचीत पदाधारकांनी कडुली उपलब्ध नाही.

वसई क्र. २
वसई क्र. १५०३८ / २०२२
८७/९२

Payment Details

Examen Number
 00000000000000000000

Defacement Number
 00000000000000000000

5/5 2022

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 department.

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वसई क्र. ४
वसई क्र. ६७५ / २०२०
२२/२५





दस्त गोपवारा भाग-2

पत्रांक 28/24
दस्त क्रमांक: 876/2020

26/02/2020 4 12:05 PM

दस्त क्रमांक: घमई4/675/2020
दस्ताचा प्रकार: कुलमुखत्यागपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: देवेंद्र रजनिकांत लक्षानी - पत्ता: प्लॉट नं. ऑफिस नं. डी - 2/1 व 2, माळा नं. - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं. - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: ABFPL5079C	कुलमुखत्याग देणारा वय :- 44 व्यावृत्ती:-		

नीत दस्तऐवज करून देणारा तयारकरीत कुलमुखत्यागपत्र चा दस्त ऐवज करून दिल्याचे पटवून करतात.
शिफा क्र 3 ची वेळ: 26 / 02 / 2020 04 : 11 : 01 PM

धोळ्या -
जालील इतर अंगे निवृत्तीत करताना की ते दस्तऐवज करून देणा-यांना अस्वीकार्य ठरविल्यात, व त्यांची ओळख घट्टचिन्नात

अनु वसुध क. र
पक्षकाराचे नाव व पत्ता
दस्त क्र. 49034/2020
पिन नं. 401203
पत्ता: नालानोपारा प.
पिन नं. 401203

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
2	नाव: कृष्णान पटेल - वय: 28 पत्ता: नालानोपारा प. पिन नं. 401203			

जालील पक्षकाराची शक्यता उपलब्ध जाते.

1	पक्षकाराचे नाव व पत्ता मं. रमणी अमेबा डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. प्रमोद अरविंद गांधी :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. AAECR8508H			
2	मं. गांधी ग्रिड ग्रिडम प्रायव्हेट लिमिटेड तर्फे संचालक श्री. प्रमोद अरविंद गांधी :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. AANCS5715Q			
3	भावेश हेमंत मातकर :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. ASZPM8252F			
4	पंकज दिगंबर म्हाळ - :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे वसुध कुशाभ मुनार - :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. DQQPS6264D			
6	अमित रामचंद्र गुणा - :- प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - , इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, बर्बाक नं: - , रोड नं: आचोळे रोड, नालानोपारा पूर्व, महाराष्ट्र, ठाणे. AFFPG2243D			



9900 / 2020
 4122

1. मे. रश्मी ओंसा टेक्नोलॉजी प्राइवेट लिमिटेड तर्फे मॅनोव्हल शी, धर्मेश अरविंद
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 AAECR8503H
2. मे. माई विडम प्रिवेट लिमिटेड तर्फे मॅनोव्हल शी, धर्मेश अरविंद
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 AANCS5715Q
3. भावेश हेमंत मलगाव :-
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 ASZPM8252F
4. पंफज दिगंबर म्हाळ :-
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 नकुल सुनाथ कुतार :-
5. प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 DQQPS6264D
6. अतिल रामचंद्र गुमा :-
 प्लॉट नं: ऑफिस नं. डी - 2/1 व 2, माळा नं: - इमारतीचे नाव: आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्रॉड नं: - रोड नं: -
 रोड, नातागोवारा पूर्व, महाराष्ट्र, ठाणे.
 AFFPG2243D

Joint S R Vasai 2020 04 : 11 : 48 PM

वसई क्र. 5
 26/02/2020 04 : 12 : 02 PM नोंदणी पुस्तक 4 पत्रे

वसई क्र. 8
 दस्त क्रमांक 604 / 2020
 24 / 24

EPayment Details.

sr.	Epayment Number	Debit Number
1	MH01168030201920E	0001740719201920

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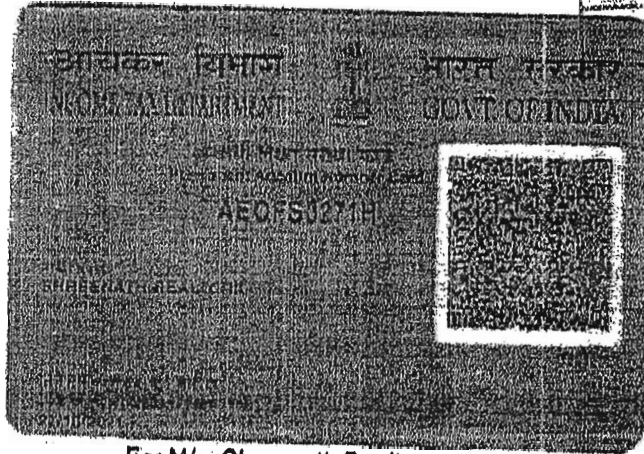
प्रमाणित करण्यात येते की
 मरद दस्तावेजे एकूण 24 पत्रे
 पुस्तक क्रमांक 8 चे
 ... 6603 ... क्रमांकावर नोंदले
 पु. राह. दुय्यम निरांक, वसई
 वारीस 26, मार्च 2020



