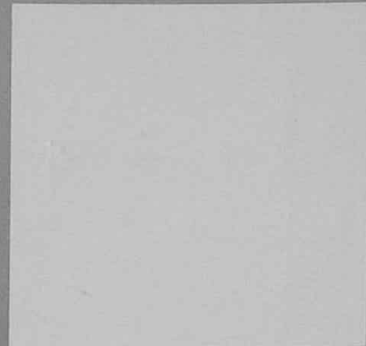


U-2605

# AGREEMENT FOR SALE



**UNIQUE**  
**VISTAS**  
Your Own Patch

**BLDG. NO. 4**



Luxury that  
Transcends beyond  
**Home**



Builders & Developers

**SHREE DEVELOPERS**

(UNIQUE SHANTI DEVELOPERS LLP)

Harsh Plaza, 1st Floor, Poonam Vihar Complex, Sector 2, Mira Road (East), Thane-401107.

Building NO:-04

Floor -2605

**SCANNED**

Kindly note Ms. Savita Tiwari  
will be a witness (sign)

74/17115

पावती

Saturday, June 22, 2024

11:14 AM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: चितळसर मानपाडा  
दस्तावेजाचा अनुक्रमांक: टनन2-17115-2024  
दस्तावेजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: संजीव कुमार तिवारी - -

पावती क्र.: 19236

दिनांक: 22/06/2024

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 88

रु. 30000.00

रु. 1760.00

एकूण:

रु. 31760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:32 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

वाजार मुल्य: रु.6865795.27 /-

मोबदला रु.7643000/-

भरलेले मुद्रांक शुल्क : रु. 535100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624213714197 दिनांक: 22/06/2024.

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003856298202425R दिनांक: 22/06/2024

बँकेचे नाव व पत्ता: Panjab National Bank



22/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 17115/2024

नोंदणी :

Regn:63m

## गावाचे नाव : चितळसर मानपाडा

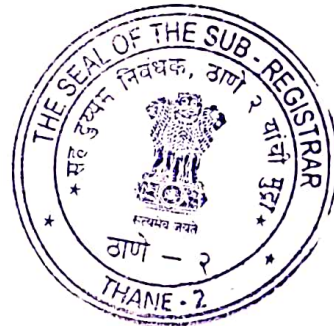
1) विलेखाचा प्रकार	करारनामा
2) मोबदला	7643000
3) वाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकाराकारणी देतो की पट्टेदार ते नमुद करावे)	6865795.27
4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे चितळसर/मानपाडा विभाग क्रमांक:-7/31/एफ-3ई-3 मध्ये, सदनिका क्रमांक:-2605,26 वा मजला, वी.नं.4, फेम-4, युनिक विस्टाम, चितळसर मानपाडा, तालुका व जिल्हा ठाणे, 400607, त्या सोबत वन कार पार्किंग, गट नं.59/ए, हिस्सा नं.16/बी/1/1/1, गट नं.59/ए, हिस्सा नं.16/बी/2/1/1, गट नं.59/ए, हिस्सा नं.2/बी, गट नं.59/ए/2जी/1, गट नं.59/ए/2जी/2, सदनिके चे क्षेत्रफळ:-40.89 चौ.मी. कारपेट, बालकनी चे क्षेत्रफळ:-4.88 चौ.मी. कारपेट, कार पार्किंग चे क्षेत्रफळ:-13.94 चौ.मी. ( ( GAT NUMBER : 59/ए, हिस्सा नं.16/बी/1/1/1 ; ) )
5) क्षेत्रफळ	1) 40.89 चौ.मीटर
3) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या धकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व ता.	1): नाव:-मेमर्स श्री डेवलोपर्स चे प्रोप्रायटर मधु हर्षद दोशी तर्फे कु.मु.म्हणून दिलेश मी.शाह तर्फे कु.मु.म्हणून निखील ठडकर - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- दुकान नं.3, वी.नं.6/7, सेक्टर-5, शांती गार्डन, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AEMPD0391K
3) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-संजीव कुमार तिवारी - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं.1003, 10 वा मजला, मेनिना बिल्डिंग, घोडवंदर रोड, हिरानंदानी इस्टेट, पाटलीपाडा, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ADJPT6229L
3) दस्तऐवज करून दिल्याचा दिनांक	22/06/2024
10) दस्त नोंदणी केल्याचा दिनांक	22/06/2024
11) अनुक्रमांक, खंड व पृष्ठ	17115/2024
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	535100
13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरग	

*Handwritten Signature*  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

न्यांकनामाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

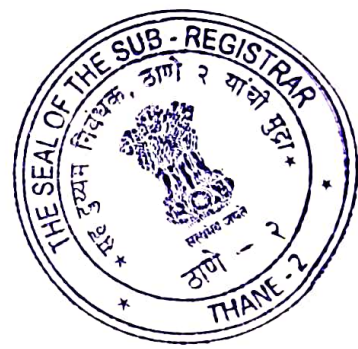
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







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दस्त क्रमांक ७११५/२०२४  
२/८



**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made and entered into at Mira Road,  
on this 22<sup>nd</sup> day of JUNE 2024

BETWEEN

**M/S. SHREE DEVELOPERS**, a Proprietorship Firm, through its Proprietrix  
Smt. Madhu Harshad Doshi, through her Constituted Attorney Shri. Dilesh  
C. Shah, having its office at Harsh Plaza, 1st Floor, Poonam Vihar, Sector  
2, Mira Road (East), Thane, hereinafter called and referred to as the  
"**PROMOTERS**" (which expression shall unless it be repugnant to the  
context or meaning thereof shall deem to mean and include the said  
firm and its respective heirs, executors, administrators and assigns) of  
the **FIRST PART**

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दस्त क्रमांक २
३११५ / २०२४
३/८



AND

SHRI./SMT./M/S. Mr. Sanjeev Kumar Tiwari.

*Jan*

having address at Flet No. 1003, 10<sup>th</sup> Floor, Senina Building,  
Chodbunder Road, Hiranandani Estate,  
Patlipada, Thane (W) - 400607.

hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the **SECOND PART**.

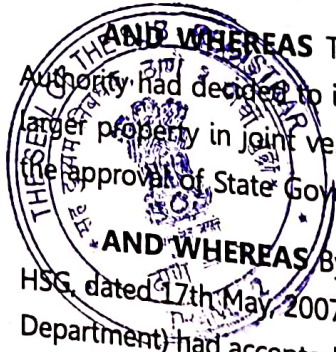
**WHEREAS** M/s. D. Dayabhai & Co., were the owner of land bearing Gut No. 59/A, Hissa No.16/B/1/1/1, admeasuring 4200 sq. meters, Gut No.59/A, Hissa No. 16/B/2/1/1, admeasuring 11153 sq.meters, Gut No.59/A, Hissa No.2/B, admeasuring 30030 sq.meters, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter jointly and collectively referred to as the "Said Larger Property" for the sake of brevity and convenience).

**AND WHEREAS** The Addl. Collector and Competent Authority, Thane had declared the said larger property as surplus vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly, the larger property transferred in the name of Maharashtra Housing & Area Development Authority.

**AND WHEREAS** in the premises aforesaid, the Maharashtra Housing & Area Development Authority became the Owner of the Said Larger Property.

**AND WHEREAS** The Maharashtra Housing & Area Development Authority had decided to implement a housing project and to develop the larger property in joint venture by adopting Swiss Challenge Method with the approval of State Government Housing Department.

**AND WHEREAS** By a Letter Ref. No. Allotment/1107/Case No. 186/HSG, dated 17<sup>th</sup> May, 2007, the State Government of Maharashtra (Housing Department) had accepted the proposal submitted by Maharashtra Housing & Area Development Authority to develop the said larger property in joint venture by adopting the Swiss Challenge Method.



*Jan*





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**AND WHEREAS** Pursuant to the permission given by the State Government through Housing Department vide Letter Ref. No. Allotment/1107/ Case No.186/HSG, dated 17th May, 2007, the Maharashtra Housing & Area Development Authority, through its Regional Board namely Konkan Housing & Area Development Board had invited tenders for competitive bids in the open market on Swiss Challenge Method.

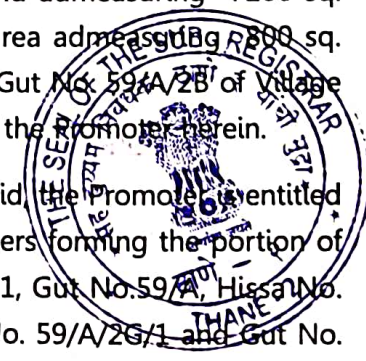
**AND WHEREAS** the Promoter was one of the highest bidder of Swiss Challenge Method and accordingly, Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority had passed a Resolution No. 6285, dated 22nd November, 2007 to accept the proposal of the Promoter to implement the housing scheme for developing an area admeasuring 42023 sq. meters forming the portion of the Said Larger Property through the Builder herein in joint venture.

**AND WHEREAS** By a Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009, the Maharashtra Housing & Area Development Authority had allowed the Promoter to develop an area admeasuring 42023 sq. meters forming the portion of the Said Larger Property in joint venture.

**AND WHEREAS** By a Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, the Maharashtra Housing & Area Development Authority had granted additional area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59A/2B of Village Chitalsar/Manpada, Taluka and District Thane to the Promoter herein.

**AND WHEREAS** In the premises aforesaid, the Promoter is entitled to develop an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A, Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter referred to as the "Said Property" for the sake of brevity and convenience).



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**AND WHEREAS** Pursuant to the development proposal submitted by the Promoter through its Architect M/s. Archetype Consultants (I) Pvt. Ltd., the City of Thane Municipal Corporation had approved the Layout Plan of the Said Property, more particularly described in the **First Schedule** hereunder written and accordingly, the City of Thane Municipal Corporation had sanctioned the plan of Sale Building Nos. 3, 4 and 5, consisting of Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Twenty Ninth Floors, Sale Building Nos. 2, consisting of Lower Ground + Stilt + First to Twenty Eight Floors, Sale Building No. 1, consisting of Lower Ground + Stilt + First Floor, MHADA Building Nos. 1 to 7, consisting of Part Ground + Part Stilt + 1 to 30 Floors and MHADA.

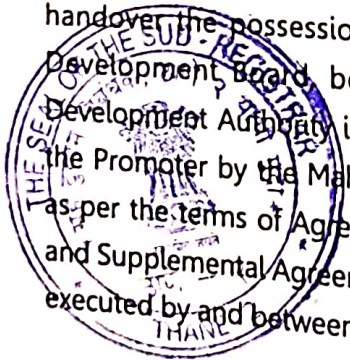
**AND WHEREAS** The City of Thane Municipal Corporation had issued Commencement Certificate under V.P. No. S-04/0019/ 10/TMC/ TDD/1430/15, dated 10th June, 2015 to the Builder herein to commence with the construction of the buildings in the layout of the said property. The Thane Municipal Corporation has thereafter issued further revised Commencement Certificate under V.P. 504/0019/10-TMC/TDD/2399/ A dated 16th November, 2017. Copy of the Commencement Certificate is annexed and marked as **Annexure-'A'**

**AND WHEREAS** MHADA Building Nos. 1 to 7, consisting of Part Ground + Part Stilt + 1 to 30 Floors and MHADA, consisting of Part Ground + Part Stilt + 1 to 26 Floors to be constructed in the layout of the said property are to be allotted by the Promoter to Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority and as such, the Promoter herein has to construct the said buildings at its own cost and expenses and to handover the possession of the same to the Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority in consideration of development rights granted to the Promoter by the Maharashtra Housing & Area Development Authority as per the terms of Agreement for Joint Venture, dated 13th August, 2009 and Supplemental Agreement of Joint Venture, dated 11th September, 2014, executed by and between the parties thereto in respect of the Said Property.

**AND WHEREAS** The Promoter had availed the loan from Oriental Bank of commerce vide Mortgage dated 15th May, 2017, registered with the office of the Sub- Registrar of Assurance at Thane under Serial No. TNN7-6561-2017 dated 15th May, 2017. The Promoter has repaid all

*[Signature]*

*[Signature]*







outstanding amounts due under the term loan facility sanctioned by the OBC Bank in respect of the credit Facility availed under the sanction and interest thereon.

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**AND WHEREAS** Accordingly, the OBC bank has issued no dues certificate dated 10/05/2019 to the Promoter and subsequently re-conveyance deed has been executed between the Promoter & others with Oriental Bank of Commerce dated 21/06/2019 which was registered with the office of the Sub- Registrar of Assurance at Thane under Serial No. TNN10-5363-2019 dated 21/06/2019, related to the said property. The copy of No Dues Certificate have been annexed hereto and marked as **Annexure 'B'**.

**AND WHEREAS** the Promoter is in possession of the project land.

**AND WHEREAS** the Promoter has proposed to construct the said project to be known as "**UNIQUE VISTAS**" in different Phases. The Promoter has proposed to construct Building Nos. 1,2 and 3 consisting of 3 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component as PHASE I**, Building Nos. 4,5,6 and 7 consisting of 4 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component as PHASE II**, Building No. 3 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE III**, Building No. 4 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE IV**, Building No. 5 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE V**, Building No. 1 consisting of 1 building (Lower Ground + upper Stilt + Podium+ First to Forty- Five Floors) of **Sale Component as PHASE VI**, Building No. 2 consisting of 1 building (Lower Ground + upper Stilt + Podium+ First to Forty- Five Floors) of **Sale Component as PHASE VII**. The Promoter shall construct on the project land in accordance with the permissions and sanctions granted by the authorities concerned and shall sell the Apartments in the Sale Buildings to the prospective Allottees thereof. The Copy of the Layout of the Project Land is annexed herewith.

**AND WHEREAS** the proposed Podium and Common Amenities of the entire Layout shall be completed as and when the last phase of the entire Layout is completed.

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*[Handwritten signature]*

**AND WHEREAS** the Allottee is offered an Apartment bearing number 2605, admeasuring 440.13 Sq. ft. (Rera Carpet Area) i. e. equivalent to 40.89 sq. meters along with enclosed balcony admeasuring 52.53 sq. ft which is equivalent to 4.88 sq. mts. Total usable area admeasuring 492.67 sq. ft which is equivalent to 45.77 sq. mtrs on the 26<sup>th</sup> floor of the said Sale **Building No. 4** in **PHASE IV** of the Project known as "**UNIQUE VISTAS**", (herein after referred to as the said "**Building**"), by the Promoter.

**AND WHEREAS** the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architect.

**AND WHEREAS** the Promoter has registered the Project under the Provisions of the Act with the Real Estate Regulatory Authority at Thane bearing No. **P51700004399** and authenticated copy is attached in **Annexure 'C'**;

**AND WHEREAS** the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

**AND WHEREAS** by virtue of the Joint Venture Agreement, dated 13th August, 2009 and Supplementary Agreement of Joint Venture, dated 11th September, 2014, the Promoter has sole and exclusive right to sell the Apartments in the Sale Buildings to be constructed by the Promoter on the project land and to enter into Agreements with the Allottee(s) of the Apartments and to receive the lumpsum sale consideration in respect thereof;

**AND WHEREAS** on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. 10 Folds (Architects & Consultants) and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

**AND WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter. have been annexed hereto and marked as **Annexure 'D'**.

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*[Handwritten signature]*





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Property card or revenue record

**AND WHEREAS** the authenticated copies of extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'E'**.

**AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure 'F'**. ६'F1'

**AND WHEREAS** the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'G'**.

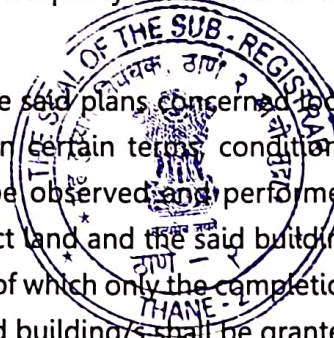
**AND WHEREAS** the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'H'**.

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

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

**AND WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

**AND WHEREAS** the Allottee/s has applied to the Promoter for allotment of an Apartment No. 2605 on 26<sup>th</sup> floor in Building No. 4 in **PHASE IV** of the Said Project.



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**AND WHEREAS** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

**AND WHEREAS** prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. 3,82,150/- (Rupees Three lakhs Eighty Two Thousand one Hundred fifty only, being part payment of the lumpsum sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the lumpsum sale consideration in the manner hereinafter appearing.

**AND WHEREAS**, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Thane (M. Corp). Thane bearing No. **P51700004399**

**AND WHEREAS** under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and condition set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment alongwith a covered /Conventional/Mechanised car parking spaces. Parking number shall be allotted at the time of Possession.

