Receipt (pavti)

74/17118
Saturday,June 22 ,2024
11:16 AM

पावती

Original/Duplicate
नोंदणी क्रं: :39म
Regn.:39M

पावती क्रं.: 19239 दिनांक: 22/06/2024

गावाचे नाव: **चितळसर मानपाडा**
दस्तऐवजाचा अनुक्रमांक: **टनन2-17118-2024**
दस्तऐवजाचा प्रकार : **करारनामा**
सादर करणाऱ्याचे नाव: **संजीव कुमार तिवारी - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1760.00
पृष्ठांची संख्या: 88	
एकूण:	रु. 31760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:35 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: 0624217914124 दिनांक: 22/06/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003856300202425R दिनांक: 22/06/2024
बँकेचे नाव व पत्ता: Panjab National Bank

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 17118/2024

नोंदणी :

Regn:63m

2/06/2024

गावाचे नाव : **चितळसर मानपाडा**

)विलेखाचा प्रकार	करारनामा
)मोबदला	7643000
) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार कारणी देतो की पटटेदार ते नमुद करावे)	6865795.27
) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे चितळसर/मानपाडा विभाग क्रमांक:-7/31/एफ-3ई-3 मध्ये,सदनिका क्रमांक:-2606,26 वा मजला,बी.नं.4,फेस-4,युनिक विस्टास,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 ;))
) क्षेत्रफळ	1) 40.89 चौ.मीटर
)कारणी किंवा जुडी देण्यात असेल तेव्हा.	
) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री डेवलोपर्स चे प्रोप्रायटर मधु हर्षद दोशी तर्फे कु.मु.म्हणुन दिलेश सी.शाह तर्फे कु.मु.म्हणुन निखील ठक्कर - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AEMPD0391K
) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,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,सेनिना बिल्डिंग,घोडबंदर रोड,हिरानंदानी इस्टेट,पाटलीपाडा,ठाणे पश्चिम,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ADJPT6229L
) दस्तऐवज करुन दिल्याचा दिनांक	22/06/2024
) दस्त नोंदणी केल्याचा दिनांक	22/06/2024
) अनुक्रमांक,खंड व पृष्ठ	17118/2024
) बाजारभावाप्रमाणे मुद्रांक शुल्क	535100
) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
) शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

)कनामाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
सत्यमेव जयते
ठाणे – २
THANE - 2

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defa
1	SANJEEV KUMAR TIWARI	eSBTR/Simple Receipt	03006172024061950287	MH003856300202425R	535100.00	SD	0002178927202425	22/
2		DHC		0624217914124	1760	RF	0624217914124D	22/
3	SANJEEV KUMAR TIWARI	eSBTR/SimpleReceipt		MH003856300202425R	30000	RF	0002178927202425	22/

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

पंजाब नैशनल बैंक punjab national bank

e-Stamp [Simple Receipt] Offline Payment Receipt

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दस्त क्रमांक 9099C /2024

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Branch Name	: MIRA ROAD(4509)		
Challan Number	: MBST19062450287	GRAS GRN	: MH[illegible]
PaymentDate	: 20/06/2024 12:19:35 PM	Bank Txn ID	: 20[illegible]
District	: 1201-THANE	Office Name	: IGR122-THN1C_THANE NO [illegible] SUB REGISTR
Stamp Duty	: 0030046401-75		
Amount	: 535100.00		
Registration Fees	: 0030063301-70		
Amount	: 30000.00		
Total Amount	**: 565100.00**		
Duty Payer Name	: SANJEEV KUMAR TIWARI	Duty Payer ID	: PAN-ADJPT6229L
Duty Payer Mob No	: +91-9833306886		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 7643000.00
Prop Descr	: FLAT NO.2606,26TH FLOR,BLDG NO.4,UNIQUE VISTAS,CHITALSAR,MANPADA,THANE WEST Maharashtra 400607		
Property Area	: 440.13 sq.feet		
Other Party Name	: MS SHREE DEVELOPERS	Other Party ID	: DLN--

Print Reciept

पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK
वरिष्ठ प्रबंधक / Sr. Manager

THE SEAL OF THE SUB - REGISTRAR
मुख्य निबंधक, ठाणे २ यांचे मुद्रा
ठाणे - २
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THE SEAL OF THE SUB-REGISTRAR

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UNIQUE VISTAS
Your Own Patch

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THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
ठाणे - २
THANE - 2

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mira Road, on this 22nd 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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UNIQUE VISTAS
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AND

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

having address at Flat No. 1003, 10th Floor, Senina Building, Ghodbunder 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 17th 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.

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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. 59/A/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

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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.