वर्ग क्र. २
दस्त क्र. १५०७८ / २०२२
८६ / २२

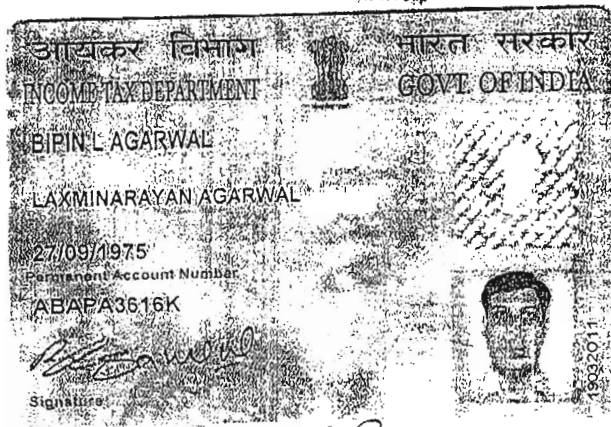


वसई क्र. २
दस्ता नं. १५०३८ / २०२२
८०/८२



For M/s. Shreenath Realtors
[Signature]
Partner,

[Handwritten signature]



[Handwritten signature]

[Handwritten signature]



[Handwritten signature]

[Handwritten signature]



वसई क्र. २
 दस्त क्र. १५०३८/२०२२
 ६६/२२

भारत सरकार
 Ministry of India

हेमरि लक्ष्मीनारायण अग्रवाल
 Hemari Laxminarayan Agrawal
 पान नंबर: 270091775
 पुरुष / Male

8467 3019 5487
 VID : 8173 8241 3436 8283

मेरा आधार, मेरी पहचान

भारत सरकार
 Ministry of India

पता: 505, गानसूर टॉवर, वसई मार्वेल कॉम्प्लेक्स, मुंबई, महाराष्ट्र - 400066
 Address: 505, Ganasur Tower, Vasai Marvel Complex, Opp. W E Highway, Mumbai, Maharashtra - 400066

8467 3019 5487
 VID : 8173 8241 3436 8283

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
 Government of India

हेमरि लक्ष्मीनारायण अग्रवाल
 Hemari Laxminarayan Agrawal
 पान नंबर: 270091775
 पुरुष / Male

6791 7132 1715

भारत सरकार
 Unique Identification Authority of India

पता: 403, गानसूर टॉवर, वसई मार्वेल कॉम्प्लेक्स, उज्ज्वल ई हायवे के सामने, मुंबई, महाराष्ट्र - 400066
 Address: 403, Ganasur Tower, Vasai Marvel Complex, Opp. W E Highway, Mumbai, Colaba East, Maharashtra, 400066

6791 7132 1715

1947 | help@uidai.gov.in | www.uidai.gov.in

आधार - आरू आदमी का अधिकार



Handwritten signature and initials

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
SAI RYDAM REALTORS PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

वसई क्र. २
दस्त. १५०३८/२०२२
८९९२

25/08/2009

AANCS5715Q

आयकर विभाग
INCOME TAX DEPARTMENT
RASHMI AMEYA DEVELOPERS
HOUSING AND ESTATE REALTORS
PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

28/05/2011

Permanent Account Number

AAECR8513H

आयकर विभाग
INCOME TAX DEPARTMENT
BHAVESH HEMANT MANKAR
HEMANT GANPAT MANKAR

भारत सरकार
GOVT. OF INDIA

BHAVESH HEMANT MANKAR

HEMANT GANPAT MANKAR

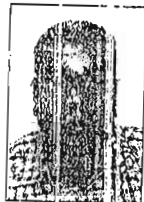
24/11/1987

Permanent Account Number

ASZPM8252F



भारत सरकार
GOVERNMENT OF INDIA



भवेश हेमंत मानकर

Bhavesh Hemant Mankar

जन्म तारीख/DOB: 24/11/1987

पुल्य / MALE

4971 5720 8482

माझे आधार, माझी ओळख

Bhavesh



2022/	2022



9/6/22, 4:09 PM

Summary 1 (Dastgoshwara bhag 1)

80/15038

मंगळवार, 06 सप्टेंबर 2022 4:09 म.नं.