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

1. The Promoter has proposed to construct the said project to be known as "UNIQUE VISTAS" in different Phases. The Promoter has proposed to construct Building Nos. 1,2 and 3 consisting of 3 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA Component** as **PHASE I**, Building Nos. 4,5,6 and 7 consisting of 4 buildings (Part Ground + Part Stilt + 1 to 30 Floors) of **MHADA**



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Component as **PHASE II**, Building No. 3 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE III**, Building No. 4 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE IV**, Building No. 5 consisting of 1 building (Lower Ground One + Lower Ground Two + Lower Ground Three + Upper Stilt + First to Thirtieth Floors) of **Sale Component as PHASE V**, Building No. 1 consisting of 1 building (Lower Ground + upper Stilt + Podium+ First to Forty- Five Floors) of **Sale Component as PHASE VI**, Building No. 2 consisting of 1 building (Lower Ground + upper Stilt + Podium +First to Forty-Five Floors) of **Sale Component as PHASE VII**, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

**The proposed Podium and Common Amenities of the entire Layout shall be completed as and when the last phase of the entire Layout is completed.**



- I. a (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No 2605 of the carpet area admeasuring 440.13 Sq. ft. (Rera Carpet Area) i. e. equivalent to 40.89 sq. meters along with enclosed balcony admeasuring 52.53 sq. ft which is equivalent to 4.88 sq. mts. Total usable area admeasuring 492.67 sq. ft which is equivalent to 45.77 sq. mtrs on .26<sup>th</sup> floor in the Building No. 4 in **PHASE IV** (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked **Annexures 'I'**
- (ii) The Allottee/s hereby agrees to purchase an apartment from the Promoter and the Promoter hereby agrees to sell to the Allottee/s an apartment alongwith stilt/podium/puzzle/covered/<sup>ONE</sup> Conventional/Mechanised car parking spaces bearing Nos      for the lumpsum consideration of Rs. 76,43,000/-/- including the proportionate price of the common areas and facilities appurtenant to the premises and more particularly described in the Second Schedule. The car Parking Plan is annexed and Marked as **Annexure - J**



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(b) The total aggregate lumpsum consideration amount for the apartment including stilt/podium/puzzle/covered/ Conventional/ Mechanised <sup>ONE</sup> car parking spaces is thus Rs. 76,43,000/-

(c) The Allottee/s has paid on or before execution of this agreement a sum of Rs. 3,82,150/- (Rupees \_\_\_\_\_ only) (not exceeding 10% of the total lumpsum consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 72,60,850/- (Rupees \_\_\_\_\_) in the following manner: -

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i. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) (not exceeding 30% of the total lumpsum consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) (not exceeding 45% of the total lumpsum consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

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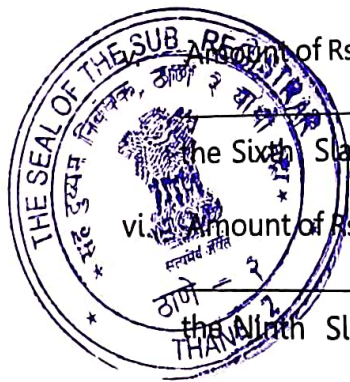
iii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Lower Ground 1, 2 and 3 (i.e. 5% of consideration amount)

iv. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Third Slab. (i.e. 2% of consideration amount)

v. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Sixth Slab. (i.e. 2% of consideration amount)

vi. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Ninth Slab. (i.e. 2% of consideration amount)

vii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Twelfth Slab. (i.e. 2% of consideration amount)

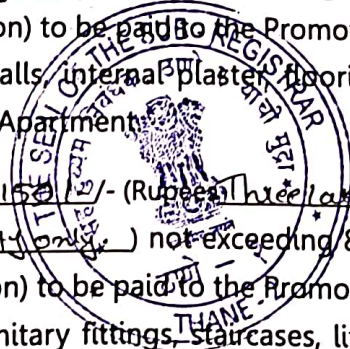


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- viii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Fifteenth Slab. (i.e. 2% of consideration amount)
- ix. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Eighteenth Slab. (i.e. 2% of consideration amount)
- x. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Twenty-First Slab. (i.e. 2% of consideration amount)
- xi. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Twenty-Fourth Slab. (i.e. 2% of consideration amount)
- xii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Twenty-Seventh Slab. (i.e. 2% of consideration amount)
- xiii. Amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) On or before completion of the Thirty - First Slab. (i.e. 2% of consideration amount)
- xiv. Amount of Rs. 49,67,950/- (Rupees Forty nine lakhs sixty seven Thousand nine hundred fifty only.) On or before completion of the Thirty- First Slab i.e. not exceeding 70% of the total consideration to be paid to the Promoter.
- xv. Amount of Rs. 3,82,150/- (Rupees Three lakhs eighty two Thousand one hundred fifty only.) (not exceeding 75% of the total lumpsum consideration) to be paid to the Promoter on or before completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- xvi. Amount of Rs. 3,82,150/- (Rupees Three lakhs eighty two Thousand one hundred fifty only.) not exceeding 80% of the total lumpsum consideration) to be paid to the Promoter on or before completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.
- xvii. Amount of Rs. 3,82,150/- (Rupees Three lakhs eighty two Thousand one hundred fifty only.) not exceeding 85% of the total lumpsum consideration) to the Promoter on or before completion of the external plumbing and external plaster,



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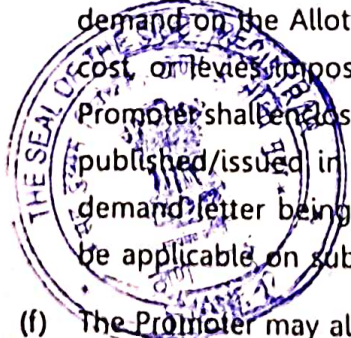
elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

xviii. Amount of Rs. 7,64,300/- (Rupees Seven Lacs Sixty Four Thousand Three Hundred only.) (not exceeding 95% of the total lumpsum consideration) to be paid to the Promoter on or before completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

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Balance Amount of Rs. 3,92,150/- (Rupees Three Lacs Eighty Two Thousand One Hundred Fifty only.) 5% of the total lumpsum consideration) i.e. 100% of the total lumpsum consideration to be paid to the Promoter against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of occupancy certificate or completion certificate.

- l (d) The Total consideration price of excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, which is implemented by Government of India (applicable w.e.f. from 1st July, 2017) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.
- l (e) The Total Price above is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall disclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- l (f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by



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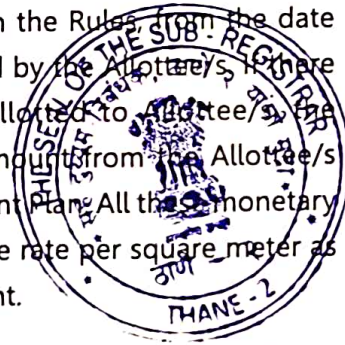
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discounting such early payments @ 6% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.

1 (g) The Allottee/s shall pay all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoters will forward to the Allottee/s intimation of the Promoters having carried out the aforesaid work to the E- mail ID and at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of instalments as per such intimation by e-mail or by courier at the address of the Allottee/s given in these presents. The Allottee/s, in case of delay or default shall be liable to pay to the Promoters monthly compounded interest on amount due at 12 % p.a. till the amount is paid to the Promoter.

1 (h) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause I(a) of this Agreement.

1 (i) The Promoters shall always have a right to get the benefits of additional F.S.I ,Fungible F.S.I and any additional development rights that they may be entitled to in future for construction on



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the Said Property from Thane Municipal Corporation ("TMC"), amend Layout and also to put up additional structures/buildings as may be permitted by the Thane Municipal Corporation and other competent authorities; such structures/buildings will be the sole property of the Promoters alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the said Apartment agreed to be acquired by him/her/them

- 1 (j) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2. Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan")


3 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 50,023 square meters only and Promoter has planned to utilize Floor Space Index of 3.00 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme



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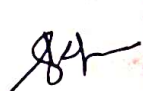
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as mentioned in the Development Control Regulation, which are based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.00 as proposed to be utilized by him on the project land in the said Project and Allottee/s has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

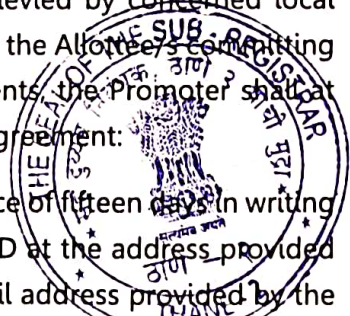
4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.







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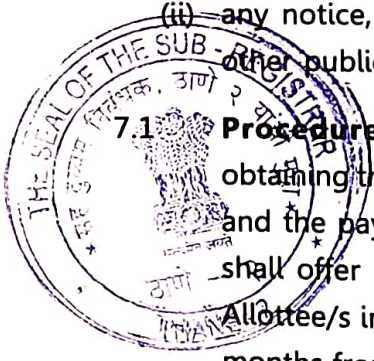
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments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

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure 'K'**, annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee/s on or before 30<sup>th</sup> day of June 2025. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of-

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



**7.1 Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice) and the Promoter shall give possession of the Apartment to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in



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case of failure of fulfilment of any of the provisions/documentation on part of the Promoter. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee/s, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee/s intimating that the said Apartments are ready for use and occupancy:
- 7.3 **Failure of Allottee/s to take possession of Apartment:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown, for residential purpose or for carrying on any industry or business. He shall use the parking space only for purpose of keeping or parking vehicle.
9. The Allottee/s along with other Allottee(s) of Apartments in the building shall join in forming and registering the society or Association or a Limited Company to be known by such name



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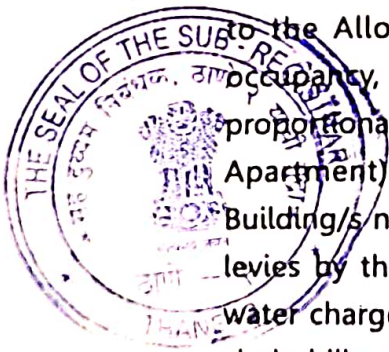
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as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- 9.1 The Promoter shall, within three months of the registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter and/or the Owners in the said structure of the Building or Wing in which the said Apartment is situated.
- 9.2 The Promoter shall, within three months of the Federation/apex registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Federation/apex body all the right, title of the Promoter and/or the owner in the Project land on which the building with multiple wings or Building are constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited







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Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional further monthly contribution of Rs 9000/- per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favor of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:

- (i) Rs. 700/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. 12,500/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Approx. Rs. — for proportionate Share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. 1,65,000/- for deposit towards provisional advance contribution towards outgoings of Society or Limited Company/ Federation/ Apex body.
- (v) Rs. — (Rupees — towards Infrastructure Charges



11. The Allottee/s shall pay to the Promoter a sum of Rs 25,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/ Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.



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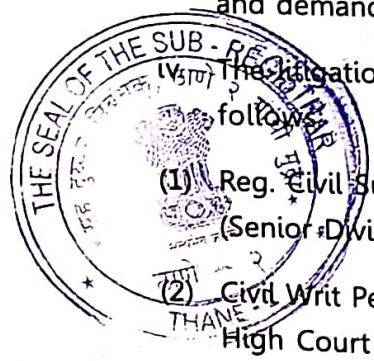
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At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATION AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite right to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. The said project is free from all encumbrances, charges, claim and demands of whatsoever nature.



The litigations pending with respect to the project land are as follows:

(1) Reg. Civil Suit No. 667 of 2013 before Court of the Civil Judge (Senior Division) Thane

(2) Civil Writ Petition No. 7531 of 2012 before the Hon'ble Bombay High Court

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said

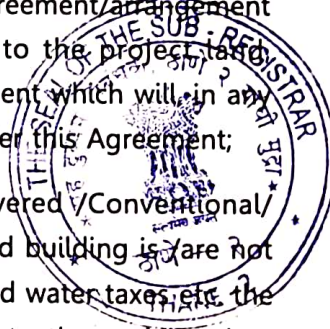
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building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. As per the Development Control Regulations the Promoter is entitled to consume the entire FSI of the layout and make any changes without the permission of the allottee. further, the for Thane Region in force from time to time and in compliance with the terms and conditions imposed by Regulatory Authorities, to obtain Occupation Certificate and Completion Certificate and shall be entitled to avail of all benefits that may arise from time to time from the said properties, including all benefits arising out of such Scheme of Government, local body or public authorities and to deal with the same as the Promoter may deem fit and proper
- vii. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/ or development agreement or any other agreement/arrangement with any person or party with respect to the project, land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. So long as each of the Apartments/ covered /Conventional/ Mechanised car parking spaces in the said building is/are not separately assessed for municipal taxes and water taxes, etc. the Allottee/s shall pay to the Promoters or to the society when formed, a proportionate share of the municipal taxes and water taxes etc assessed on the whole building, such proportion to be determined by the Promoters on the basis of the area of each Apartment / covered /Conventional/Mechanised car parking spaces in the said building. The Allottee/s along with the other Apartment holders will not require the Promoters to contribute



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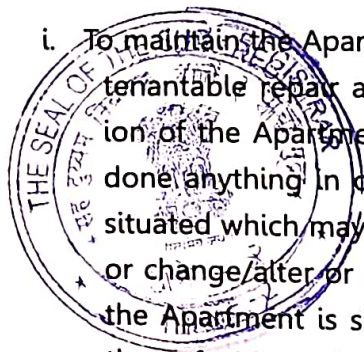
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a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartments which are not sold and disposed off by the Promoters. The Promoters will also be entitled to refund of the Municipal taxes on account of the vacancy of such Apartments.

- ix. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
  - x. At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
  - xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rate, charges and taxes and other monies, levies, imposition, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-

- i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage



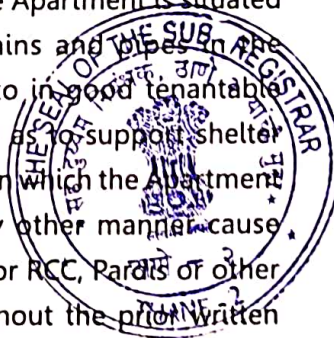
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श्री. [Signature]

the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or her authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support, shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and



[Signature]

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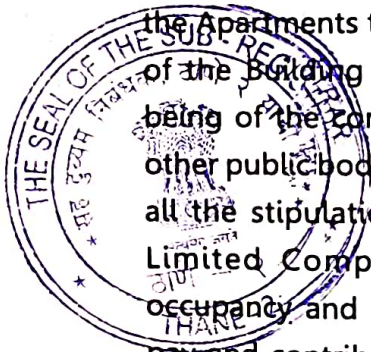
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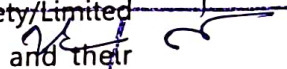
the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/ Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

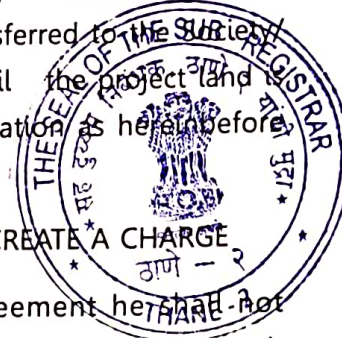


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- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xiii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinafter mentioned.
17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE
- After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force,









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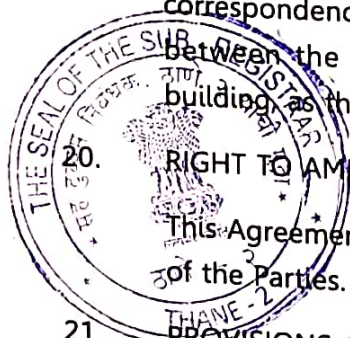
such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

18. BINDING EFFECT

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

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreement, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.



20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations

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*[Handwritten signature]*

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arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**22. SEVERABILITY**

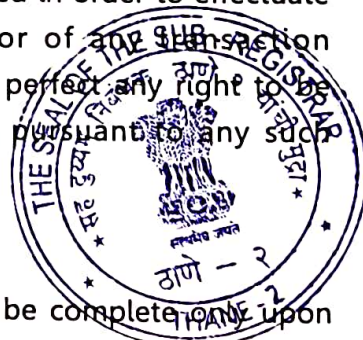
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this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

**23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

**24. FURTHER ASSURANCES**

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



**25. PLACE OF EXECUTION**

The execution of this Agreement shall be complete upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, on

*(Handwritten signature)*



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after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mira Road District Thane.

26. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Mr. Sanjeev Kumar Tiwari Name of Allottee/s

Flat No. 1003, 10<sup>th</sup> Floor, Serina Building (Allottee's Address)  
Cihodbunder Road, Hiranandani Estate, Padlipada,  
Thane (W) - 400607

Notified Email ID: Sanjeev.ti07@gmail.com.

M/S. SHREE DEVELOPERS

Harsh Plaza, 1st Floor, Poonam Vihar,

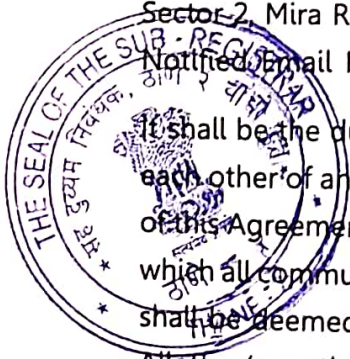
Sector-2, Mira Road (East), Thane,

Notified Email ID: sales@uniqueshanti.com

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

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee/s whose name appears



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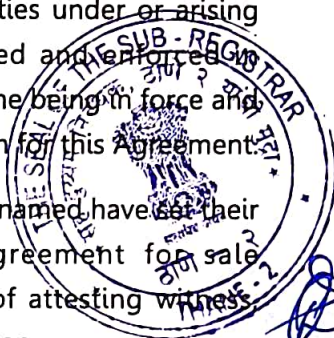
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first and at the address given by him/her which shall for all intent and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.
30. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Concerned Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Thane will have the jurisdiction for this Agreement.

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



**THE FIRST SCHEDULE ABOVE REFERRED TO:**

An area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A, Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Apartment/Shop No. 2605 admeasuring 440.13 Sq. ft. (Rera Carpet Area) i. e. equivalent to 40.89 sq. meters along with enclosed balcony admeasuring 52.53 sq. ft which is equivalent to 4.88 sq. mts. Total usable area admeasuring 492.67 sq. ft. which is equivalent to 45.77 sq. mtrs on the 26<sup>th</sup> floor in Building No. 4 in **PHASE IV** and stilt/Podium /puzzle covered /Conventional/Mechanised <sup>ONE</sup> car parking spaces bearing Nos — situated at — in the Building known as '**UNIQUE VISTAS**' to be constructed on the property described in the First Schedule hereinbefore written.

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SIGNED AND DELIVERED

UNIQUE  
VISTAS  
Your Own Patch



AA

by the within named "ALLOTTEE/S" )

(1) Mr. Sanjeev Kumar Tiwari )

(2) \_\_\_\_\_ )

At Thane on 29/06/2024 )

in the presence of WITNESSES )

1. Name Anshul Sanjeev Tiwari )

Signature Anshul )

2. Name Sarita Sanjeev Tiwari )

Signature x [Signature] )



by the within named "PROMOTER" )

M/S. SHREE DEVELOPERS )

through its Authorized Signatory )

Mr. Dilesh C. Shaha )

in the presence of WITNESSES )

1. Name Anshul Sanjeev Tiwari )

Signature Anshul )

2. Name Sarita Sanjeev Tiwari )

Signature x [Signature] )



For SHREE DEVELOPERS

[Signature]

Authorized Signatory

RECEIPT

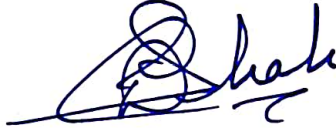
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RECEIVED of and from the within named Allottee/s, the sum of  
Rs. 1,50,000/- (Rupees One Lakh fifty thousand  
only. only) by way of part/full payment of lumpsum  
sale consideration price hereinabove mentioned, by Cash / Cheque /  
DD / Pay Order bearing No. R RN 413117969707 dated 10/05/24  
drawn on BY card. Bank  
— Branch.