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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AND WHEREAS the Allotee is offered an Apartment bearing number 2606, 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 26th 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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AND WHEREAS the authenticated copies of Property card or 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'**. '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. 2606 on 26th 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 2606 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 26th 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/ 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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I (b) The total aggregate lumpsum consideration amount for the apartment including stilt/podium/puzzle/covered/ Conventional/ Mechanised ONE car parking spaces is thus Rs. 76,43,000/-

I (c) The Allottee/s has paid on or before execution of this agreement a sum of Rs 3,82,150/-/- (Rupees Three lakhs Eighty Two Thousand One Hundred Fifty only 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 Seventy Two lakhs Sixty Thousand Eight Hundred Fifty only.) in the following manner: -

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.

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 — 93/-) 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 lakhs 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.

xix. Balance Amount of Rs. 3,82,150/- (Rupees Three lakhs 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 enclose 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.

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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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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

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

I (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 I (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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as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 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 30th 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, formalities, 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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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, tittle 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 outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited

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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

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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.

12. 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.

iv. 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 taxesetc 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

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 tenantable 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

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 tenantable repair and condition, and in particular, so as to support shelter and protect the other pans of the budding in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis 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

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 t axes, expenses or other out-goings in accordance with the terms of this Agreement.

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 hereinbefore 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,

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 cancel led 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

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 only 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

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UNIQUE VISTAS Your Own Patch

_____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, 10th Floor, Senina Building. (Allottee's Address)
Ghodbunder Road, Hiranandani Estate, Patlipada,
Thane (W) - 400607.

Notified Email ID: Sanjeev.t0107@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.

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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

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. 2606 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 26th floor in Building No. 4 in **PHASE IV** and stilt/Podium /puzzle covered /Conventional/Mechanised ONE 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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UNIQUE VISTAS
Your Own Patch

SIGNED AND DELIVERED)

by the within named "**ALLOTTEE/S**")

)

(1) Mr. Sanjeev Kumar Tiwari)

(2) _____)

At Thane on 22/06/2024.)

in the presence of WITNESSES)

1. Name Anshul Sanjeev Tiwari)

Signature _____)

)

2. Name Sarita Sanjeev Tiwari)

Signature _____)

SIGNED AND DELIVERED)

by the within named "**PROMOTER**")

M/S. SHREE DEVELOPERS)

through its Authorized Signatory)

Mr. Dilesh C. Shah.)

For SHREE DEVELOPERS

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR THANE

in the presence of WITNESSES)

1. Name Anshul Sanjeev Tiwari)

Signature _____)

2. Name Sarita Sanjeev Tiwari)

Signature _____)

UNIQUE VISTAS
Your Own Patch

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RECEIPT

RECEIVED of and from the within named Allottee/s, the sum of Rs. 1,50,000/- /- (Rupees One Lakh Fifty Th. only) by way of part/full payment of lumpsum sale consideration price hereinabove mentioned, by Cash / Cheque / DD / Pay Order bearing No. RRN 413117987707 dated 10/05/2024 drawn on By card. Bank Branch.

Rs. 1,50,000/-

WE SAY RECEIVED

For **M/S. SHREE DEVELOPERS**

(Authorised Signatory)

WITNESS:

1.

2.

THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
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३८/८८

Annexure- A

सुधारीत परवानगी खालील प्रमाणे :

प्लॉट ऐ वरील इमारती : म्हाडा इमारत क्र. १ ते ७ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३० मजले.

विक्री इमारत क्र. १ : लोअर ग्राऊंड + स्टिल्ट + १ ला मजला

विक्री इमारत क्र. ३, ४ व ५ : लोअर ग्राऊंड १ + लोअर ग्राऊंड २ + लोअर ग्राऊंड ३ + अप्पर स्टिल्ट + १ ते २९ मजले.

साईट ऑफीस : तळ मजला फक्त.

Certificate No. 344

विक्री इमारत क्र. २ : लोअर ग्राऊंड + स्टिल्ट + १ ते २८ मजले

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

प्लॉट बी वरील इमारत : विक्री इमारत क्र. १ : तळ (पार्ट) + स्टिल्ट (पार्ट) + पहिला मजला (पार्ट) + २ ते ५ मजले

सुधारीत सीसी खालील प्रमाणे : प्लॉट ऐ वरील इमारती :

म्हाडा इमारत क्र. १ ते ७ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते ३० मजले, साईट ऑफीस : तळ मजला फक्त.

विक्री 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 : 16/11/20

To, Shri / Smt. १० फील्डस आर्किटेक्टस् अँण्ड कंन्सल्टंट (Architect)

Shri कोकण गृहनिर्माण क्षेत्र विकास मंडळ (म्हाडाचा घटक) (मालक) (Owners)
मे. श्री डेव्हलपर्सचे भागीदार श्री. मधु एच. दोषी तर्फे श्री. दिलेश शाह (कुलमुखत्यारपत्रधारक)

With reference to your application No. १२६२६ dated १९/०१/२०१७ 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. वरील प्रमाणे in village चितळसर मानपाडा Sector No. ४ Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. खालील 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 issue.
4) This permission does not entitle you to develop the land which does not vest in you.