दस्त गोषवारा भाग-1

वसई2

e.01 e2

दस्त क्रमांक: 15038/2022

दस्त क्रमांक: वसई2 /15038/2022

बाजार मूल्य: रु. 11,04,19,886/-

मोबदला: रु. 11,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.77,29,400/-

दु. नि. सह. दु. नि. वसई2 यांचे कार्यालयात

अ. क्र. 15038 वर दि.06-09-2022

रोजी 4:02 मं.नं. वा. हजर केला.

पावती:16676

पावती दिनांक: 06/09/2022

मादरकरणाचे नाव: मे. श्रीनाथ रियल्टर्स तर्फे भागीदार बिपीन लक्ष्मीनारायण अग्रवाल --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

[Handwritten Signature]

दस्त हजर करणाऱ्याची सही:

एकुण: 31840.00

Sub Registrar, Vasai 2

सह. निबंधक वर्ग-२

वसई क्र. २ (विरार)

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. २ (विरार)

दस्ताचा प्रकार: पुरवणी करारनामा

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

शिक्षा क्र. 1 06 / 09 / 2022 04 : 02 : 49 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 09 / 2022 04 . 04 : 48 PM ची वेळ: (फी)







06/09/2022 4 35:10 PM

दस्त गोपवाग भाग-2

वमड2

९९९९

दस्त क्रमांक:15038/2022

दस्त क्रमांक :वमड2/15038/2022

दस्ताचा प्रकार :-पुरुवणी करगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. श्रीनाथ रियल्टर्म तर्फे भागीदार विपीन लक्ष्मीनारायण अग्रवाल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: १/001,बृदावन हार्ड्टम बिल्डिंग,श्रीती कॉम्प्लेक्स,न्यु विवा कॉलेज रोड,बोळिज,विरार प,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AEOFS3271H	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:मे. श्रीनाथ रियल्टर्म तर्फे भागीदार हेमंत अग्रवाल - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: १/001,बृदावन हार्ड्टम बिल्डिंग,श्रीती कॉम्प्लेक्स,न्यु विवा कॉलेज रोड,बोळिज,विरार प,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AEOFS3271H	लिहून देणार वय :-44 स्वाक्षरी:-		
3	नाव:मे.रश्मी अमेया डेव्हलपर्स हाऊसिंग एन्ड इन्व्हेस्ट रियल्टर्म प्रा. लि. तर्फे ऑंधोराईज सिग्रेटरी अनिल रामचंद्र गुमा तर्फे कु मु भावेश मानकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-2/1,2,आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड,नालामोपारा पु,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AAECR8508H	लिहून देणार वय :-35 स्वाक्षरी:-		
4	नाव:मे. साई ट्रिदम रियल्टर्म प्रायव्हेट लिमिटेड तर्फे ऑंधोराईज सिग्रेटरी अनिल रामचंद्र गुमा तर्फे कु मु भावेश मानकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-2/1,2,आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड,नालामोपारा पु,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:ANCS5715Q	लिहून देणार वय :-35 स्वाक्षरी:-		
5	नाव:देवेंद्र रजनीकांत लक्ष्मी तर्फे कु मु भावेश मानकर - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-2/1,2,आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड,नालामोपारा पु,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:ABFPL5079C	लिहून देणार वय :-35 स्वाक्षरी:-		
6	नाव:अनिल रामचंद्र गुमा तर्फे कु मु भावेश मानकर - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-2/1,2,आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड,नालामोपारा पु,ता वमई,जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AFFPG2243D	लिहून देणार वय :-35 स्वाक्षरी:-		

यरील दस्तऐवज करून देणार तथाकथित पुरुवणी करगनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:06 / 09 / 2022 04 : 28 : 32 PM

शिकाव:-

नामनील इतम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

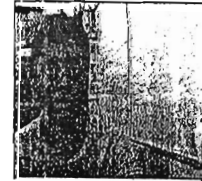
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:दिपक मोनार - -
वय:35
पत्ता:विरार पु
पिन कोड:401305

2 नाव:गणेश पाटील - -
वय:43
पत्ता:विरार पु
पिन कोड:404305

छायाचित्र

अंगठ्याचा ठसा



स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:06 / 09 / 2022 04 : 30 : 29 PM

Sub Registrar, Vasai
सह. दुय्यम निबंधक वर्ग- २

वसई क्र. २ (विरार)