Rs. 1,50,000/-

WE SAY RECEIVED

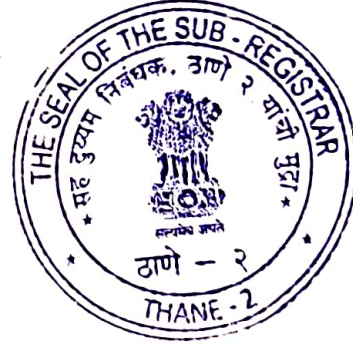
For M/S. SHREE DEVELOPERS



(Authorised Signatory)

WITNESS:

1. Prakash
2. X John





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Annexure- A

दस्त क्रमांक 30797 / 2028

33/18

सुधारित परवानगी, खासील प्रमाणे  
विहीन इमारती, मळा नमावणी क्र. १ ते ७; तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३ मजले.  
विहीन इमारत क्र. १; लोअर ग्राऊंड + स्टिल्ट + १ ला मजला  
विहीन इमारत क्र. ३, ४ व ५; लोअर ग्राऊंड + लोअर ग्राऊंड २ +  
लोअर ग्राऊंड ३ + अप्पर स्टिल्ट + १ ते २९ मजले.  
साईट ऑफीस : तळ मजला फक्त.



Certificate No. 3443  
विहीन इमारत क्र. २; लोअर ग्राऊंड + स्टिल्ट + १ ते २ मजले

**THANE MUNICIPAL CORPORATION, THANE**

(Registration No. 3 & 24)  
**SANCTION OF DEVELOPMENT**

**PERMISSION / COMMENCEMENT CERTIFICATE**

प्लॉट बी वरील इमारत : विहीन इमारत क्र. १; तळ (पार्ट) + स्टिल्ट (पार्ट) + पहिला मजला (पार्ट) + १ ते ५ मजले  
सुधारित सी.सी. खासील प्रमाणे : प्लॉट ओ वरील इमारती.  
मळा नमावणी क्र. १ ते ७; तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३० मजले. साईट ऑफीस : तळ मजला फक्त.  
विहीन इमारत क्र. ३, ४ व ५; लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + लोअर ग्राऊंड ३ + अप्पर स्टिल्ट + १ ते २९ मजले

V. P. No. S04/0019/10 TMC / TDD / 2399/17 Date : 16/11/2017  
To, Shri / Smt. १० फोल्डस आर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

कोकण मूळनिर्माण क्षेत्र विकास महासंघ (म्हाडाचा घटक) (मालक)  
Shri मे. श्री डेक्लपसचे धामीदार श्री. मधु एच. दोषी तर्फे श्री. दिलेश शाह (कुलमुखत्यार पत्रधारक)  
(Owners)

With reference to your application No. १२६२६ dated १९/०९/२०१७ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वसिल अमान in village चितळसर माणपाडा Sector No. ४ Situated at Road / Street खासील प्रमाणे S.No. / C.S.T.No. / F.P.No. खासील प्रमाणे

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
- गट क्र. ५९अ/२बी, ५९अ/१बी, १/१/१, ५९अ/२बी/२/१/३
- ५) ठामपा/शिविवि/१४३०/१५ दि.१०/०६/२०१५ रोजीच्या सुधारील परवानगी/सी.सी. मधील सर्व अटी संबंधितांवर बंधनकारक राखणे.
  - ६) प्रस्तावित उप विभागीय नुसार पुढील कोणत्याही परवानगी पूर्वी उप अधिकक भुमी अभिलेख यांचेकडील प्रस्तावाधिन पुखंडाची पैकी-पैकी चो मोजणी करून इदद कायम मोजणी नकाशा सादर करणे तसेच सादर मोजणी नकाशानुसार पुखंडाच्या हद्दीमध्ये काही बदल घाल्यास त्याप्रमाणे सुधारित नकाशे मंजूर करून घेणे बंधनकारक राहिल.
  - ७) सब प्लॉट बी वर नव्याने प्रस्तावित इमारत क्र. १ च्या सी.सी. पूर्वी Eco Sensitive Zone बाबत मा. वनसंरक्षक, ठाणे यांचेकडील फेरअभिप्राय घेणे आवश्यक आहे.
  - ८) म्हाडा यांनी अंतिम मंजुरीपूर्वी नियोजित D.P. रस्त्याने बाधित जागेचे Registered Transfer Deed सादर करणे आवश्यक.

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



Yours faithfully,  
प्रकारिकी अधिकारी,  
शहर विकास विभाग,  
Municipal Corporation of  
the city of, Thane.

Annexure- B

ट न न - २  
दस्त क्रमांक ३०११५/२०२४  
३०/५

ओरियन्टल बैंक ऑफ कॉमर्स  
(भारत सरकार का उपक्रम)

Large Corporate Branch  
14<sup>th</sup> Floor, Maker Tower F  
Cuffe Parade, Mumbai - 400005  
Tel: 43023138/39/40/154  
Email - bm0902@obc.co.in



ORIENTAL BANK OF COMMERCE  
(A GOVERNMENT OF INDIA UNDERTAKING)

Large Corporate Branch  
14<sup>th</sup> Floor, Maker Tower F  
Cuffe Parade, Mumbai - 400005  
Tel: 43023138/39/40/154  
Email - bm0902@obc.co.in

CN/0902/L/ 148 /2019-20

10.05.2019

To,  
Shree Developers  
1st Floor, Harsh Plaza  
Poonam Vihar, Opp. Sector No 2,  
Mira Road (E),  
Distt Thane - 401107

Dear Sir,

**Sub: NO dues Certificate**

We had sanctioned the following credit limits to you as under:

Nature of facility	Amount (Rs in crore)	O/s as on 06.05.2019 (Rs in crore)	Rate of Interest/Comm/ Margin
Term Loan (review)	76.00	6.28	1 Year MCLR+2.90% that is 11.55%

As on date, there is no outstanding balance against Term loan sanctioned as entire dues are repaid on 07.05.2019. Accordingly your Term loan limit stands cancelled.

The above certificate does not preclude the rights of the Bank to proceed against the borrower in respect of its liability towards remaining credit facilities or other accounts or transaction or dealings with Bank.

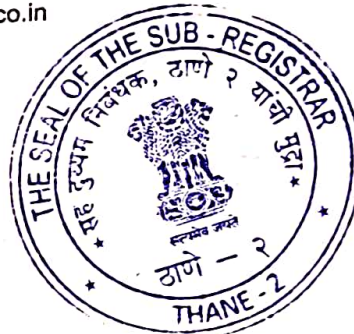
The immovable properties mortgaged to the bank to secure the facility stands released.

Regards

Subhadra Ashok  
Dy. General Manager



Head Office: Plot No. 5, sect 32, Institutional Area, Gurgaon - 122001  
Website - www.obcindia.co.in





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दस्त क्रमांक ७७७७ / २०२४

३५/२

Annexure- C



**Maharashtra Real Estate Regulatory Authority**

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'**

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: UNIQUE VISTAS BLDG. NO. 4, Plot Bearing / CTS / Survey / Final Plot No.: GUT NO 59A 2B GUT NO 59A 16B1-1-1 GUT NO 59A 16B1-1-1 VILLAGE CHITALSAR MANPADA Thane (M Corp.), Thane, Thane, 400067** registered with the regulatory authority vide project registration certificate bearing No P51700004399 of

1. Mr./Ms. Madhu Harshad Doshi son/daughter of Mr./Ms. RAMRAJ PATIRAM SINGH *Resil: Borivall, District Mumbai Suburban, Pin: 400092*, situated in State of Maharashtra.

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

o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

o The registration shall be valid up to 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

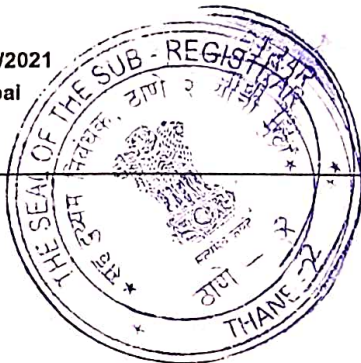
o The promoter shall comply with the provisions of the Act and the rules and regulations made there under,

o That the promoter shall take all the pending approvals from the competent authorities

o If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 09/09/2021

Place: Mumbai



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09/09/2021, 17:27:23  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

ट न न - २
दस्त क्रमांक ५७९९५ / २०२४
३६/२

**D. G. NAIK**  
B.Com., L.L.M.  
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayander (West), Thane : 401 101.  
Ph. : 28191739. • Cell. : 9820840511.  
E-mail : adv.dgn@gmail.com

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title to an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation and have to state as hereunder;

1. M/s. D. Dayabhai & Co., were the owner of land bearing Gut No. 59/A, Hissa No.16/B/1/1/1, admeasuring 4200 sq. meters, Gut No.59/A, Hissa No. 16/B/2/1/1, admeasuring 11153 sq.meters,Gut No.59/A, Hissa No.2/B, admeasuring 30030 sq.meters, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter jointly and collectively referred to as the "Said Larger Property" for the sake of brevity and convenience).

2. The Addl. Collector and Competent Authority, Thane had declared the said larger property as surplus vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly, the larger property transferred in the name of Maharashtra Housing & Area Development Authority.





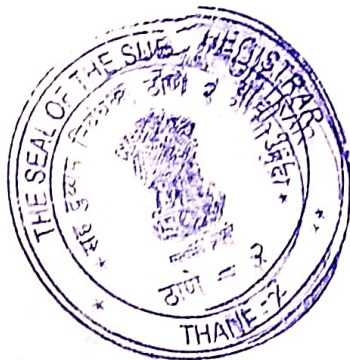
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दस्ता क्रमांक ३७३३५ / २०२४
३७/८

3. The Maharashtra Housing & Area Development Authority had decided to implement a housing project and to develop the larger property in joint venture by adopting Swiss Challenge Method with the approval of State Government Housing Department.

4. By a Letter Ref. No. Allotment/1107/Case No. 186/HSG, dated 17<sup>th</sup> May, 2007, the State Government of Maharashtra (Housing Department) had accepted the proposal submitted by Maharashtra Housing & Area Development Authority to develop the larger property in joint venture by adopting the Swiss Challenge Method.

5. Pursuant to the permission given by the State Government through Housing Department vide Letter Ref. No. Allotment/1107/Case No.186/HSG, dated 17<sup>th</sup> May, 2007, the Maharashtra Housing & Area Development Authority, through its Regional Board namely Konkan Housing & Area Development Board had invited tenders for competitive bids in the open market on Swiss Challenge Method to develop the larger property in joint venture.

6. M/s. Shree Developers was one of the highest bidder of Swiss Challenge Method and accordingly, Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority had passed a Resolution No. 6285, dated 22<sup>nd</sup> November, 2007 to accept the proposal of M/s. Shree Developers to implement the housing scheme for developing an area admeasuring 42023 sq. meters forming the portion of the larger property through M/s. Shree Developers in joint venture.



**D. G. NAIK**  
B.Com., LL.M.  
ADVOCATE, HIGH COURT

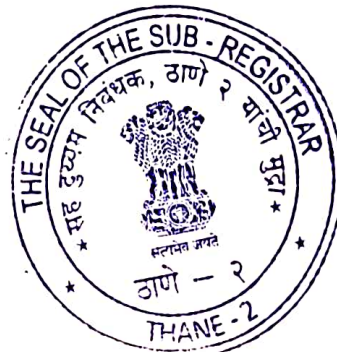
ट न न - २
दस्त क्रमांक ७९५ / २०२४
104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane : 401 101. Ph. : 28191739. Cell. : 9820640511. E-mail : adv.dgn@gmail.com

7. By a Joint Venture Agreement, dated 13<sup>th</sup> August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009,the Maharashtra Housing & Area Development Authority had allowed M/s. Shree Developers to develop an area admeasuring 42023 sq. meters forming the portion of the larger property in joint venture.

8. By a Supplementary Agreement of Joint Venture, dated 11<sup>th</sup> September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, the Maharashtra Housing & Area Development Authority had granted additional area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane to the M/s.Shree Developers.

9. In the premises aforesaid, M/s. Shree Developers is entitled to develop an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter referred to as the "Said Property" for the sake of brevity and convenience).

- 3 -



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दस्त क्रमांक ७९९५ / २०२४
३९ / ८

10. Pursuant to the development proposal submitted by M/s.Shree Developers through its Architect by name M/s.Archetype Consultants (I) Pvt. Ltd., the City of Thane Municipal Corporation had approved the layout plan of the said property and accordingly, the City of Thane Municipal Corporation had sanctioned the plan of Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property.

11. The City of Thane Municipal Corporation had issued Commencement Certificate under V.P. No.S-04/0019/ 10/TMC/ TDD/1430/15, dated 10<sup>th</sup> June, 2015 to M/s.Shree Developers to commence with the construction of the buildings in the layout of the said property.

12. Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors to be constructed in the layout of the said property (hereinafter referred to as the "Said Building" for the sake of brevity and convenience) are to be allotted by M/s. Shree Developers to Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority and as such, M/s.Shree Developers has to construct the said buildings at its own cost and expenses and to handover the possession of the same to the Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development





**D. G. NAIK**  
B.Com., L.L.M.  
ADVOCATE, HIGH COURT

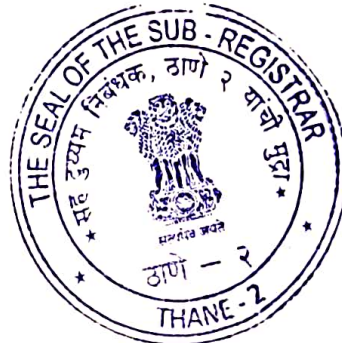
ट न न - २
दस्त क्रमांक १७९४/२०२४
104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayander (West), Thane : 401 101. Ph. : 28191739. • Cell. : 9820640511. E-mail : adv.dgn@gmail.com

Authority in consideration of development rights granted to M/s.Shree Developers by the Maharashtra Housing & Area Development Authority as per the terms of Agreement for Joint Venture, dated 13<sup>th</sup> August, 2009 and Supplemental Agreement of Joint Venture, dated 11<sup>th</sup> September, 2014, executed by and between the parties thereto in respect of the said property.

II. I have also considered the Search Report of Advocate Shri S. D. Kulkarni taken in the Office of Sub Registry of Assurance of Thane from 1983 onwards in respect of the said property and during the course of searches, Shri S.D. Kulkarni came across the following documents pertaining to the said property and save and except the documents as mentioned below, no any other registered documents were found by Shri S. D. Kulkarni pertaining to the said property.

- i) Joint Venture Agreement, dated 13<sup>th</sup> August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009, executed by Maharashtra Housing & Area Development Authority in favour of M/s.Shree Developers to develop in respect of an area admeasuring 40023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane

- 5 -

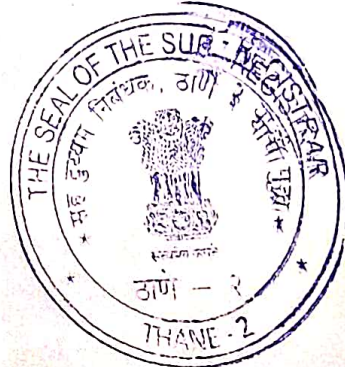


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दस्त क्रमांक ७७७७/२०२४
२७/२

and now within the limits of the City of Thane Municipal Corporation.

- ii) Supplementary Agreement of Joint Venture, dated 11<sup>th</sup> September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, executed by Maharashtra Housing & Area Development Authority in favour of M/s. Shree Developers in respect of an area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane.

III. On the whole from the searches taken by Advocate Shri S. D. Kulkarni in the office of Sub-Registry of Assurance at Thane and also on the basis of documents furnished to me as well as on the basis of information provided to me, I state and certify that the title to the said property viz. an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No.16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No.59/A/2G/2/, situate, lying and being at Village Chitalsar/ Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation owned by Maharashtra Housing & Area Development Authority is clear, marketable and free from all encumbrances.



**D. G. NAIK**  
B.Com., L.L.M.  
ADVOCATE, HIGH COURT

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दस्त क्रमांक १७११५२०२४
104, Saroj Plaza, Near Mahalaxmi, Flyover Road, Bhayander (West), Thane - 401 101 Ph. : 28181739. • Cell. : 9820640511. E-mail : adv.dgn@gmail.com

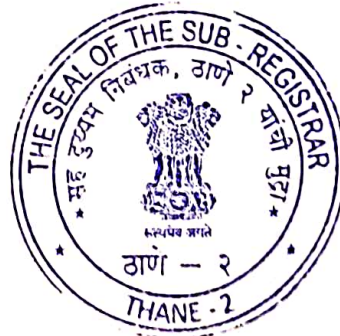
IV. I also hereby state and certify that Smt. Madhu Harshad Doshi, Proprietrix of M/s. Shree Developers is entitled to construct Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property and to sell the flats in Building Nos. 3, 4 and 5, consisting of Lower Ground - One + Lower Ground Two + Lower Ground - Three + Upper Stilt + First to Twenty Ninth Floors to the prospective purchasers thereof.

Dated : 8<sup>th</sup> January, 2016.