गट क्र. ५९अ/२बी, ५९अ/१६बी/१/१/१, ५९अ/[illegible]/२/२/१.

५) ठामपा/शविवि/१४३०/१५ दि.१०/०६/२०१५ रोजीच्या सुधारीत परवानगी/सी.सी. मधील सर्व अटी संबंधितांवर बंधनकारक राखणे.

६) प्रस्तावित उप विभागणी नुसार पुढील कोणत्याही परवानगी पूर्वी उप अधिक्षक भुमी अभिलेख यांचेकडील प्रस्तावाधिन भुखंडाची पैकी-पैकी ची मोजणी करून हद्द कायम मोजणी नकाशा सादर करणे तसेच सदर मोजणी नकाशानुसार भुखंडाच्या हद्दीमध्ये काही बदल झाल्यास त्याप्रमाणे सुधारीत नकाशे मंजूर करून घेणे बंधनकारक सहील.

७) सब प्लॉट बी वर नव्याने प्रस्तावित इमारत क्र. १ च्या सी.सी. पुर्वी Eco Sensitive Zone बाबत मा. कमिश्नर, ठाणे यांचेकडील फेरअभिप्राय घेणे आवश्यक आहे.

म्हाडा यांनी अंतिम मंजुरीपुर्वी 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

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे

Office No. [redacted]

Date

Issued

Yours faithfully,

[redacted]

Municipal Corporation of the city of, Thane.

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Annexure- B

ओरियन्टल बैंक ऑफ कॉमर्स
(भारत सरकार का उपक्रम)
Large Corporate Branch
14th Floor, Maker Tower F
Cuffe Parade, Mumbai – 400005
Tel: 43023138/39/40/154
Email – bm0902@obc.co.in

ओ.बी.सी.

ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)
Large Corporate Branch
14th Floor, Maker Tower F
Cuffe Parade, Mumbai – 400005
Tel: 43023138/39/40/154
Email – bm0902@obc.co.in

CN/0902/L/ 1482 /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 Certficate

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

ORIENTAL BANK OF COMMERCE LARGE CORPORATE BRANCH, MUMBAI

THE SEAL OF THE SUB - REGISTRAR सह दुय्यम निबंधक, ठाणे २ THANE - 2

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दस्त क्रमांक ९७९८ /२०२४
३६/११

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 VISTA BLDG. NO. 4***, *Plot Bearing / CTS / Survey / Final Plot No.:* ***GUT NO 59A 2B GUT NO 59A 16B1-1-1 GUT NO 59A1 1-1 VILLAGE CHITALSAR MANPADA*** *At* ***Thane (M Corp.), Thane, Thane, 400067*** registered with the regulator authority vide project registration certificate bearing No **P51700004399** of

1. Mr./Ms. **Madhu Harshad Doshi** son/daughter of Mr./Ms. **RAMRAJ PATIRAM SINGH** *Tehsil:* ***Borivali***, *District* ***Mumbai Suburban***, *Pin:* ***400092***, situated in State of Maharashtra.
2. This renewal of registration is granted subject to the following conditions, namely:-
   - 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;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

     OR

     That entire of the amounts to be realised hereinafter by 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.
   - 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.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
   - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 17:27:23

Dated: **09/09/2021**
Place: **Mumbai**

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

OF THE SUB-REGISTRAR
THANE - 2

Annexure- D

ठाणे - २
दस्त क्रमांक ९७९९८ /२०२४
३७/८८

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. : 9820640511.
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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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 17th 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 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 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 22nd 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.

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THANE - 2

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7. 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 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 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. 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).

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४० /८८

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 10th 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

THE SEAL OF THE SUB-REGISTRAR THANE-2

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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 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.

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 13th 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

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

ii) 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, 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.

THE SEAL OF THE SUB-REGISTRAR THANE-2

ठ न न - २
दस्त क्रमांक ९५९९८ /२०२४
83/LL

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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 : 8th January, 2016.

Advocate

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

THE SEAL OF THE SUB - REGISTRAR
ठाणे - २
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Annexure- E

अद्यावत दिनांक : 09/11/2020

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गावठाण फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018