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREENATH REALTORS	eChallan	030061720220906C0657	MH007373597202223M	7729400.00	SD	0003672403202223	06/09/2022
2		By Cash			1840	RF		
3	SHREENATH REALTORS	eChallan		MH007373597202223M	30000	RF	0003672403202223	06/09/2022

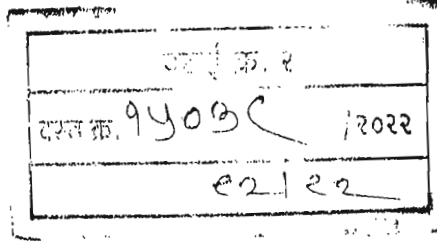
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

15038 /2022

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प्रमाणित करण्यात येते की या दस्तऐवज एकूण
असून, त्यास पुस्तक क्रमांक १ चे

१५०७८

दि. ९/९/२०२२

९२ एवढे
क्रमांकाने नोंदली
सह दुय्यम निव्वयक
दस्तावेज क्र.२ (दिसार)



06/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 15038/2022.

नोंदणी :

Regn:63m

गावाचे नाव : गोखिवरे

(1) विलेखाचा प्रकार पुरवणी करारनामा

(2) मोवदना 110000000

(3) बाजारभाव(भाडेपट्टयाच्या 110419886

यावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)

(4) भू-मापन,पोटहिग्मा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव: वसई विराग महानगरपालिका उत्तर वर्णन ., उत्तर माहिती: गाव मौजे गोखिवरे, मळें नं 275, हिस्सा नं 1,2, मळें नं 276, हिस्सा नं 1,2,3,4, एरिया 9270.00 चौ मी या मिळकतीवरील विल्डिंग नं 03, सेक्टर नं 1, विंग ए, बी, सी, डी, ई व एफ चा वाढीव एफएमआय एरिया 8240.29 चौ मी असा एकूण जुना व वाढीव एफएमआय एरिया 53479.12 चौ मी हि मिळकत, संदर्भ करारनामा वसई क्रं 5, दस्त क्रं 15314/2021, दिनांक 27/12/2021, करारनामा वसई क्रं 5, दस्त क्रं 6278/2022, दिनांक 26/04/2022 आणि करारनामा वसई क्रं 5, दस्त क्रं 6712/2022, दिनांक 02/05/2022 अन्वये मदरील पुरवणी करारनामा ((Survey Number : सव्हें नं 275, हिस्सा नं 1,2, मळें नं 276, हिस्सा नं 1,2,3,4 ,))

(5) क्षेत्रफळ

1) 8240.29 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अमेन नेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या नक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मे. रशमी अमेया डेव्हलपमेंट हाऊसिंग एन्ड इस्टेट रियल्टी प्रा. लि. तर्फे ऑथोराईज मिग्रेटरी अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-2/1,2, आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड, नालासोपारा पु.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AAECR8508H

2): नाव:- मे. साई रिदम रियल्टी प्रायवेट लिमिटेड तर्फे ऑथोराईज मिग्रेटरी अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-2/1,2, आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड, नालासोपारा पु.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AANCS5715Q

3): नाव:- देवेंद्र रजनीकांत लक्ष्मी तर्फे कु मु भावेश मानकर - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-2/1,2, आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड, नालासोपारा पु.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ABFPL5079C

4): नाव:- अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-2/1,2, आकांक्षा कमर्शियल कॉम्प्लेक्स आचोळे रोड, नालासोपारा पु.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AFFPG2243D

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे. श्रीनाथ रियल्टी तर्फे भागीदार विपीन लक्ष्मीनाथयण अगरवाल - - वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/001, वृंदावन हार्डट्स विल्डिंग, श्रुटी कॉम्प्लेक्स, न्यु विवा कॉलेज रोड, बोळिज, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOFS3271H

2): नाव:- मे. श्रीनाथ रियल्टी तर्फे भागीदार हेमंत अगरवाल - - वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/001, वृंदावन हार्डट्स विल्डिंग, श्रुटी कॉम्प्लेक्स, न्यु विवा कॉलेज रोड, बोळिज, विरार प.ता वसई, जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOFS3271H

(9) दस्तऐवज करून दिल्याचा दिनांक

06/09/2022

(10) दस्त तोंदणी केल्याचा दिनांक

06/09/2022

(11) अनुक्रमांक, खंड व पृष्ठ

15038/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

7729400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतागा निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक वर्ग-२

दिनांक. २ (विरार)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREENATH REALTORS	eChallan	03006172022090600657	MH007373597202223M	7729400.00	SD	0003672403202223	06/09/2022
2		By Cash			1840	RF		
3	SHREENATH REALTORS	eChallan		MH007373597202223M	30000	RF	0003672403202223	06/09/2022

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

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