Advocate

Client Folder \Unique Shanti\ Survey No.53-59-A - 2-6-B - TC - 080116 (Shree Developers)

- 7 -





Annexure- E

ट न न - २  
दस्त क्रमांक ७७१५/२०२४  
३/११

अवधान दिनांक : 09/11/2020



महाराष्ट्र शासन

राज्य मनुष्य माल

अधिकार अधिनियम परतक

[ महाराष्ट्र जमीन मङ्गल अधिकार अधिनियम आणि नोंदवही ( तयार करणे व सुनिश्चित ठेवणे ) नियम, १९७१ च्यातील नियम १,२,६ आणि ७ ]

गाव :- विठ्ठलस भातपाडा  
पट क्रमांक व उपविभाग : ५९/अ/२/ब  
कनुका :- ठामे  
विस्तार :- ठामे  
सेक्टरचा क्षेत्रफळ क्रमांक : १०७२ व दिनांक : १८/०९/२०१८

पट क्रमांक व उपविभाग ५९/अ/२/ब		पु.भारता चष्मणी संलग्नकटवारा नं. - १	सोपवटवाराचे नस			पट क्रमांक
विवरण	आ.पी.सी.	विवरण	क्षेत्र	आकार	पट.छ.	पट.क्र.
पटवारी नोंदवही नस :-		कोकण मुहानिये व क्षेत्रविकास बंधन (बांधाचे पटक) बांधे	२९२.५७.४४	६.९७		( १०७२ )
क्षेत्र क्षेत्रफळ	३८०.३०.००	बांधे मङ्गलसंपत्तीच्या ठामे ४० पी. सी.पी.सी. ८७.७२.५६				( १०७२ )
विन मती	६.९७					
विन मती जाबकारी						
विरासत						
भागवत						
हती						
वाक्या						
इना						
पुस्तक क्षेत्र						
सोपवटवारा (संलग्नकटवारा अन्वये)						
वर्ग (अ)						
वर्ग (ब)						
पुस्तक पी.सी.क्ष	०.००.००					
आकाराची	०.००					
नूतन विना विना जाबकारी						

पुर पत्रका क्र. (७१८),(७४३),(८३७),(९१५),(१०४४),(१०६६),(१०७१) संपन्न आणि पुनर्वास्तविकी :-

राज्य मनुष्य माल

पिकांची नोंदवही

[ महाराष्ट्र जमीन मङ्गल अधिकार अधिनियम आणि नोंदवही ( तयार करणे व सुनिश्चित ठेवणे ) नियम, १९७१ च्यातील नियम २९ ]

गाव :- विठ्ठलस भातपाडा  
पट क्रमांक व उपविभाग : ५९/अ/२/ब  
कनुका :- ठामे  
विस्तार :- ठामे  
सेक्टरचा क्षेत्रफळ क्रमांक : १०७२ व दिनांक : १८/०९/२०१८

वर्ष	इमाव	पिकाखालील क्षेत्राचा संपत्तीस						निर्घट पिकाखालील क्षेत्र				संलग्नकटवारी संपत्तीस संलग्नकटवारी नस	संपन्न क्षेत्र	क्षेत्र	
		पिकाखालील क्षेत्र						निर्घट पिकाखालील क्षेत्र							
		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव				जल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
		आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.	आ. पी.सी.
२०१८-१९	संपन्न नस												अनुसंधान नस	३८०.३०००	

"या प्रमाणित प्रतिसादीची प्रकृत १५- रूपाचे विकल्पिते."  
दिनांक :- ०९/११/२०२०  
सांकेतिक क्रमांक :- २७२१०००९४२१३१००८००११२०२०१२०

*(Signature)*

( नाव :- विठ्ठलस भातपाडा )  
सहाय्यी साधना :- विठ्ठलस भातपाडा :- ठामे वि :- ठामे

७/१२ वितरण नोंदवही  
अनुक्रमांक - ०२



<https://mahafarfanenlightcloud.com/DDM/PgHtml/712>

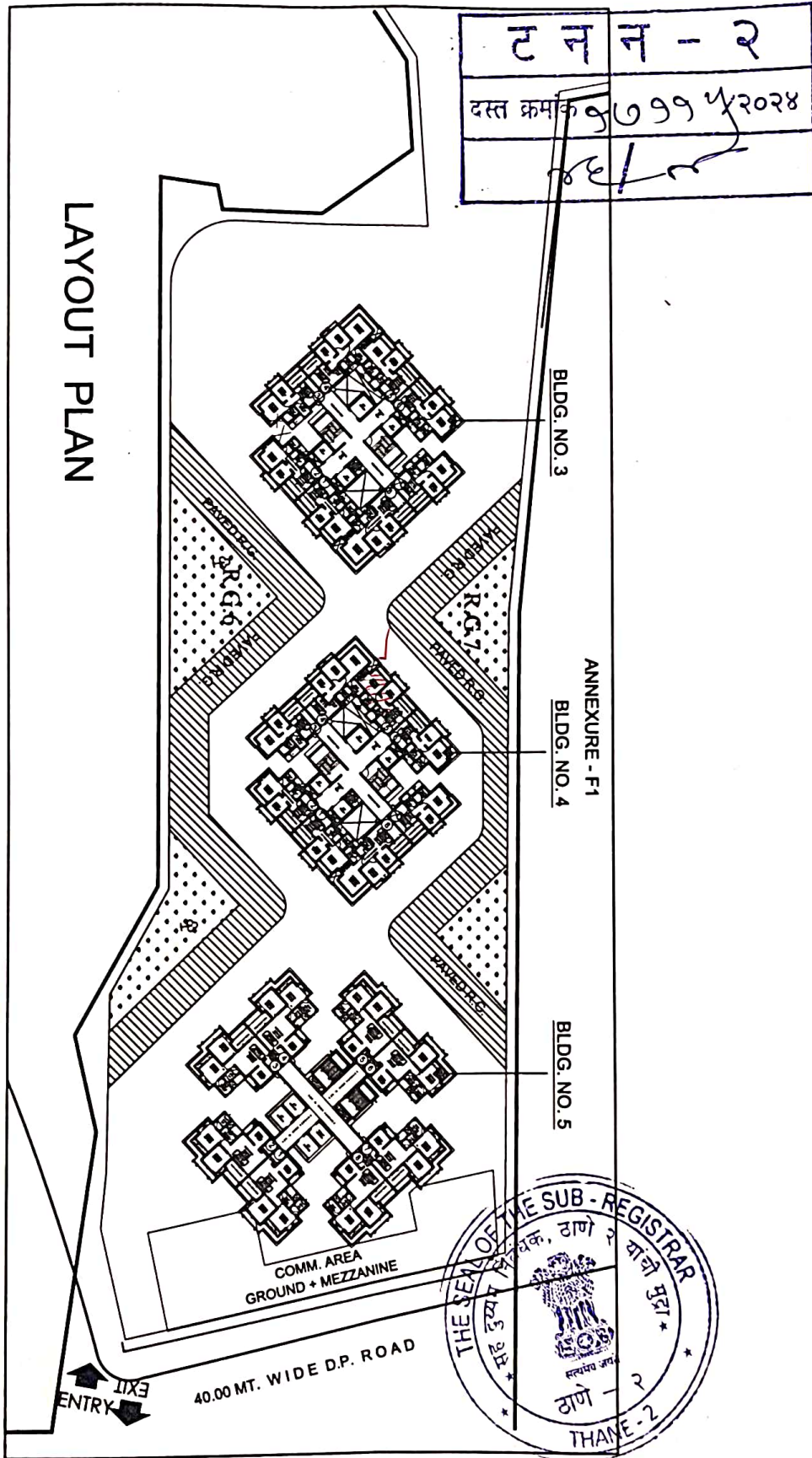
११/९/२०२०







Annexure - F1

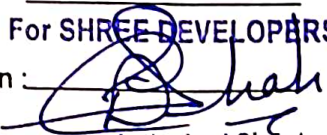


Apartment No. : 2605

On Floor : 26<sup>th</sup> floor

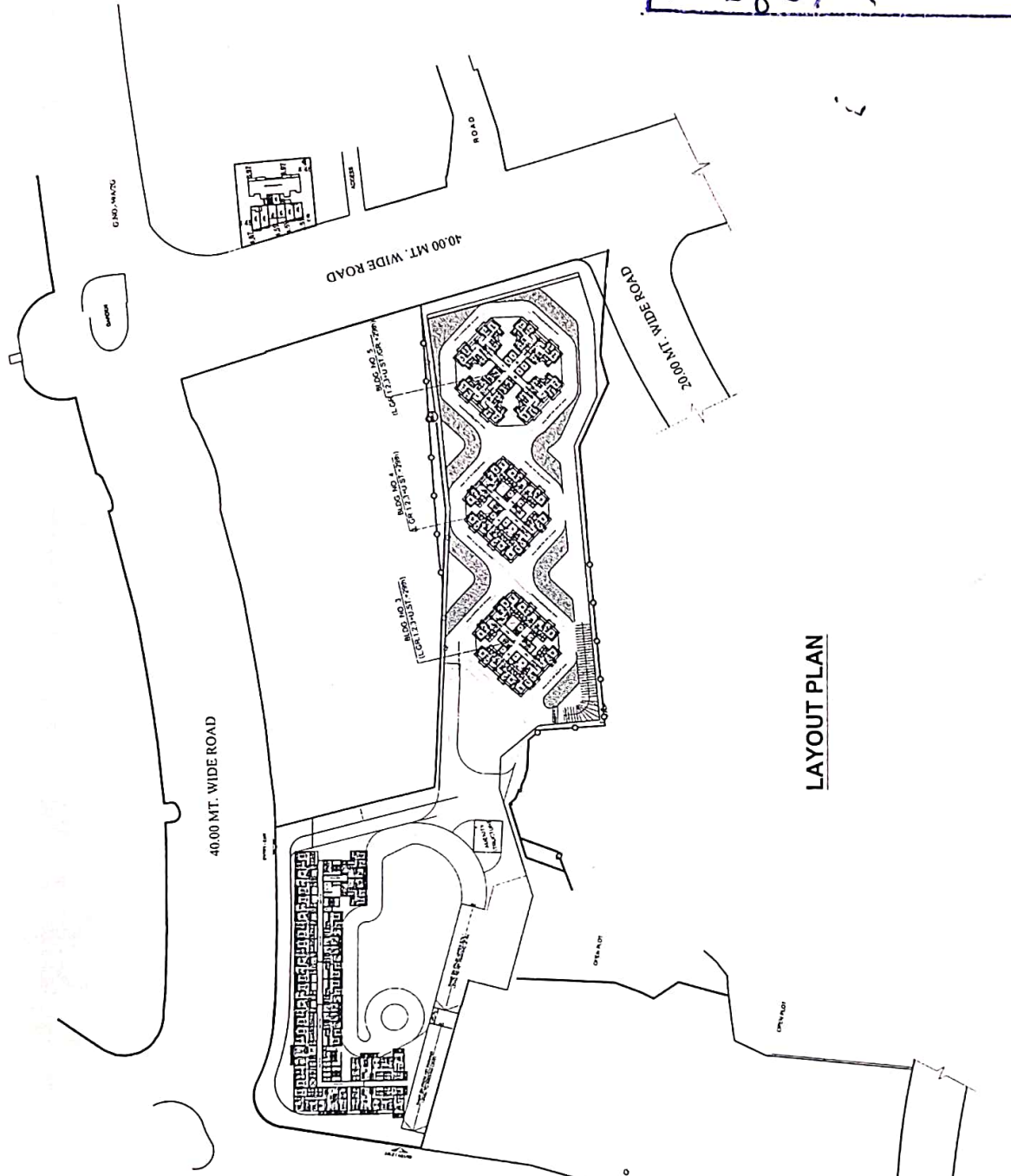
In Bldg. No. : 4

Purchaser Sign : 

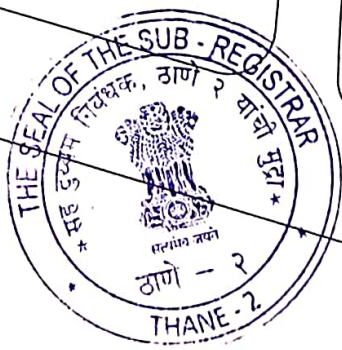
Developers Sign :   
For SHREE DEVELOPERS  
Authorised Signatory

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 दस्त क्रमांक १७७९/२०२४  
 २०/११

ANNEXURE - G

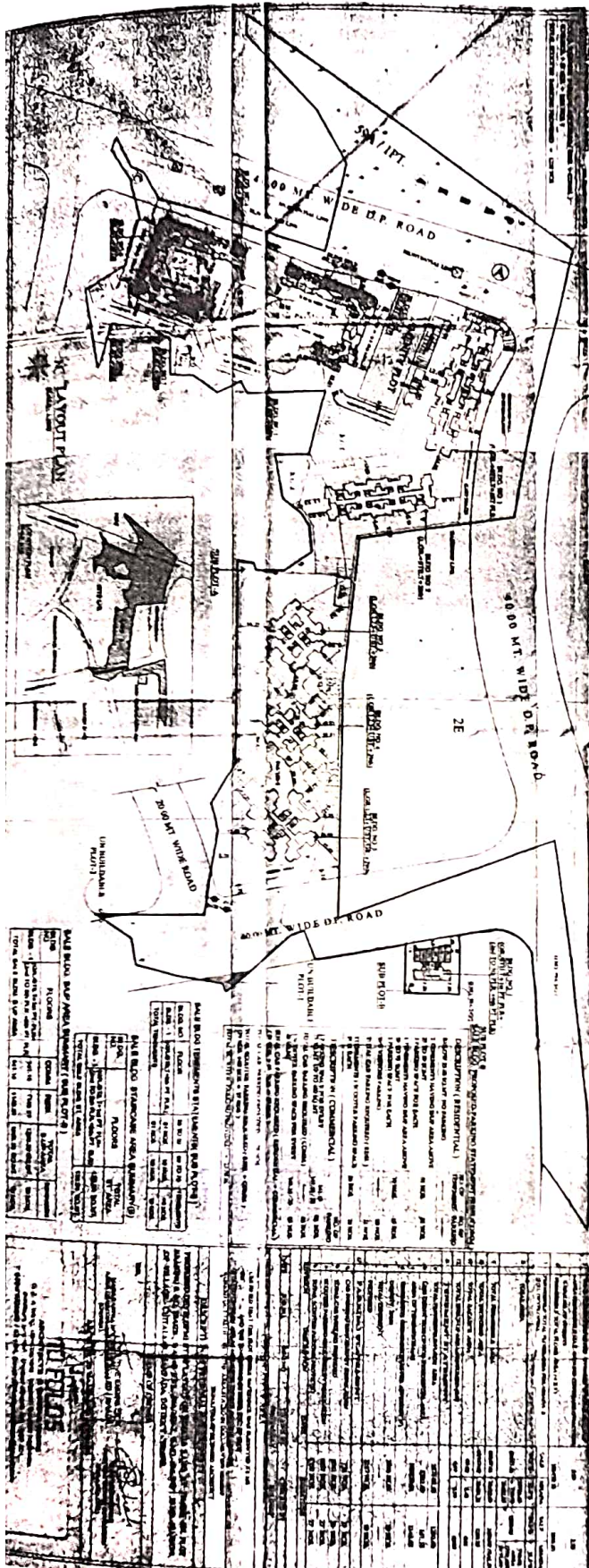


LAYOUT PLAN





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दस्त क्रमांक ७९९५/२०२४



EXTENSION OF EXISTING BLDG		BLDG NO. 1		BLDG NO. 2		BLDG NO. 3		BLDG NO. 4		BLDG NO. 5		BLDG NO. 6		BLDG NO. 7		BLDG NO. 8		BLDG NO. 9		BLDG NO. 10	
Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume	Area	Volume
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

PHOTODUPLICATION  
CERTIFICATE OF COPY  
I hereby certify that the above mentioned  
document is a true and correct copy of the  
original as submitted to me for  
photoduplication.

THE SUB-REGISTRAR  
THANE - 2



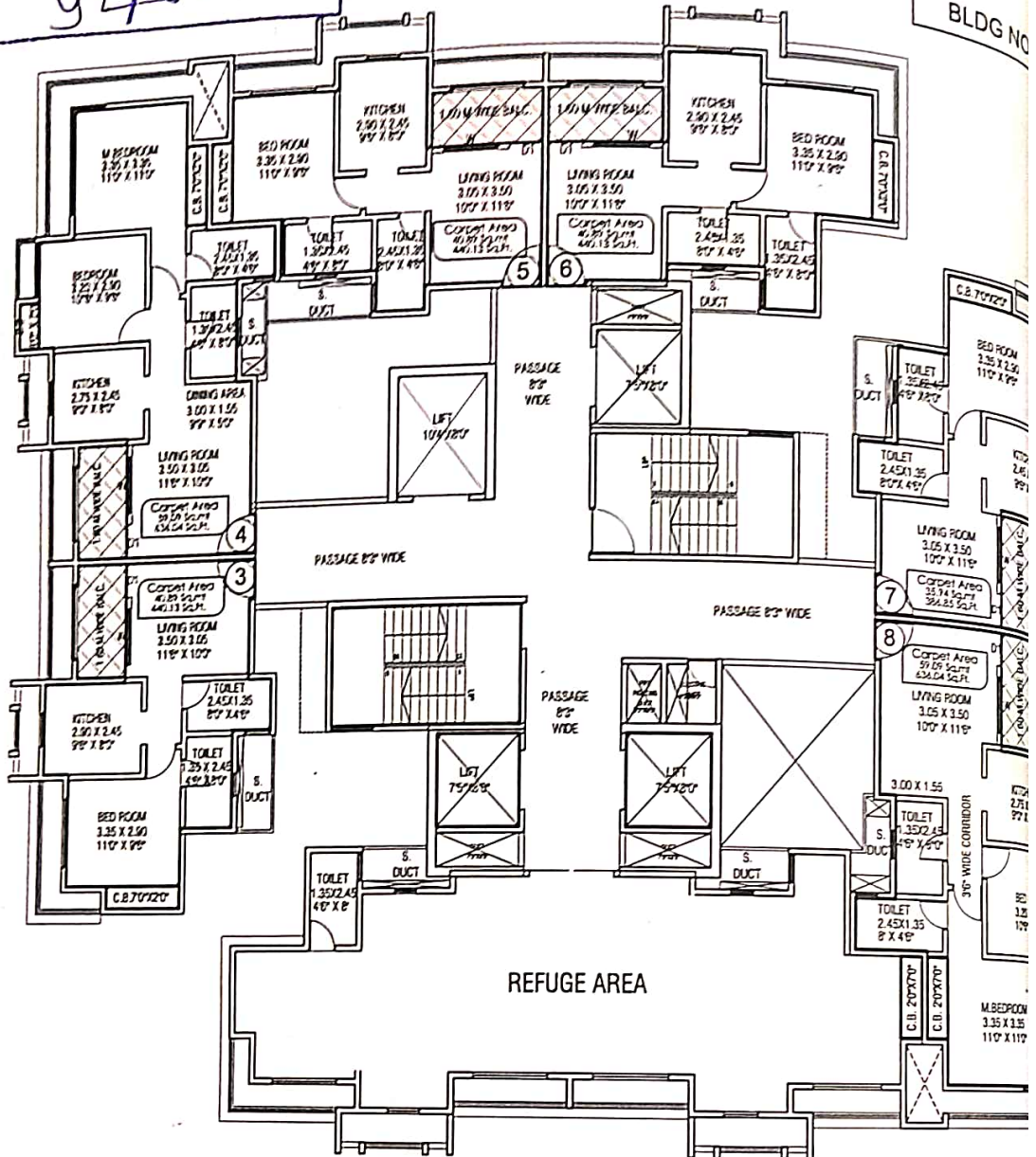






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 दास्त क्रमांक ७७७७७७ / २०२४  
 ५२/००

Annexure- I



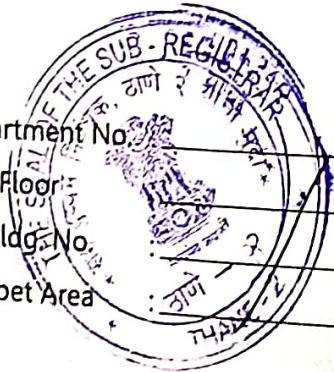
REFUGE FLOOR PLAN



(9TH, 13TH, 18TH, 23RD & 28TH FLR.)