गाव - चितळसर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे

गट क्रमांक व उपविभाग : 59/अ/2/ब

गट क्रमांक व उपविभाग 59/अ/2/ब	भू-धारणा पध्दती भोगवटादार वर्ग -I	भोगवटादाराचे नांव					खाते क्रमांक
			क्षेत्र	आकार	पो.ख.	पो.फा	
शेताचे स्थानिक नांव :-		कोकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडाचे घटक) यांचे	292.57.44	6.97		(1072)	126, 290 कुळाचे नाव इतर अधिकार इतर ग.नं.५९अ/२ म/१ चे क्षेत्र ०.७२०० चे.क्र.१९५ चे समाविष्ट केले (915) ग.नं.५९अ/२म/२/१ चे पैकी ०.०८०० क्षेत्र फेरफार क्र.१९५ चे समाविष्ट केले (915) इतर " नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम १९७६ चे कलम २०/२१ अन्वये दुर्बल घटक गृहबांधणी योजने खालील क्षेत्र रहिवासाकरिता वगळे" क्षेत्र - ४७५०.९० चौ.मि. (1052)
क्षेत्र एकक	आर.चौ.मी	ठाणे महानगरपालिका ठाणे ४० मी. डी.पी.रोड	87.72.56			(1072)	
मिळ शेती	380.30.00						
मिळ शेती आकारणी	6.97						
बिगायत	-						
बागायत	-						
तरी	-						
बारकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोट-खराब (लागवडीस अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	0.00.00						
आकारणी	0.00						
सूट किंवा विशेष आकारणी	-						

इतर फेरफार क्र. (718),(743),(837),(915),(1044),(1066),(1071)

सीमा आणि चतुरायन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

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

गावठाण फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018

गाव :- चितळसर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे

गट क्रमांक व उपविभाग : 59/अ/2/ब

		पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	क्षेत्र
		मिळ पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्वळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिळकतीचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		
											अकृषिक वापर	380.3000		
2018-19	संपूर्ण वर्ष													

(नाव :- विजय छगन गढवे)
तलाठी साझा :- चितळसर मानपाडा :- ठाणे वि :-ठाणे

"या प्रमाणित प्रतिलिपी की मजूर १५/- रुपये घेतलेले."
दिनांक :- 09/11/2020
सांकेतिक क्रमांक :- 27210009421310080011202012 0

७/१२ वितरण नोंदवही
अनुक्रमांक - 02

THE SEAL OF THE SUB-REGISTRAR
उप निबंधक, ठाणे २
ठाणे - २
THANE - 2

11/9/2020

ठ न न - २
दस्त क्रमांक १७११८ /२०२४
८५ / ८८

मुद्रणाचा दिनांक : 09/11/2020

महाराष्ट्र शासन

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तयार करणे व सुधारित ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- चितळसर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवादाता पेजचा क्रमांक : 1072 व दिनांक : 18/09/2018

भू-मापन क्रमांक व उपविभाग : 59/अ/16/ब/2/1/1

भू-मापन क्रमांक व उपविभाग	भू-मापन पध्दती	गोषवाराचे गाव
59/अ/16/ब/2/1/1	गोषवारा वर्ग -1	

चालू क्षेत्राचे तपशिल :-		क्षेत्र	आकार	पो.ख.	पै.क्ष.	धारणा प्रकार
क्षेत्र एकक	आर.चौ.मी					
मिळ क्षेत्री	111.53.00					
मिळ क्षेत्री आकारणी	10.03					
विरळ	-					
बागायत	-					
जरी	-					
भात	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (सरकारीत अकोन)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पो ख	0.00.00					
आकारणी	0.00					
जड़ा किंवा विशेष आकारणी	-					

फेरफार क्रमांक		क्षेत्र	आकार	पो.ख.	पै.क्ष.	धारणा प्रकार
	मोजमाप पुनर्विलोकन व क्षेत्रफळात घेतला (महाराष्ट्र सदन) यांचे	27.41.44	10.03		(1072)	126, 290, 293 कुळाचे नाव इतर अधिकार
	ठाणे महानगरपालिका ठाणे २० सी. डी.पी.तील	30.99.66			(1072)	
	ठाणे महानगरपालिका ठाणे यांचे रिव्हीजन	53.11.90			(1072)	

फेरफार क्र. (743),(837),(1045),(1060),(1064),(1071) सीमा आणि क्षेत्रफळ चिन्हे :

गाव नमुना बारा
विक्रीची नोंदवही
[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तयार करणे व सुधारित ठेवणे) नियम,१९७१ यातील नियम १९]

गाव :- चितळसर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवादाता पेजचा क्रमांक : 1072 व दिनांक : 18/09/2018

भू-मापन क्रमांक व उपविभाग : 59/अ/16/ब/2/1/1

		विक्रीस उपलब्ध क्षेत्राचा तपशील													
		मिळ विक्रीस उपलब्ध क्षेत्र			खाद्य विरहित उपलब्ध क्षेत्र			विशेष विक्रीस उपलब्ध क्षेत्र			खाजगीकडे उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	क्षेत्र
वर्ष	हंगाम	विक्रीचा एकूण क्रमांक	जल सिंचित	अजल सिंचित	विक्रीचे नाव	जल सिंचित	अजल सिंचित	विक्रीचे नाव	जल सिंचित	अजल सिंचित	स्थळ	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		
2018-19	संपूर्ण वर्ष										अशेषित क्षेत्र	111.5300		

"या प्रमाणित प्रतीसाठी फी म्हणून रु./- घ्यावे लागतील."
दिनांक :- 09/11/2020
सांकेतिक क्रमांक :- 27210009421310000011202012 4