- UNIT CARPET AREA AS PER F
- BALCONY CARPET AREA AS F

Apartment No \_\_\_\_\_  
 On Floor \_\_\_\_\_  
 In Bldg. No. \_\_\_\_\_  
 Carpet Area : \_\_\_\_\_



Purchaser Sign : \_\_\_\_\_

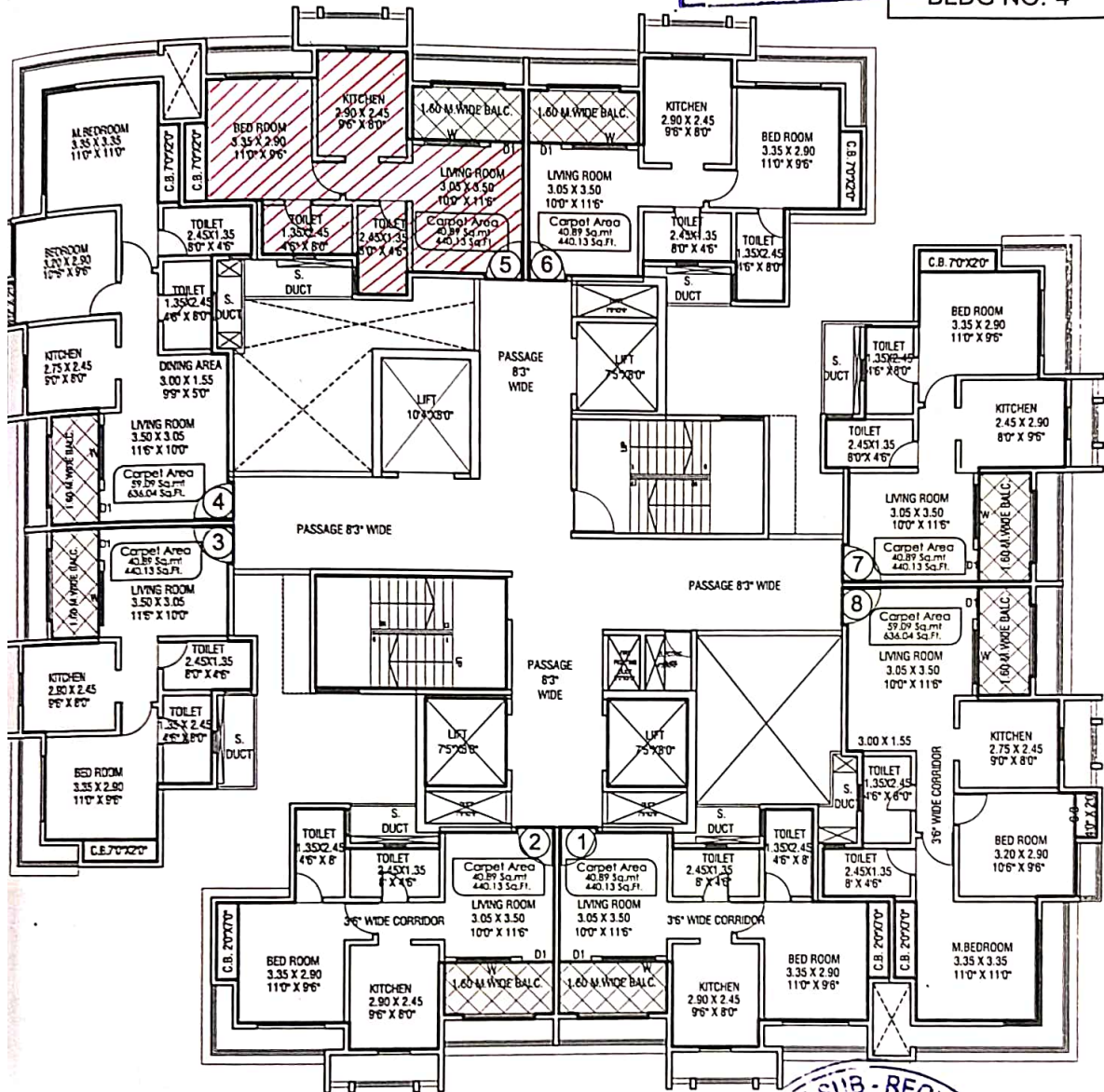
Developers Sign : \_\_\_\_\_

FOR SHREE DEVELO  
 [Signature]  
 Authorised Sign

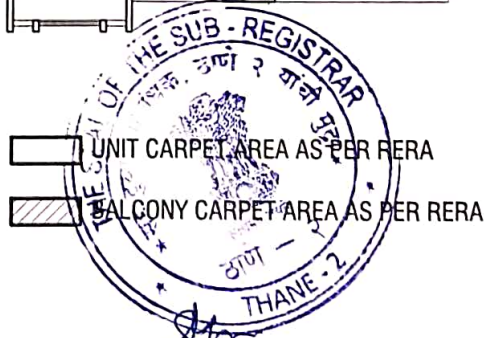


Annexure- I

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 ५३/२  
 BLDG NO. 4



TYPICAL FLOOR PLAN



Apartment No. : 2605  
 On Floor : 26<sup>th</sup> Floor  
 In Bldg. No. : 4  
 Carpet Area : 440.13 sq.ft

Purchaser Sign : \_\_\_\_\_

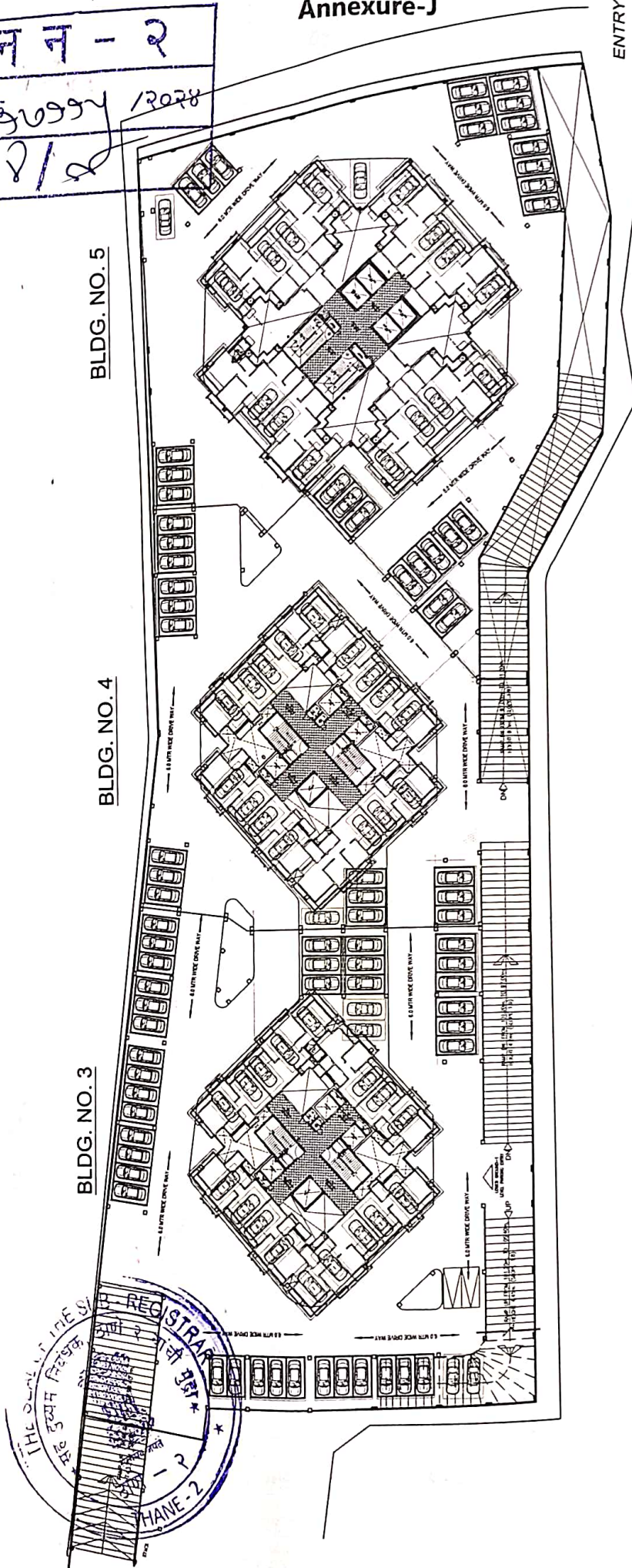
Developers Sign : \_\_\_\_\_

For **SHREE DEVELOPERS**

Authorised Signatory

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 दस्त क्रमांक ७७७७७ / २०२४  
 ५४/२

ENTRY



LOWER GROUND-1 FLOOR PARKING PLAN

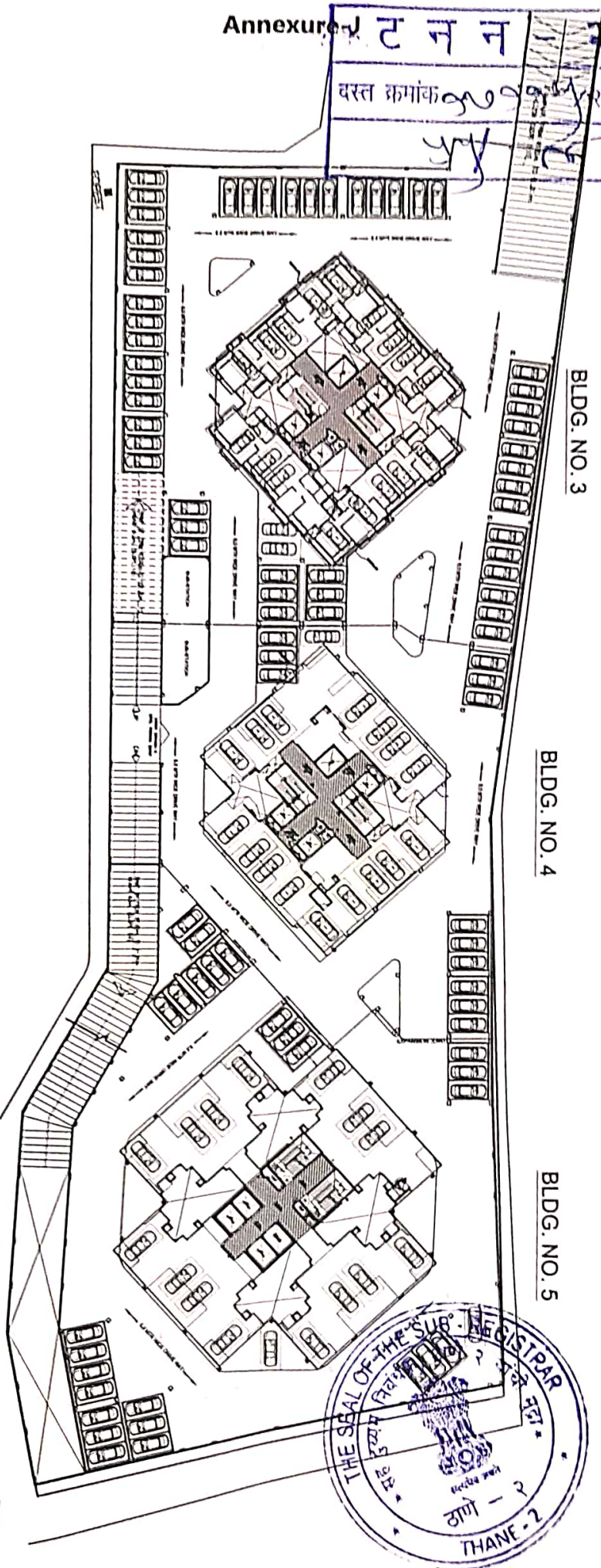


Annexure J

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वस्त क्रमांक २०२४

LOWER GROUND-2 FLOOR PARKING PLAN



BLDG. NO. 3

BLDG. NO. 4

BLDG. NO. 5

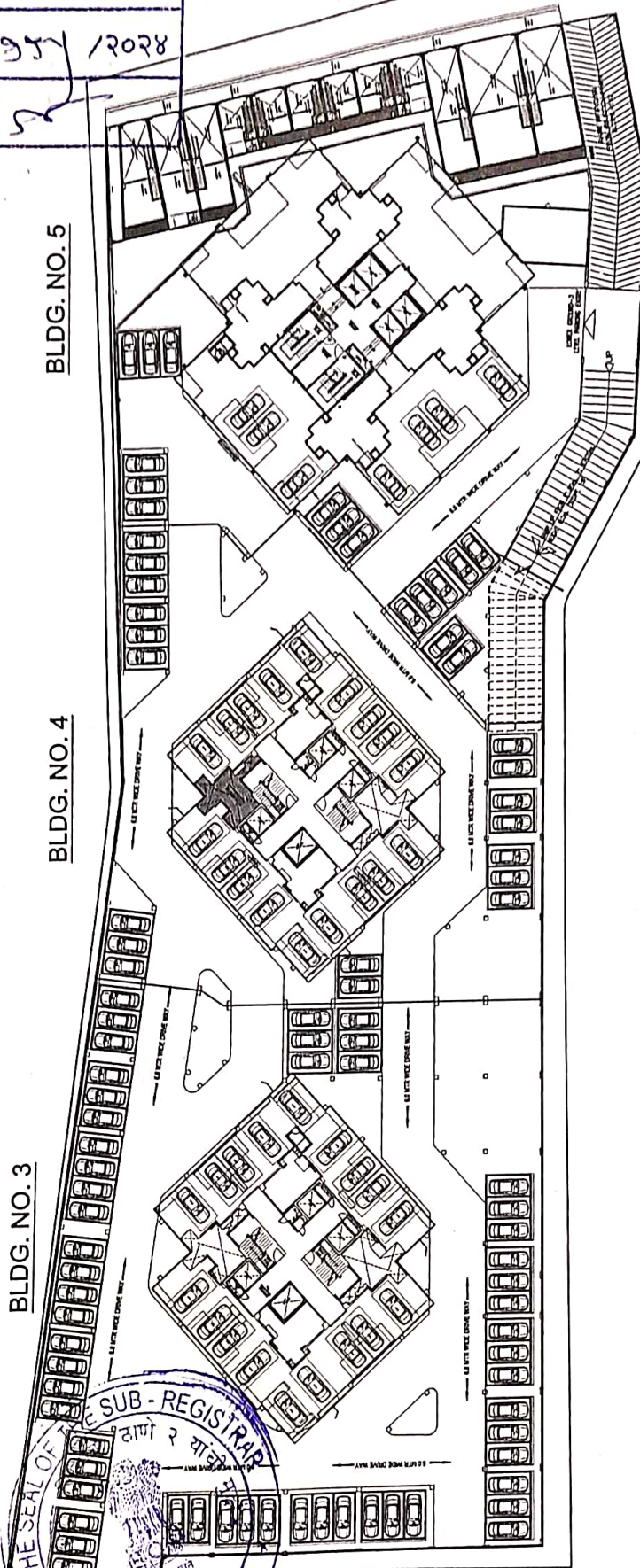
ENTRY

THE SEAL OF THE SUB-REGISTRAR  
 15/02/24  
 11/11/24  
 11/11/24  
 ठाणे - २  
 THANE - 2

टनन - २  
वस्त क्रमांक ५७९५५ / २०२४  
५५२

Annexure-J

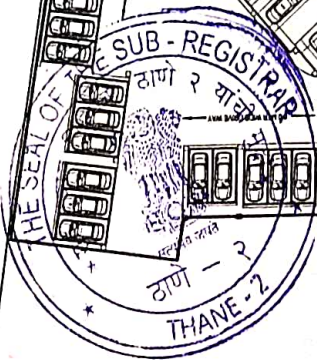
ENTRY



BLDG. NO. 3

BLDG. NO. 4

BLDG. NO. 5



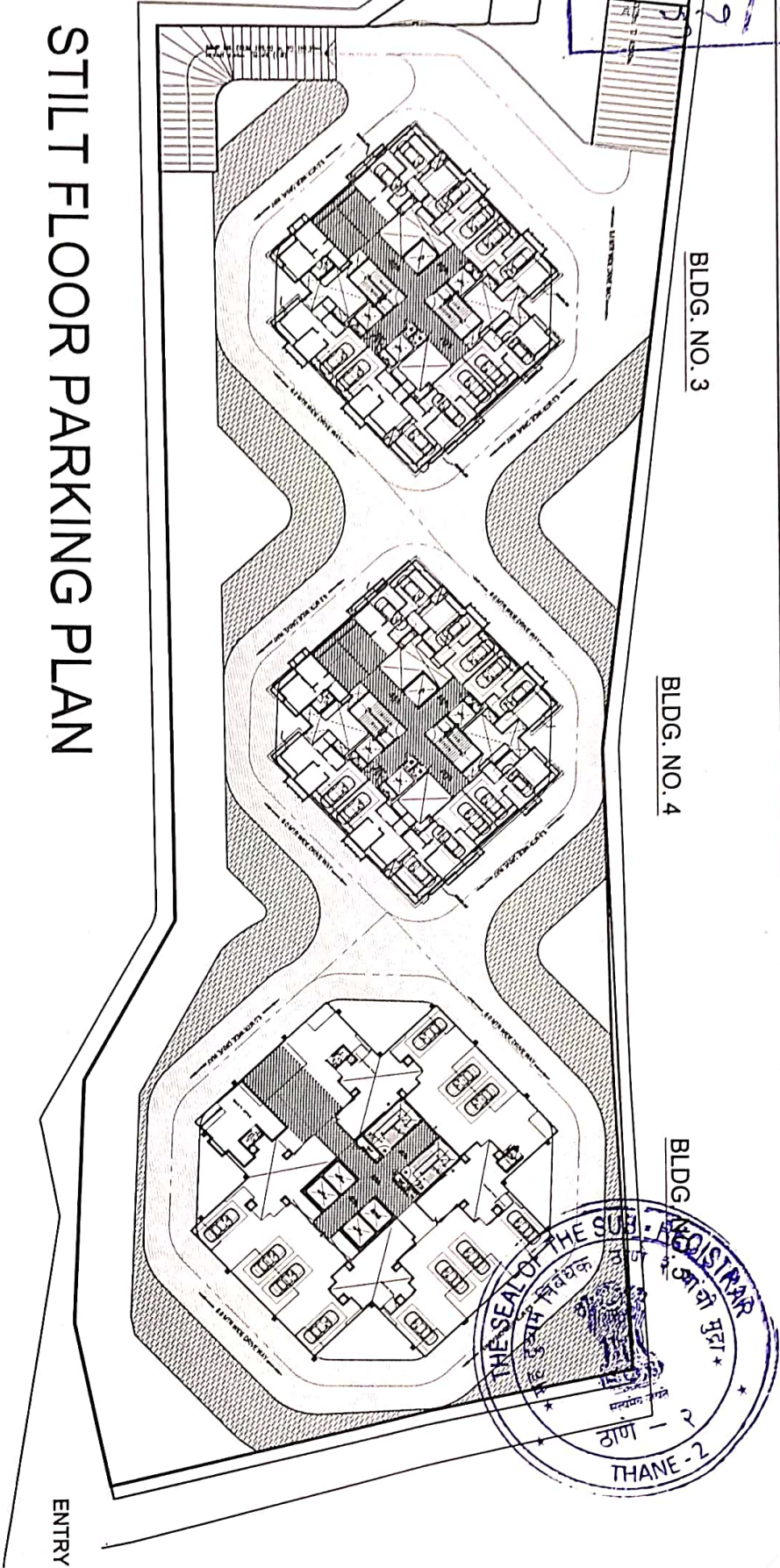
LOWER GROUND-3 FLOOR PARKING PLAN



Annexure-J

7-2
DATE 15/03/2028
12/2

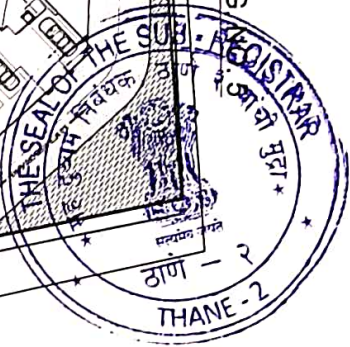
STILT FLOOR PARKING PLAN



BLDG. NO. 3

BLDG. NO. 4

BLDG. NO. 5



ENTRY

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दस्त क्रमांक ५७९९५ / २०२४
५५/२

## Annexure-K

### LIST OF AMENITIES

- BUILDING** : The Building shall be R.C.C. Frame structure.
- FLOORING** : Vitrified Flooring in Living Room, Bed Room, Passage and Kitchen. Bath Room and W.C. will be of Ceramic Tiles of Kajaria or equivalent Brand.
- KITCHEN** : Granite platform with S.S. Sink and 4ft. Ceramic Tiles of Kajaria / Johnson or equivalent brand above the platform with fitted modular kitchen
- BATHROOM / W.C.** : Full height Ceramic Tiles of Kajaria / Johnson or equivalent brand in Bathroom, W.C. & Toilet. One Geyser in each of the bathrooms.
- WINDOW** : Powder coated or anodized sliding windows with marble sill. The windows in the bathroom and W.C. will have louvers.
- DOORS** : The main door will be flush door with vineer polish or laminate finish. Bathroom & W.C. will have waterproof doors with laminates on both sides.
- PLUMBING** : Concealed plumbing with good quality fittings, fixtures and sanitary wares of Jaguar/Kajaria/CERA or equivalent Brand.
- ELECTRIFICATION** : Concealed copper wiring with adequate points with good quality fittings. T.V. & Telephone points shall be provided in all the rooms.
- Oil bound distemper in all the rooms, Exterior painting will be of Tex paints.
- Lifts of Kone/ Schindler or equivalent Brand.
- AC's in Living Room and Bed Room/s



*(Signature)*



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हाराष्ट्र MAHARASHTRA

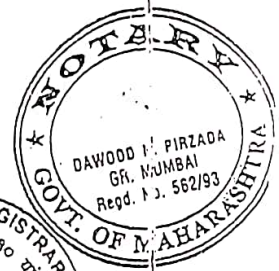
BX 09/401



कुदांक प्रमुख लिपिक  
 न्यायालय, ठाणे  
 27 AUG 2009

016900  
 कमाक ..... शिवाक.  
 प्रयोग अर. दुप (LSV No. 06)  
 परवाग भर. पुढाक शिकता  
 ६, आदरुव कुण, गांती पाक,  
 मीरा रोड (ए), थाने ४०११०७  
 संचाली/मालकी M. H. Doshi  
 पत्ते .....  
 फोन नं. .... धा-मुद्रांक: थाने.  
 Ph. 2812 8267 Fax: 2810 9854

7 SEP 2009



GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THIS PRESENTS SHALL COME, Smt. Madhu Harshad Doshi, for self an adult Indian Hindu Inhabitant having my office at Marsh Plaza, Poonam Vihar, Opp. Sector No. 2, 100' Road, Mira Road (E), Dist. Thane - 401107, DO HEREBY SEND GREETINGS:

WHEREAS I am Smt Madhu Harshad Doshi, sole natural survivor, legal heir and wife of Shri Harshad P. Doshi Proprietor of M/s. Shree Developers.

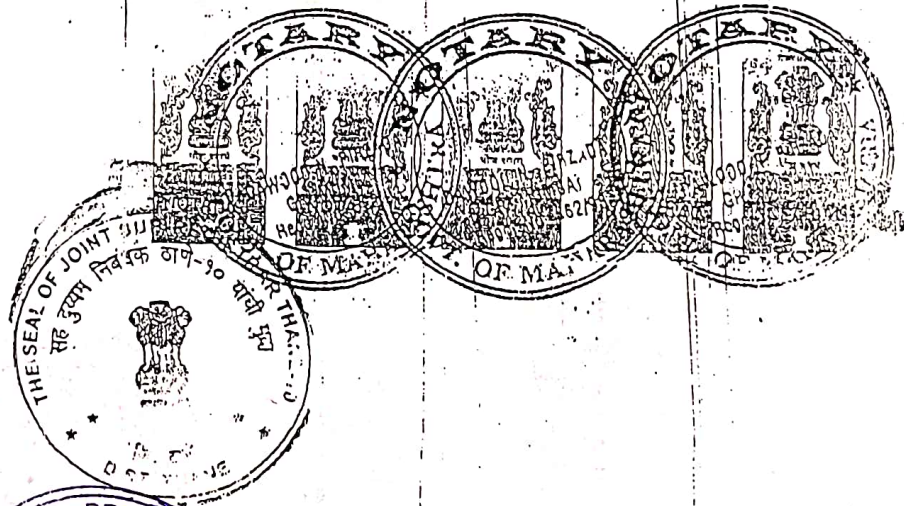
WHEREAS vide the Joint Venture Agreement dated 13.8.2009 between MHADA and M/s. Shree Developers the land admeasuring 42023 sq. mtrs. Bearing Gut No. Chitalsar Manpada Thane, D strict: Thane in the registration district of Thane and particularly described in the Schedule-I hereinafter written has been allotted for development:



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 ११ - १२



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१०/२



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१८२६ २०१६  
१४ - १२

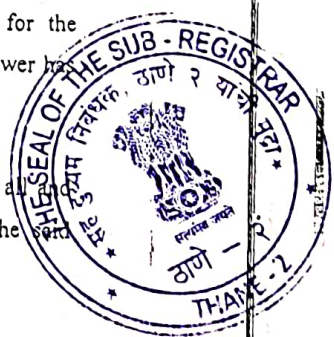
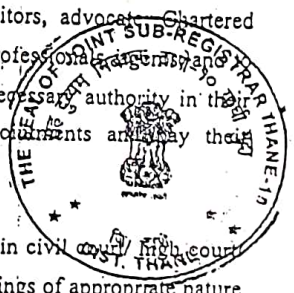


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 दल कर्मांक १७७७७ / २०२४  
 ७९/२

Due to unavoidable circumstances I desire to appoint Mr. Dilish C. Shah, residing at Ground Floor, Shailesh Bldg, (out house), Linking Road, Santacruz (W), Mumbai 400 054 as my true and lawful attorney to the following acts, deeds, matters and things.

NOW KNOW ALL MEN BY THESE PRESENTS that I Smt. Madhu H. Doshi, Indian inhabitant resident at A-103, Rajshree Apartment, Royal Complex, Eksar Road, Borivli (W), Mumbai 400 092 do and I hereby nominate constitute and appoint Mr. Dilish C. Shah residing at Ground Floor, Shailesh Bldg, (out use), Linking Road, Santacruz (W), Mumbai 400 054 as my true and lawful attorney to the following acts, deeds, matters and things .

1. To make sign and submit applications, petitions, letters and other writing appeals and agreements to appropriate Government Department, Local Authorities, or any other law or any other authorities for all any licenses, permissions, sanctions and concern required by any law or otherwise in connection with the management, improvement and development of the said property more particularly described in the schedule hereunder written.
2. To nominate, appoint, engage, and authorize solicitors, advocates, Chartered Account, Architects, and surveyors and other legal professionals and agents and do sign all and give warrants, or vakalatnamas, all necessary authority in their favor from time to time and to revoke their appointments and may their remunerations including special fees and charges.
3. For and on my behalf to submit petition or to file suit in civil court, High court, Supreme Court or judicial authority and to take proceedings of appropriate nature for the said property.
4. And to do every other things, whatever may be at the sole discretion of my attorney deemed necessary, proper or expedient for the above proceeding for the said property and which I could do if personally presents, and if this power has been not executed .
5. AND I DO HEREBY agree and undertake to allow ratify and confirm all whatever said attorney shall lawfully to do or cause to be done in the property aforesaid by virtue of these presents.
6. To administer, manage and look after all the affairs pertaining to the said land and every part and portion thereof and development of and construction thereon and/or every part and portion thereof (if any).



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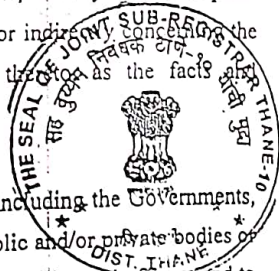
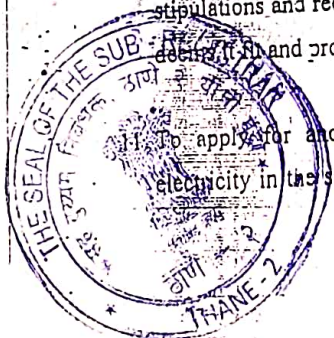
7. To develop the said land and every part or parts or portion thereof in such manner and on such terms and to construct building/s thereon or any parts thereof according to permissions to be obtained as required by laws in that behalf as my said Attorney may deem fit and proper in their absolute discretion.

8. For the development of the said lands and every part and portion thereof and for construction of building/s thereon and/or on every parts and/or portions thereof, as may be permitted by laws in force and/or to come in force and interalia for the said purposes to apply for and obtain all usual, necessary and warranted permissions, N.O.C.s, sanctioned approvals, including the sanction of building plans and permissions layout sanctions (if permissible), and/or any other permissions and approvals including renewal and/or revalidation of presently existing permissions (if any) and for further sale/transfer or disposal thereof and every part and portions thereof, as may be required under all or any of the laws for the time being in force or to come in force as the said Attorney may deem it fit and proper and to effectively comply with all or any of the terms and conditions thereof, pertaining to the said property, its development, construction and sale, transfer, convey and/or disposal thereof and/or every part thereof and/all matters directly or indirectly relating to the said property and matters incidental and/or ancillary thereto as the facts and circumstances may require.

9. To represent ourselves as aforesaid before all concerned including the Governments, their all Departments, delegates, sub-ordinates, and all public and/or private bodies or individual including Courts of Law, Tribunals, Forums, authorities and officers and to exercise my all contractual, statutory, legal equitable and constitutional rights for and on my behalf in respect of the said property as the said Attorney, in their absolute discretion deems it fit and proper.

10. To apply for and obtain other and further (if required) N.A. permissions, building permissions and/or all other permissions, sanctions N.O.C. clearance Certificates and other Certificates (if any required) and approvals including Sub-Divisions and/or layout sanction (if permissible) and/or demarcation and/or survey of the said property and/or any part or portion thereof and to comply with all the terms and conditions stipulations and requisitions, thereof (duly, fully and effectively) as the said Attorney deems it fit and proper in their absolute discretion.

11. To apply for and obtain the essential supplies and/or services like water and electricity in the said property or any part or portion thereof and/or in the proposed



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95	92

REGISTRATION DEPARTMENT, THANE-2, MAHARASHTRA



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construction or buildings to be constructed (if any) on the said property or any part or portion thereof (if any) and to comply with all the terms and conditions thereof.

12. To apply for and obtain the certified copies of all or any of the relevant public records, extracts and documents.

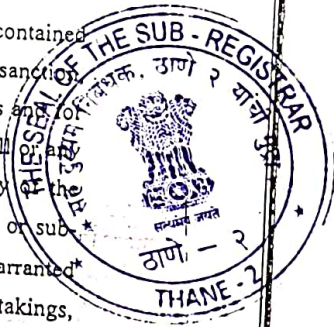
13. To defend any acquisitions or requisitions proceedings and/or any other proceedings under any statutory order/notice/notification/laws, policies and/or actions (if any) and to appear or cause to be appeared and represented therein and to do all such usual, necessary and warranted, acts, deeds, matters and things, including claiming, receiving and/or recovering any rent and/or compensation in respect of such acquisition and executing the usual receipts in that behalf and/or all purposes for attacking or defending such actions, notices, orders etc., as may be thought fit and proper by the said Attorney.

14. To file, prosecute, defend, withdraw, settle or compromise and/or become non-suited in any suits, applications/petition/s or other legal proceedings and any actions, before any Courts of Law, Tribunals, authorities, forms and officers (judicial, administrative or otherwise) as the said Attorney may think fit and proper in his absolute discretion in respect of the said property or otherwise in the circumstances which he may call for.



15. Without prejudice to do or cause to be done all such acts, deeds, matters and things as may be usual, necessary and warranted for the purpose of bettering, perfecting and clearing the title to the said property and/or every part thereof (if any required) as may be thought fit and proper by the said Attorney in his absolute discretion at his sole risk, costs and consequences.

16. For Inter alia all or any of the purposes, powers, authorities and discretions contained in these presents including for the purposes of obtaining any permissions, sanctions, N.O.C.s., 230-A Income Tax and other Clearance Certificates and approvals and complying with legal and/or statutory requirements, of laws and rules and all the terms and conditions thereof or any requisitions or objections of all or any concerned public bodies, authorities, forums, officers and their departments or subordinates or delegates etc. to do and/or execute all such usual necessary and warranted acts, deeds, documents, papers, writings, applications, forms, plans, undertakings, affidavits, declarations etc., including Deed of Conveyance as the said Attorney may deem it fit and proper in their absolute discretion.



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17. To compromise, settle or submit to arbitration any dispute or differences and/or such terms and conditions as the said Attorney may deem it fit and proper in their absolute discretion.

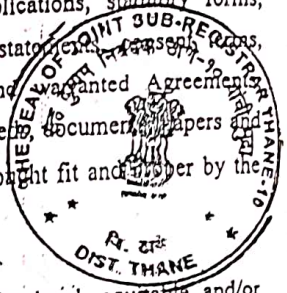
18. To deal with inter alia all public bodies and authorities and/or officers, whosoever, including State and Central Governments, their respective departments or Sub-ordinates including Collector, his delegates, Tahsildars, Talathi, City Survey Officers, Town Planning authorities, Competent authorities under any law for the time being in force or to come in force and also to deal with the Municipal or local or village Authorities and all their delegates and sub-ordinates, M.S.E.B. and the Competent Authority appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (if applicable and necessary) as the said Attorney may deem it fit and proper in their absolute discretion.

19. For all or any of the powers, authorities and discretion and the purposes contained herein and/or impliedly covered by these presents to do all required acts and to sign, execute, file and submit and lodge all required applications, statutory forms, undertakings, affidavits, declarations, plaints, written statements, references, agreements, and other usual, necessary and warranted Agreements for Sale of Ownership flats/ Apartments, Deeds, documents, papers and writings including Conveyance, sale Deed as may be thought fit and proper by the said Attorney.

20. To exercise all contractual, and/or statutory and/or legal, equitable and/or constitutional rights and adopt all remedies and to discharge all my obligations, duties and liabilities, pursuant thereto or connected therewith and for all or any of the powers, authorities and discretions hereby conferred, in respect of the said property or otherwise as the circumstances may call for at their own risk and costs.

21. To lodge for registration and complete all formalities for registration of all or any of the affidavits, declarations, undertakings, Agreements, Conveyance, Deeds, Documents, Papers and writings, as may be required for the purpose of development of and construction on the said property and for all purposes ancillary and/or incidental thereto, as the said Attorney may deem it fit and proper in their absolute discretion.

22. To appoint Advocates, Solicitors, Pleaders, Architects, and Engineers, Surveyors, Experts, Specialists and other person or persons and to fix and pay their reasonable fees, costs, charges and expenses and to sign or execute necessary appointment letters or other documents in that behalf and from time to time dismiss



कालाहामास and  
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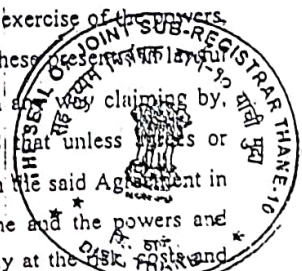
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 दस्त क्रमांक ५७९९५/२०२४  
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discharge them or any or more of them as the said Attorney may deem it fit and proper in their absolute discretion.

23. To appoint any substitute or substitutes or Additional Attorneys and to confer upon them or any of them or any of them all or any of the powers, authorities, discretions, hereby conferred by me in my aforesaid capacity upon the said Attorney.

24. In general, to do or cause to be done all such other and further acts, deeds, matters and things as may be required under laws in force, legal requirements and/or under given facts, circumstances and events for the effective and intended achievement of all goals, purposes and intents expressed herein (or implied thereby) and/or as may be incidental or ancillary to them and pertaining inter alia to the said property, development, F.S.I. construction and disposal thereof and/or any and every part and portion thereof, or otherwise and/or pertaining to us and/or my obligations as may be thought fit and proper by the said Attorney.