(नाव :- विवेक प्रभाकर गडगे)
जमाबंदी अधिकारी :- चितळसर मानपाडा :- ठाणे जि :-ठाणे

७/१२ वितरण नोंदवही
अनुक्रमांक - 02

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांचे कार्यालय ठाणे - २ THANE - 2
11/9/2020

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दस्त क्रमांक ९५९९८ /२०२४

४६/८८

महाराष्ट्र शासन

नाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (सचार राखणे व सुविधांचे देणगी) नियम, १९७१ चामील नियम ३,५,६ आणि ७]

गाव :- शिवाजीनगर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे

भू क्रमांक व उपविभाग : 59/अ/16/ब/1/1/1

सेवटचा फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018

गट क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
59/अ/16/ब/1/1/1	भोगवटादार वर्ग -1	

सेवाचे स्थानिक नांव :-			क्षेत्र	आकार	पो.ख.	पे.ख.	खाते क्रमांक
क्षेत्र एकक	आर.चौ.मी	सोसायटी गृहनिर्माण व क्षेत्रविकास मंडळ (महाराष्ट्र घटक) मर्यादे	39.20.16	3.78		(1072)	126, 290 मुळाचे नाव इतर अधिकार
बिन शेती	42.00.00						
बिन शेती आकारणी	3.78						
जिरायत	-	ठाणे महानगरपालिका ठाणे ४० मी. डी.पी.रोड	2.79.84			(1072)	
बागायत	-						
तरी	-						
नकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोट-खराब (सामायीक अक्षेत्र)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	0.00.00						
आकारणी	0.00						
सुधी किंवा विशेष आकारणी	-						

सुने फेरफार क्र. (743),(837),(1045),(1060),(1071),(1072) — सीमा आणि भूधारण चिन्हे :

नाव नमुना बारा

विक्रीची नोंदवही

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (सचार राखणे व सुविधांचे देणगी) नियम,१९७१ चामील नियम २९]

गाव :- शिवाजीनगर मानपाडा तालुका :- ठाणे जिल्हा :- ठाणे सेवटचा फेरफार क्रमांक : 1072 व दिनांक : 18/09/2018

गट क्रमांक व उपविभाग : 59/अ/16/ब/1/1/1

		विक्रीव्यतीरीक्त क्षेत्राचा तपशील									सामायीकाची उपलब्ध माहितीनुसार जमीन		जल सिंचनाचे साधन	क्षेत्र
		जिल्हा विक्रीव्यतीरीक्त क्षेत्र			घटक विक्रे व प्रकल्पाव्यतीरीक्त क्षेत्र			निवेश विक्रीव्यतीरीक्त क्षेत्र						
वर्ष	हंगाम	विक्रीचाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	विक्रीचे नाव	जल सिंचित	अजल सिंचित	विक्रीचे नाव	जल सिंचित	अजल सिंचित	स्थलम	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		
2018-19	संपूर्ण वर्ष										अकृषिक जमीन	42.0000		

(नाव :- विनय छगन पवार)

खाती खाता :- शिवाजीनगर मानपाडा :- ठाणे जि :-ठाणे

"या प्रमाणित प्रतीची मूळ १रु/- रुपये मिळाले."