25. I hereby agree and undertake to ratify, whatever my said Attorney and/or the substitute and/or Additional Attorneys appointed by them shall do or cause to be done, lawfully bonafidely and reasonably in and by virtue of exercise of the powers, authorities and discretions contained herein or derived from these powers, authorities and discretions in any manner and same shall be binding upon me at all others in any way claiming by, through, or under me at all times, PROVIDED ALWAYS that unless in writing or contracted or provided to the contrary in writing (including in the said Agreement in favour of Purchaser or herein provided) all the acts so done and the powers and authorities so exercised, by my said Attorney shall be entirely at the risk, costs and consequences of the said attorney and/or Purchaser and as mutually agreed the said Attorney and/or Purchaser shall indemnify and keep me duly indemnified, held harmless, well saved and defended at all times, me and my joint and several assets, estates and properties and claims and liabilities arising from the exercise of all or any of the powers and authorities herein contained or incurred respectively and LASTLY IT IS HEREBY PROVIDED that Power of Attorney shall be irrevocable at all times and co-exist with the said Joint Venture Agreement shall be binding upon all, in any way or manner claiming (legally or equitably) under, from and through me.



421  
 The said power of attorney will co-exist till compliance of terms & conditions of Agreement for Joint Venture dated 13.08.2009 and any subsequent supplementary deed and/or document if any. The said power of Attorney is restricted to the 42025 sq. mtrs. mentioned in the Agreement for Joint Venture dated 13.08.2009 as per plan attached herewith.

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दस्ता क्रमांक ३७७९९ / २०२४

*[Handwritten signature]*

SCHEDULE

All that piece or parcel of Plot of land admeasuring 42043 sq.mtrs. or thereabouts bearing Gut No. 59/ Situated at Chiltalsar manpada, District Thane in the registration district of Thane and bounded as follows, that is to say:-

On or towards the North by

Boundary of Village Majiwade at

Gut No. 2E & 2F

On or towards the South by

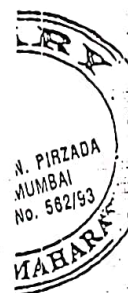
Gut No. 59A, 1 (Pt) & Hissa No.2A

On or towards the East by

Gut No. 2E & 59A (2)

On or towards the West by

reservation of *[illegible]*



IN WITNESS WHEREOF I have set and subscribed my hands hereunto of September Two Thousand 2009.



SIGNED, SEALED AND DELIVERED By the within named, SMT. MADHU HARSHAD DOSHI



In the presence of

- 1. MRS. SWATI S. MARULKAR *[Signature]*
- 2. ANADHESH D. MAURYA *[Signature]*

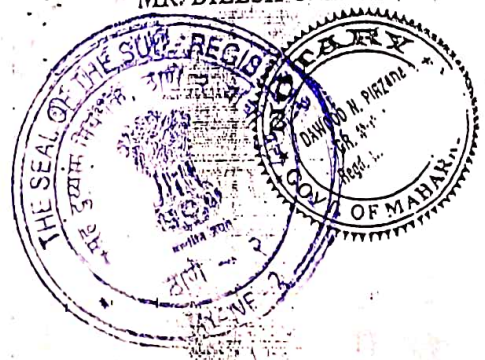
POWER OF ATTORNEY HOLDER

*[Signature of Mr. Dilesh C. Shah]*

MR. DILESH C. SHAH

BEFORE ME

D. N. PIRZADA B.A.L.L.B. ADVOCATE & NOTARY D/8, Sonia Shopping Center, 31, Hill Rd; Dandra (W), Mumbai-30.



11 0 SEP 2009

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*[Handwritten initials]*



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दस्त क्रमांक १७७१५/२०२०

६०/२

Page 1 of 1

February 24, 2020

पानवती

Original/Duplicate  
नोंदणी क्र.: 30M  
Regn.: 30M

क्र: पैभारपात्र  
क्रा अनुक्रमांक: दनन 10-1597-2020  
क्रा प्रकार: कुलपुस्त्यास्पत्र  
वाच्याचे नाव: विशेष सी. शास्त्र

पानवती क्र.: 1033 दिनांक: 24/02/2020

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 200.00
पुस्त्याची संख्या: 13	
एकूण:	₹. 300.00

मूळ दस्त, संबन्धित प्रिंट, पुस्त्या-२ अंदाजे  
A ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10

रकम: ₹. 1/-  
₹. 0/-

राष्ट्र दुय्यम निबंधक वगे २ क्षेत्र - १०

प्रतीक शुल्क: ₹. 500/-

क्रा प्रकार: eChallan रकम: ₹. 100/-  
पविश/से ऑर्डर क्रमांक: MH012080824201020E दिनांक: 14/02/2020  
द व परत: ₹. 200/-  
क्रा प्रकार: By Cash रकम: ₹. 200/-

*[Handwritten Signature]*

राष्ट्र दुय्यम निबंधक वगे २ क्षेत्र - १०

2/24/2020



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 दस्त क्रमांक ७७९९/२०२४  
 ७/२



CHALLAN  
 MTR Form Number-6



GRN	MH012080824201920F	BARCODE	Date		14/02/2020-11:14:04	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			PAN No.(If Applicable)			
Location	THANE			Full Name	DILESH C SHAH		
Year	2019-2020 One Time			Flat/Block No.	1 ST FLOOR,HARSH PLAZA		
Account Head Details		Amount In Rs.	Premises/Building	100 FEET ROAD,OPP SECTOR-2			
003J046401	Stamp Duty	500.00	Road/Street	MIRA ROAD EAST			
0030063301	Registration Fee	100.00	Area/Locality	MIRA ROAD EAST			
			Town/City/District				
			PIN	4 0 1 1 0 7			
Remarks (If Any)							
SecondPartyName=NIKHILTHAKKAR.							
Amount In Words		Six hundred Rupees Only					
600.00							
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN	Rel. No.	253131507			
Name of Bank		Bank Date	RBI Date	14/02/2020-11:14:27 15/02/2020			
Name of Branch		Bank-Branch	IDBI BANK				
		Scroll No. , Date	100 , 15/02/2020				

DEFACED  
 ₹ 600.00  
 DEFACED

THE SEAL OF JOINT SUB-REGISTRAR THANE-10  
 FOR USE IN RECEIVING BANK  
 THANE

THE SEAL OF THE SUB-REGISTRAR  
 THANE-2

Department ID:   
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.   
 Validity unknown

Challan Defacement Details

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-393-1597	0006398863201920	24/02/2020-16:01:17	IGR122	100.00
2	(IS)-393-1597	0008398863201920	24/02/2020-16:01:17	IGR122	500.00
Total Defacement Amount					600.00

*Shah*



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 दस्त क्रमांक ७७७ / २०२४  
 ७० / २

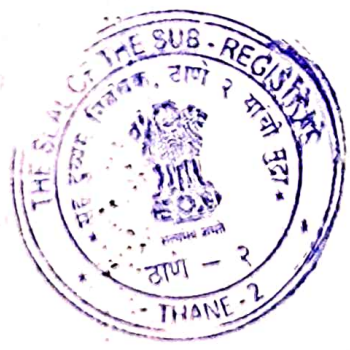
CHALLAN  
 MTR Form Number-6

GFN	MP012000024201820E	BARCODE	Date		14/02/2020-11 14 04	Form ID	48
Department: Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment: Registration Fee				PAN No (If Applicable)			
Office Name: THANE, THANE NO 10 JOINT SUB REGISTR				Full Name		DILESH G SHAH	
Location: THANE				Flat/Block No.		1 ST FLOOR, HARSH PLAZA	
Year: 2018-2020 One Time				Premises/Bulding		100 FEET ROAD OPP SECTOR-2	
Account Head Details			Amount in Rs.		Road/Street		
000006401 Stamp Duty			500.00		Area/Locality		MIRVA ROAD EAST
000006301 Registration Fee			100.00		Town/City/District		
				PIN		4 0 1 1	
				Remarks (If Any)			
				SecondPartyName=NIKHILTHAKKAR-			
				Amount In		Six Hundred Rupees Only	
Total				800.00		Words	
Payment Details: ICBI BANK				FOR USE OF REGISTERING OFFICE			
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		ICBI BANK	
Name of Branch				Scroll No. / Date		No. Verified With Scroll	



Department ID: 95  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालान कोडसि दुरुवने सिक्तुण कार्यालयान कोदणी करवावारेण दस्तासणी भाणु आहे. जोदणी न करवावारेण दस्तासणी एकरा करण  
 नये.

*(Handwritten Signature)*



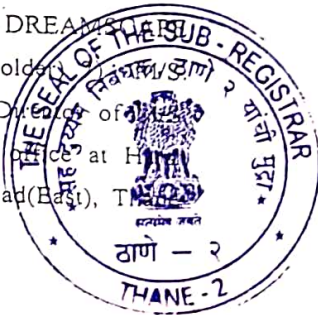
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 १५९७ २०२०  
 २ / १३

द. नं. - २
द. क्रमांक १७७१/२०२४
०१/१६

**POWER OF ATTORNEY**

(Only for Admit Execution & Without Any Consideration)

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **SHRI DILESH C. SHAH**, Individual in my personal capacity and as a partner of M/S RAVI DEVELOPMENT, 2) M/S.UNIQUE SHANTI DEVELOPERS LLP, 3) M/S.UNIQUE SHANTI REALTORS, 4)M/S.UNIQUE SHANTI NEMINATH DEVELOPERS LLP, 5)M/S. VALUABLE DREAMS LLP, 6) M/S. GURUKRUPA DEVELOPERS, (POA holder) SHREE DEVELOPEPRS,(POA Holder) 8) one of the Directors of STRAWBERRY CONSTRUCTION PVT LTD. having Office at H Block, Plaza, 1<sup>st</sup> Floor, 100 Ft. Road, Opp: Sector-II, Mira Road (East), Thane-2 401107 do hereby **SEND GREETING:**



*(Handwritten signature)*

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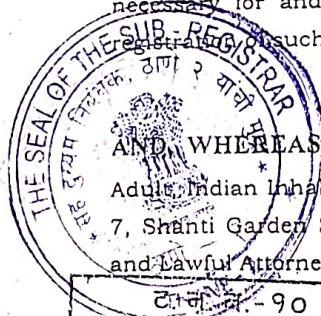
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दस्त क्रमांक ७११५ / २०२४
<i>[Handwritten Signature]</i>

**AND WHEREAS**

During the course of Companies business I in my personal capacity and as a partner, Director of the above companies, required to execute various documents, agreement, including indentures, declaration, bounds, deeds, assurances documents papers, writings and things or other instruments such as Agreement for Sale/Purchase, (including Plot, Flat, Shop, Office, Gala, Godown, Hall, Parking Etc.,) Transfer Deed, Documents pertaining To TDR rights, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignment Deed of Hypcthecation, Construction Agreement, Leave and License Agreement, Undertaking Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-Conveyance of Mortgage property, Release Deed etc., which require registration in accordance with the provision of Law.

Being personally unable to attend the office of the Concerned Sub - Registrar of Assurances at Mumbai, Thane and Palghar for the registration of various agreement, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase (including Plot, Flat, Shop, Office, Gala, Godown, Hall, Parking Etc.,) Transfer Deed, Development Agreement, Documents pertaining to TDR rights, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation Construction Agreement Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification, Deed of Cancellation, Mortgage Deed, Deed of Re-Conveyance, of Mortgage Property, Release Deed etc., such executed agreement i.e. Agreement for Sale/Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the document of respect of number of Immoveable properties in Mumbai/Thane and number of others place of the said premises, documents already executed/signed by me as may be necessary for and on my behalf as my attorney may deem fit for registration of such document.

AND WHEREAS I am desirous of appoint, **MR. NIKHIL THAKKAR** Adult Indian Inhabitant having address at Shop No.03/Building No.6 & 7, Shanti Garden Sector-5, Mira Road(East), Thane-401107 as my true and Lawful Attorney for purpose of registration of such document.



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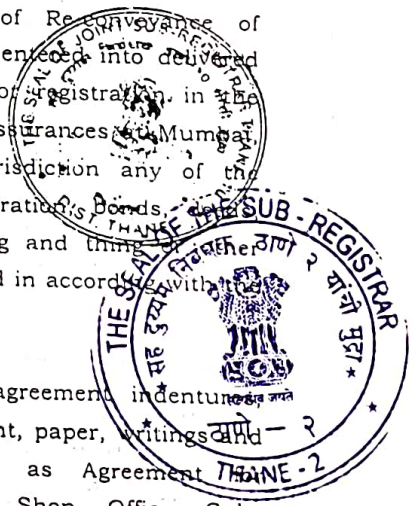
*[Handwritten Signature]*

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 स. क्रमांक १२९९५/२०२४  
 ५३ / २

**NOW KNOW BY THESE PRESENTS** that I, **SHRI DILESH C. SHAH**  
 Adult, Individual in my personal capacity and as a one of the Partner of, 1)  
 M/S. RAVI DEVELOPMENT, 2) M/S.UNIQUE SHANTI DEVELOPERS  
 LLP, 3) M/S.UNIQUE SHANTI REALTORS, 4)M/S.UNIQUE SHANTI  
 NEMINATH DEVELOPERS LLP, 5)M/S. VALUABLE DREAMSCAPE LLP,  
 6) M/S. GURUKRUPA DEVELOPERS, (POA holder) 7) M/S. SHREE  
 DEVELOEPERS,(POA Holder) 8) one of the Director of M/S.  
 STRAWBERRY CONSTRUCTION PVT LTD.do hereby appoint, nominate  
 and constitute to **MR. NIKHIL THAKKAR** as my true and Lawful  
 Attorney to do the following acts, deeds and things.

1. To Lodge various agreement, indentures, declaration, bound,  
 deeds, assurances, documents, papers, writings and things or  
 other instrument such as agreement for Sale/Purchase,  
 (including Plot, Flat, Shop, Office, Gala, Godown, Hall,  
 Parking Etc.) Transfer Deed, Development Agreement, Tenancy  
 Agreement, Documents pertaining to TDR rights, Lease Deed,  
 Deed of Exchange, Deed of Assignments, Deed of  
 Hypothecation, Construction Agreement, Leave and License  
 Agreement, Undertaking, Declaration, Conveyance,  
 Development Agreement, Rectification Deed, Deed of  
 Cancellation, Mortgage Deed, Deed of Release of  
 Mortgage, property, Release Deed etc., enclosed into delivered  
 acknowledged and performed by me for registration in the  
 concerned office of sub -Registrar of Assurances at Mumbai,  
 Thane and Palghar within whose jurisdiction any of the  
 aforesaid agreement, indentures, declaration, bonds, assurances,  
 documents, papers, writing and things and instruments are required to be registered in accordance with the provisions of Law.

2. To admit the execution of various agreement indentures  
 declaration bonds, assurances, document, paper, writings and  
 things or other instruments such as Agreement for  
 sale/Purchase, (including Plot, Flat, Shop, Office, Gala,  
 Godown, Hall, Parking Etc.) Transfer Deed, Development  
 Agreement, Document pertaining to documents pertaining to  
 TDR rights, Tenancy Agreement, Lease Deed, Deed of Exchange,  
 Deed of Assignment, Deed of Hypothecation, Construction  
 Agreement, Leave and License Agreement, Undertaking,



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Declaration, Conveyance Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-Conveyance of Mortgage Property, Release Deed etc, Such executed document viz Agreement for Sale/Purchase, Leave and License Agreement Undertaking, Declaration, Conveyance, Development Agreement And all type of Documents in respect of number of Immovable properties in Mumbai, Thane and Palghar within whose jurisdiction any of the aforesaid Agreements, indentures, declaration, bonds, deeds, assurances ,documents, papers, writings and things or other instruments are required to be registered, in accordance with the provisions of law, for admitting execution of such documents.

3. For the purpose aforesaid, to pay the necessary fees to the Sub-Registrar of Assurance and to take the effectual receipts for the same.
4. For the purposes aforesaid to write and execute all necessary letters, forms, applications and vouchers in the office of the Sub-Registrar of Assurances, as stated above.
5. To do all acts, deeds and things for me and my behalf to cause to attendance of my executing parties to any documents before Sub-Registrar of Assurances, Mumbai/Thane/Palghar to make application or submissions in writing for the purpose of effectively registering any documents as my said attorney may fit and proper to take delivery of such Original Documents duly stamped/registered from the authorities concerned.
6. This power of attorney is issued only for execution of documents before the Sub- Registrar that has already been signed and executed by me



*(Handwritten signature)*



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दस्ता क्रमांक ७७७७७ / २०२४
७५ / २६

AND I HEREBY AGREE to rectify and confirm whatever my said Attorney shall lawfully do or cause to be done by virtue of these presents

The present Power of Attorney shall remain in force only during the subsistence of contract with my said Attorney MR. NIKHIL THAKKAR shall immediately and automatically come to an end as soon as my said attorney MR. NIKHIL THAKKAR is no more in contract of the above company for any reason whatsoever.

IN WITNESS WHEREOF I, have put our hands on this 1<sup>st</sup> day of February-2020 at Mira Road

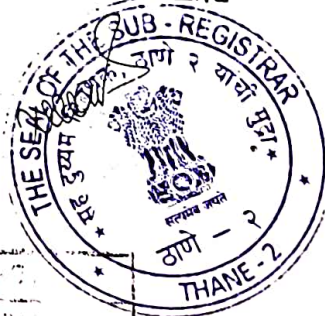
SIGNED AND DELEVERED BY  
THE WITHIN NAMED "EXECUTNAT"  
SHRI DILESH C. SHAH



In the presence of [Signature]

ACCEPTED BY ME  
MR. NIKHIL THAKKAR

In the presence of [Signature]



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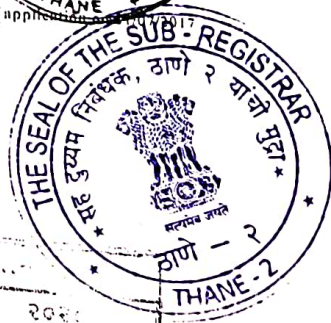
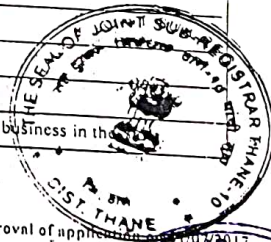
Government of India  
 Form GST REG-06  
 [See Rule 10(1)]

Registration Certificate

Registration Number : 27AGDPS6792A1Z7

1.	Legal Name	DILESH CHANDRAKANT SHAH			
2.	Trade Name, if any	UNIQUE REALTORS			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	1ST FLOOR, HARSH PLAZA, OPP SHANTI NAGAR SECTOR NO 2, 100FT ROAD, MIRA ROAD EAST, Thane, Maharashtra, 401107			
5.	Date of Liability	C1/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office:					
9.	Date of issue of Certificate	28/07/2018			

Note: The registration certificate is required to be prominently displayed at all places of business in the



This is a system generated digitally signed Registration Certificate issued based on the deemed approval of applicant.

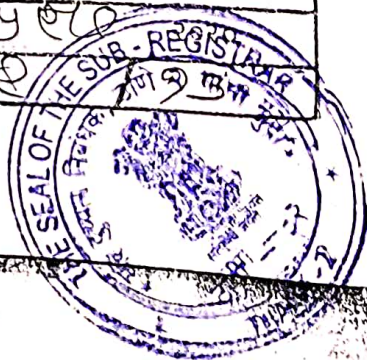
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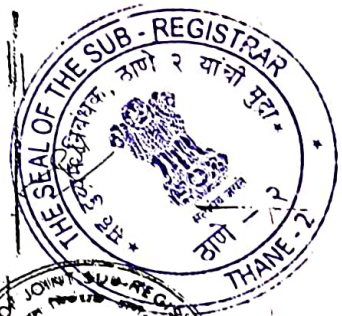
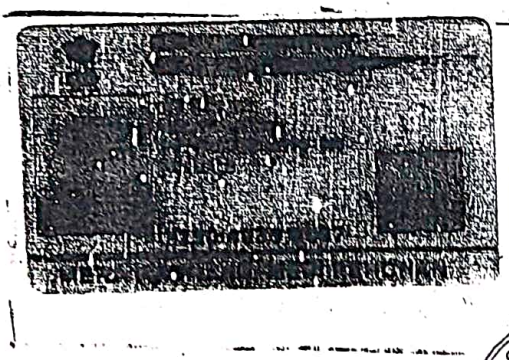


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 स्त क्रमांक ७७१५ / २०२४  
 ७५/८

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 CHANDRAKANT CHANNI RAMJI SHAH  
 15/09/1973  
 Permanent Account Number  
 AGDP56792A  
 भारत सरकार  
 GOVT OF INDIA  
 ८८  
 [Signature]

निखिल सुरेश ठक्कर  
 Nikhil Suresh Thakkar  
 जन्म तारीख/ DOB: 16/03/1982  
 पुरुष / MALE  
 4988 4993 2937  
 [QR Code]

माझे आधार, माझी ओळख



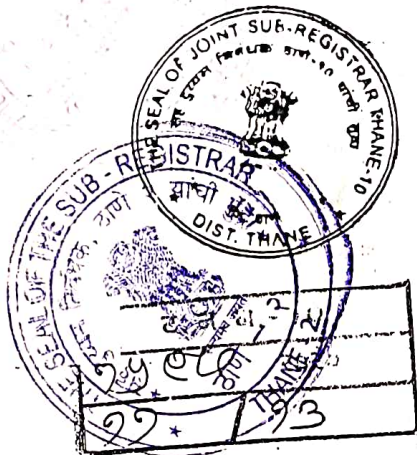
अक्षय कुमार यादव  
 Akshay Kumar Yadav  
 जन्म तिथि/ DOB: 03/02/1986  
 पुरुष / MALE  
 3354 9624 4733  
 [QR Code]

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 १०/१५

Summary I (GoshwaraBhag-1)

393/1597

मोमवार, 24 फेब्रुवारी 2020 4:01 म.नं.

दस्त गोशवारा भाग-1

टनन 10 १२/१३

दस्त क्रमांक: 1597/2020

दस्त क्रमांक: टनन 10 /1597/2020

वाजार मुल्य: रु. 01/-

मोबटला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. मह. दु. नि. टनन 10 यांचे कार्यालयात

अ. क्र. 1597 वर दि. 24-02-2020

रोजी 4:00 म.न. वा. हजर केला.

पावती: 1833

पावती दिनांक: 24/02/2020

सादरकरणाचाच नाव: दिलेश सी. शाह - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकुण: 360.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 10

Joint Sub Registrar Thane 10

दस्ताचा प्रकार: कुलमुद्रव्याख्यत्र

मुद्रांक शुल्क: (48-इ) (अ) ते (ग) खेरीज इतर कोणत्याही प्रकारात

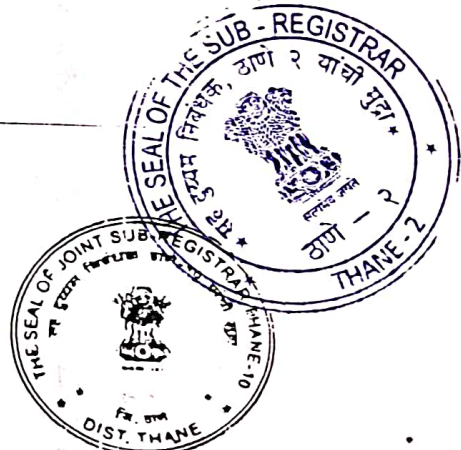
शिफ्टा क्र. 1 24 / 02 / 2020 04 : 00 : 10 PM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 24 / 02 / 2020 04 : 00 : 47 PM ची वेळ: (फी)

प्रतिज्ञापत्र

मदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत प्रसलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण प्रचक्र निष्पादक व्यक्ती, भास्वीदार व सोयल जोडीच्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, धैरता, कायदेशीर भातकी इत्यादी बाबींसाठी दस्त निष्पादक व पदुतीदारक, हे संपूर्णपणे जबाबदार राहतील.

*Shah*  
*Xella*



ट न न - २  
 दस्त क्रमांक १०१९५ / २०२४  
 १/२

Summary-2 ( दस्त गोषवारा भाग - २ )



दस्त गोषवारा भाग-2

दस्त क्रमांक १०१९५ / २०२४  
 दस्त क्रमांक: 1597/2020

24/02/2020 4:17:18 PM  
 दस्त क्रमांक: 10/1597/2020  
 दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	घ्रायाचित्र	अंगठ्याचा दृग्मा
1	नाम निखिल ठाकर - - पत्ता दुकान नं.3 , - , बिल्डिंग नं.6/7, शांती गार्डन,सेक्टर-5 , मिरारोड पूर्व , मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन नंयः	पॉवर ऑफ अर्थोफी होल्डर वय :- 37 स्वाक्षरी:-		
2	नाम दिलेश मी. शाह - - पत्ता - . 1 वा मजला , हर्ष प्लासा , 100 फुट गेट,सेक्टर-2 समोर , मिरारोड पूर्व, मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन नंयः AGDPS6792A	कुलमुखत्यार देणार वय :- 46 स्वाक्षरी:-		

वरील दस्तपत्रेज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त पत्रेज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ: 24 / 02 / 2020 04 : 15 : 43 PM

ओळख:-

खालील इनाम असे निवेदीन करतात की ते दस्तपत्रेज करून देणा-यांना श्वस्तीश. ओळखतात, व त्यांची ओळख पटयितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	घ्रायाचित्र	अंगठ्याचा दृग्मा
1	नाम अश्विनेश यादव - - वय 33 पत्ता दुकान नं.3, वी.नं.6/7, सेक्टर-5, शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड 401107	स्वाक्षरी	
2	नाम गहन पवार - - वय 31 पत्ता दुकान नं.3, वी.नं.6/7, सेक्टर-5, शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड 401107	स्वाक्षरी	

प्रमाणित करण्यात येत की, रादर दस्त क्रमांक ... १५९७५ मध्ये ... १३ पाने आहेत  
 पुस्तक क्र. ... १३ वर नोंदला  
 दिनांक: २४/२/२०२०

शिक्का क्र.4 ची वेळ: 24 / 02 / 2020 04 : 16 : 22 PM

शिक्का क्र.5 ची वेळ: 24 / 02 / 2020 04 : 16 : 47 PM नोंदणी पुस्तक 4 मध्ये

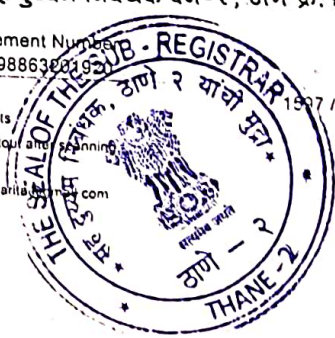
Joint Sub Registrar Thane 10

EPayment Details.

प्राह दुय्यम निबंधक वर्ग-२, ठाणे क्र.१०५

sr.	Epayment Number	Defacement Number
1	MH012080824201978E	000639886380193B

1. Verify Scanned Document for correctness through e-mail (4 pages on a side) printout and scanning.  
 2. Get print immediately after registration.



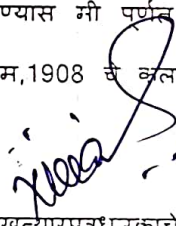


ट न न - २
दस्त क्रमांक ७९५५ / २०२४
२५/०६

घोषणापत्र

मी निखिल ठक्कर याद्वारे घोषित करतो की, दुय्यम निबंधक-----  
ठाणे-१२ यांचे कार्यालयात करा.३०॥५॥ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. दिलेश सी. शाह व इ. यांनी दि. २५/०२/२०२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.


दिनांक २२/०६/२०२४

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**


**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ADJPT6229L**

**नाम / Name**  
**SANJEEV KUMAR TIWARI**

**पिता का नाम / Father's Name**  
**KESHAV PRASAD BHASHKAR TIWARI**

**जन्म की तारीख / Date of Birth**  
**01/07/1978**

**हस्ताक्षर / Signature**

*Sanjeev*  
**ट न न - २**  
**दस्त क्रमांक १७११५/२०२४**  
*Sanjeev*

**भारत सरकार**  
**Government of India**

**Sanjeev Kumar Tiwari**  
**DOB: 01/07/1978**  
**Male**

**2216 6508 4910**

**मेरा आधार, मेरी पहचान**

**भारत सरकार**  
**Government of India**

**संजिता राजीव तिवारी**  
**Sanjita Sanjeev Tiwari**  
**जन्म तारीख: DOB: 30.06.1979**  
**लिंग: FEMALE**

**8906 7804 8615**  
**VID : 9162 5969 9558 6536**

**माझी आधार, माझी ओळख**

**भारत सरकार**  
**Government of India**

**अंशुल संजिव तिवारी**  
**Anshul Sanjeev Tiwari**  
**जन्म तारीख: DOB: 22/01/2002**  
**पुरुष: MALE**

**9836 1969 1895**  
**VID : 9157 4607 9614 3661**

**माझी आधार, माझी ओळख**

**THE SEAL OF THE SUB-REGISTRAR**  
**जिल्हा न्यायालय, जिल्हा २ यांचे मुख्यालय**  
**जिल्हा न्यायालय, जिल्हा २**  
**THANE - 2**



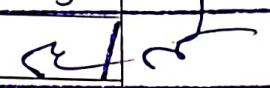
मूल्यंकन पत्रक ( शहरी क्षेत्र - बांधीव )	
Valuation ID	20240622178
	22 June 2024, 10:46:45 AM
मूल्यंकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	7/31/F-3३-3 चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर ( गावठाण ) शीट क्रमांक 4
क्षेत्राचे नाव	Thane Municipal Corporation
	सर्व्हे नंबर / न. धू. क्रमांक :
वार्षिक मूल्य दर सक्यानुसार मूल्यदर रु.	
खुले जमीन	निवासी सदनिका
47800	124100
	कार्यालय
	142200
	दुकाने
	155000
	औद्योगिक
	142200
	मोजमापनाचे एकक
	चौ. मीटर
बांधीव क्षेत्राची पहिली बांधकाम क्षेत्र (Built Up)-	44.979 चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्देशाने सुविधा -	आहे
	मिळकतीचा वापर-
	मिळकतीचे वय -
	मजला -
	निवासी सदनिका
	0 TO 2वर्षे
	21st and Above
	मिळकतीचा प्रकार-
	बांधकामाचा दर-
	कार्पेट क्षेत्र-
	बांधीव
	Rs.26620/-
	40.89 चौ. मीटर
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निलय घट/वाढ	= 110 / 100 Apply to Rate= Rs.136510/-
पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * पसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )
	= ( ( (136510-47800) * (100 / 100) ) + 47800 )
	= Rs.136510/-
A) मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 136510 * 44.979
	= Rs.6140083.29/-
E) बंदिन वाहन तळाचे क्षेत्र	13.94 चौ. मीटर
बंदिन वाहन तळाचे मूल्य	= 13.94 * (124100 * 25/100)
	= Rs.432488.5/-
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	5.37 चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 5.37 * ( 136510 * 40/100 )
	= Rs.293223.48/-
Applicable Rules	= 3, 9, 18, 19 ,14 ,15
एकत्रित अंतिम मूल्य	= पुण्य मिळकतीचे मूल्य + मजलाचे मूल्य + वेईनरिन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिन वाहन तळाचे मूल्य + खुल्या जमिनीचा दर
	= A + B + C + D + E + F + G + H + I + J
	= 6140083.29 + 0 + 0 + 0 + 432488.5 + 293223.48 + 0 + 0 + 0 + 0
	= Rs.6865795/-
	= <input type="checkbox"/> अड्डसठ लाख पासठ हजार सात शें पंच्याणव /-

Home

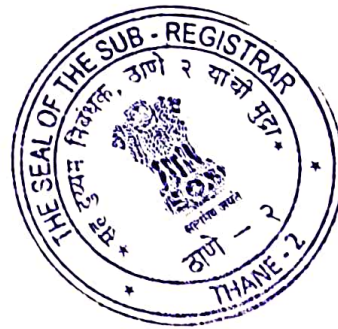
Print

ट न न - २
दस्त क्रमांक ७७९५ / २०२४
७/१९



ट न न - २
दस्त क्रमांक ७७९५ / २०२४


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624213714197	Date 21/06/2024
Received from THANE, Mobile number 9821116353, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 21/06/2024
Bank CIN 10004152024062113369	REF No. 417386107049
This is computer generated receipt, hence no signature is required.	





11:13 AM

7115

22 जून 2024 11:14 म.पू.

दस्त गोपवारा भाग-1

टनन2

दस्त क्रमांक: 17115/2024

क्रमांक: टनन2/17115/2024

पर मुद्रा: रु. 69,65,795/-

वे मुद्रांक मुद्रा: रु.5,35,100/-

मोबदला: रु. 76,43,000/-

बह: ड. नि. टनन2 बांधे बांधावसात

17115 बर दि.22-06-2024

11:11 म.पू. वा. हजर केसा.

पावती:19236

पावती दिनांक: 22/06/2024

सादरकरणाबाबत नाव: संजीव कुमार तिवाडी - -

मोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण: 31760.00

दस्त करपाच्याची मही:

*[Signature]*

Sub Registrar Thane 2

*[Signature]*

Joint Sub Registrar Thane 2

पं.क्रमांक: बंधावसात

मुद्रा: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्रंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही क्षेत्रात

दि. 22/06/2024 11:11:19 AM ची वेळ: (सादरीकरण)

दि. 22/06/2024 11:12:01 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

महाराष्ट्र शासनाने दि. १९०८ साली ११११ मधील  
उपरोक्त नोंदी करून घेतल्या आहेत. इतर कोणत्याही  
पत्रावर किंवा कोणत्याही पत्रावर किंवा कोणत्याही पत्रावर  
कोणत्याही कोणत्याही कोणत्याही कोणत्याही कोणत्याही  
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*[Signature]*  
किरीट देवदार मंडी

*[Signature]*  
किरीट देवदार मंडी



17:37



17:01 AM

दम्न गोपवारा भाग-2

पुस्तक क्र. 17115/2024

17115/2024

पं. नं. -

पं. नं. -

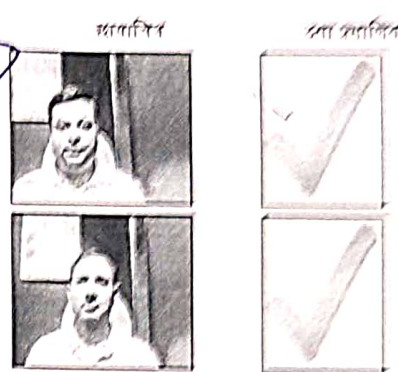
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 वि. नं. - 42  
 पं. नं. - 42  
 पं. नं. - 42

2. नाक. नं. - 46  
 वि. नं. - 46  
 पं. नं. - 46  
 पं. नं. - 46

पं. नं. -

1. नाक. नं. - 42  
 वि. नं. - 42  
 पं. नं. - 42  
 पं. नं. - 42

2. नाक. नं. - 46  
 वि. नं. - 46  
 पं. नं. - 46  
 पं. नं. - 46



11:29:28 AM

पं. नं. -

पं. नं. -

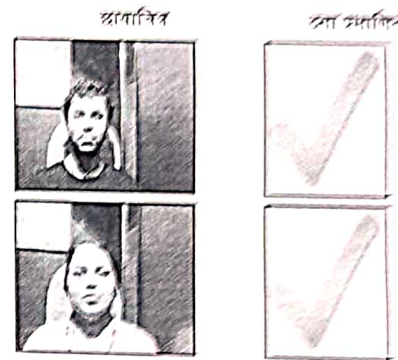
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 पं. नं. - 42

2. नाक. नं. - 45  
 वि. नं. - 45  
 पं. नं. - 45  
 पं. नं. - 45

पं. नं. -

1. नाक. नं. - 42  
 वि. नं. - 42  
 पं. नं. - 42  
 पं. नं. - 42

2. नाक. नं. - 45  
 वि. नं. - 45  
 पं. नं. - 45  
 पं. नं. - 45



11:30:30 AM

11:30:33 AM

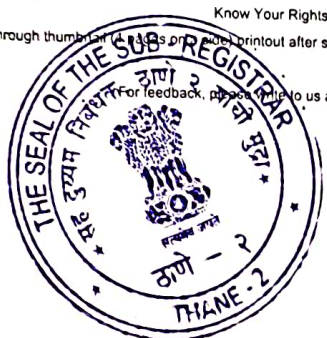
Sub-Registrar Thane 2

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17/11/2024

सह. दुय्यम निबंधक ठाणे क्र. 2 दि. 17/11/2024



Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

Builders & Developers

**SHREE DEVELOPERS**  
(UNIQUE SHANTI DEVELOPERS LLP)

AND

Shri/Smt. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

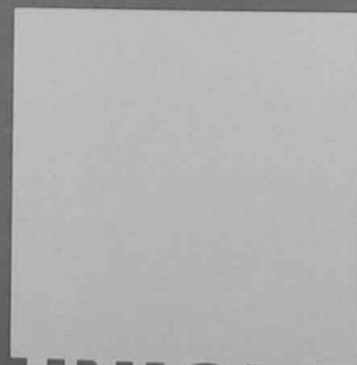
**AGREEMENT FOR SALE**

in respect of

Apartment No. \_\_\_\_\_ on the \_\_\_\_\_

Floor \_\_\_\_\_ Building No. \_\_\_\_\_

AT



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