दिनांक :- 09/11/2020

संकेतांक क्रमांक :- 27210009421310080011202012 2

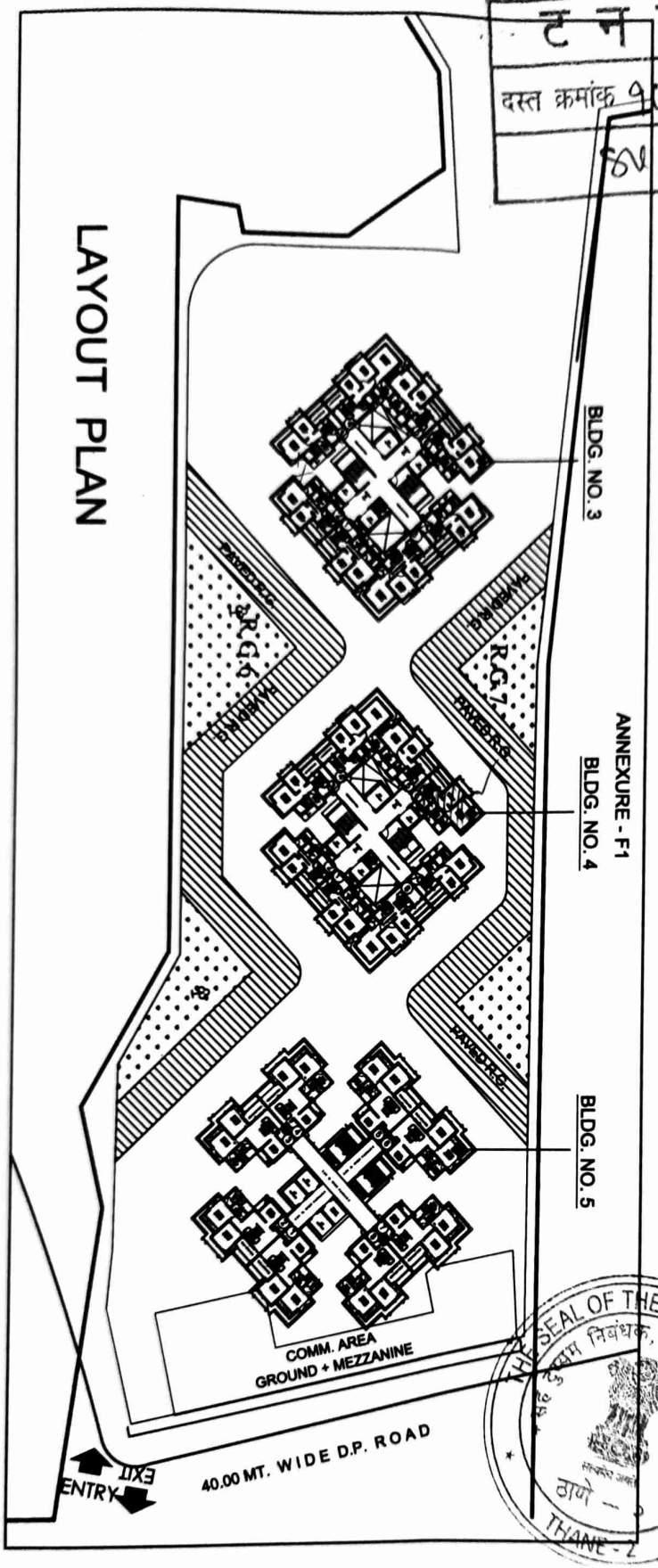
७/१२ वितरण नोंदवही

अनुक्रमांक -02

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

Annexure - F1

ठाणे - २
दस्त क्रमांक ९७९९/ /२०२४
८७/ ८८



THE SEAL OF THE SUB - REGISTRAR
उप निबंधक, ठाणे २ यांची मुद्रा
ठाणे - २
THANE - 2

Purchaser Sign : _____

Apartment No. : 2606

On Floor : 26th floor

In Bldg. No. : 4

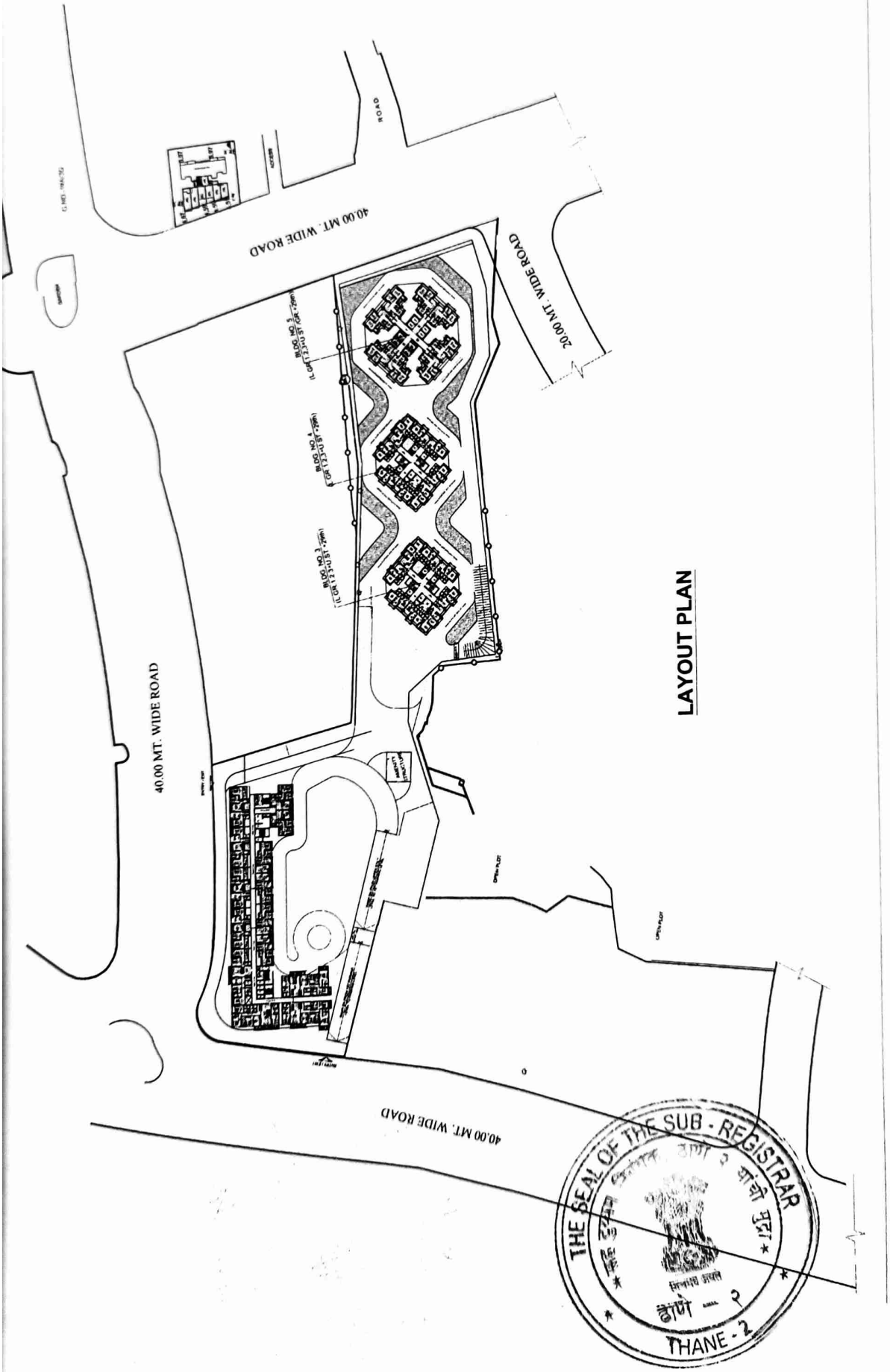
For SHREE DEVELOPERS

Developers Sign : _____

Authorised Signatory

टनन - २
दस्त क्रमांक ९५९९८ /२०२४
४८/८८

ANNEXURE - G



LAYOUT PLAN

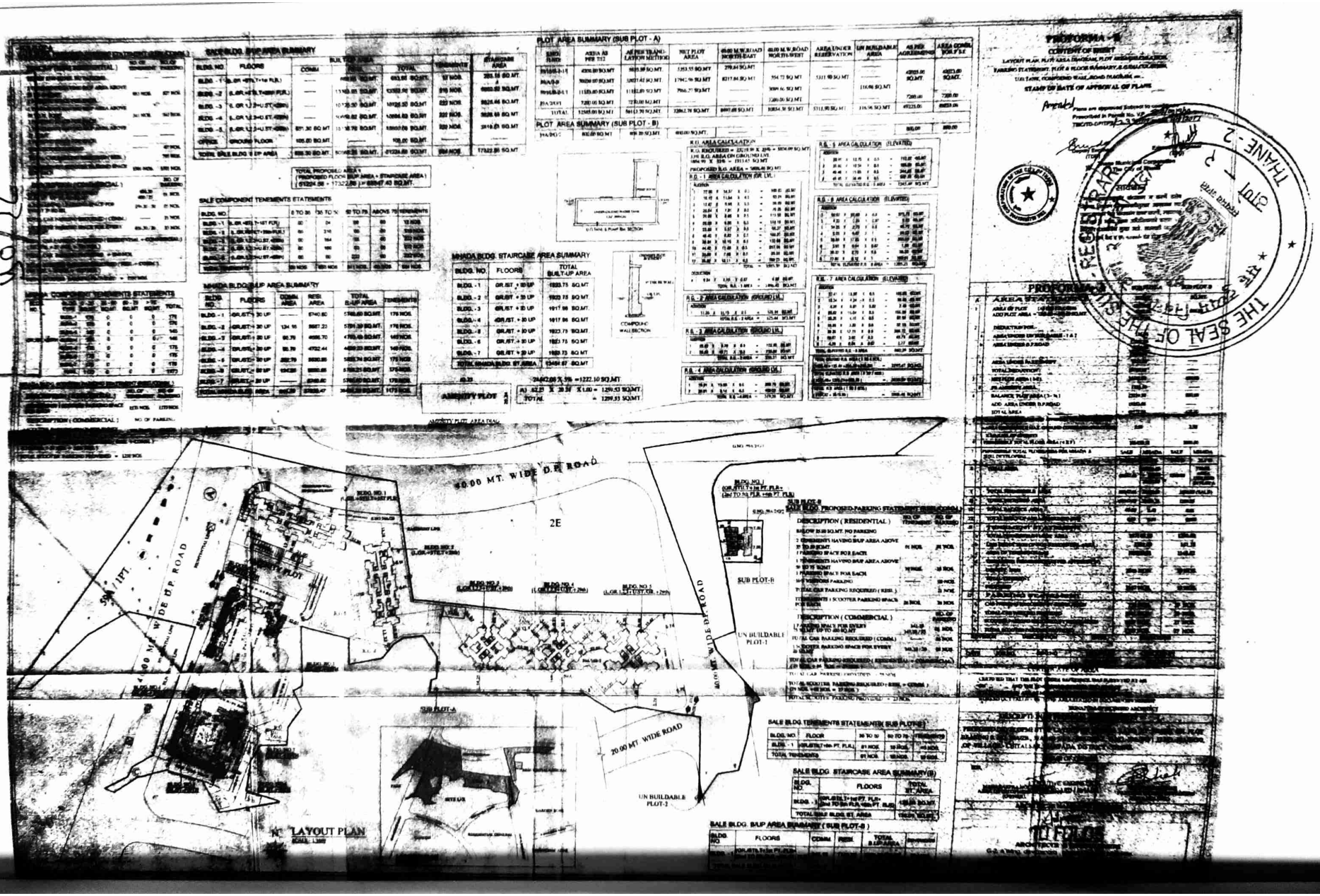
ट न न - २

दस्त क्रमांक ९७९९८ /२०२४

४९ /८८

THE SEAL OF THE SUB-REGISTRAR
ठाणे २ यांची मुद्रा
ठाणे - २
THANE-2

Annexure- F



ठाणे - २

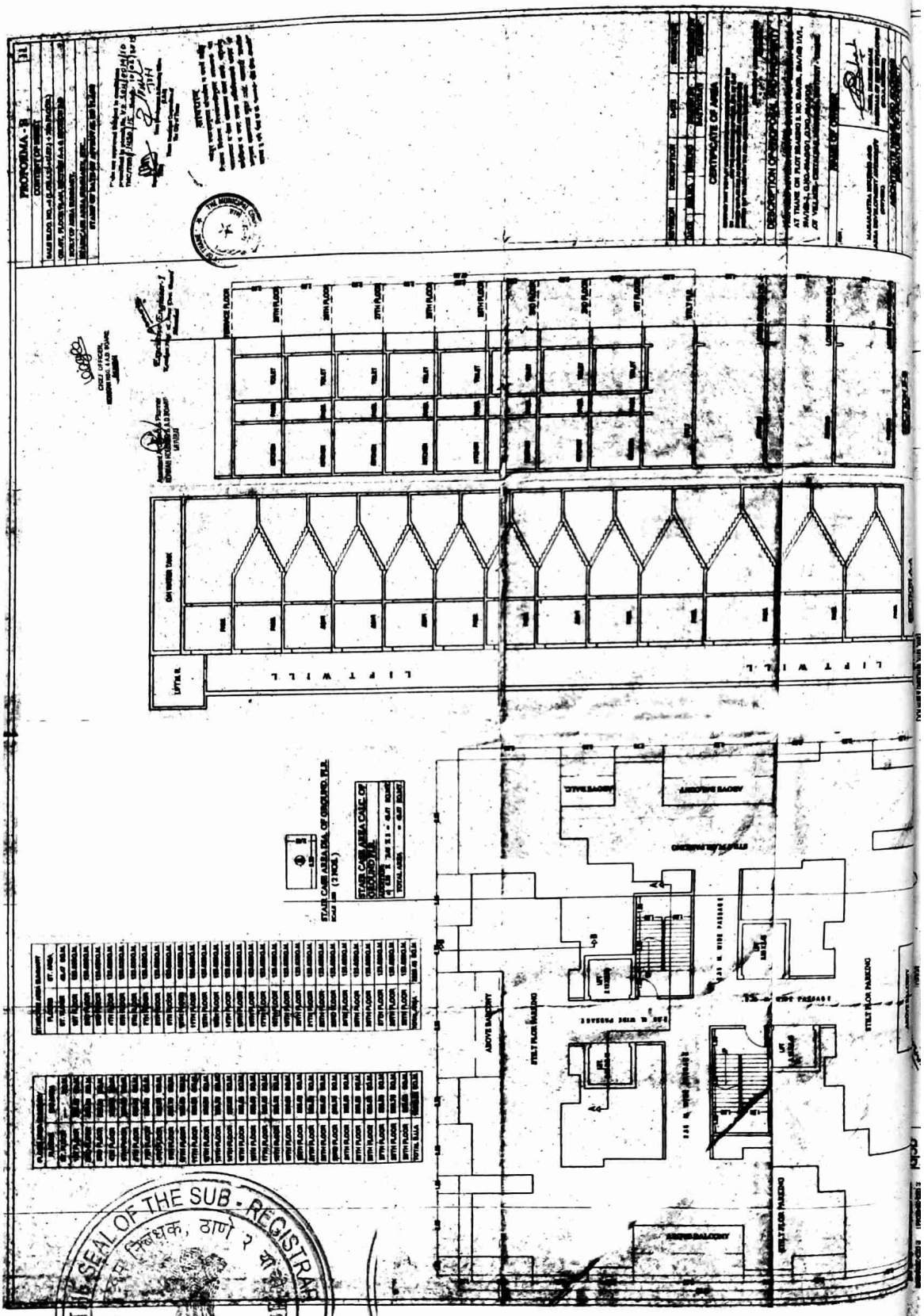
दस्त क्रमांक 9499 /2024

टनन - २

दस्त क्रमांक 9699C /2024

59/CC

Annexure- H



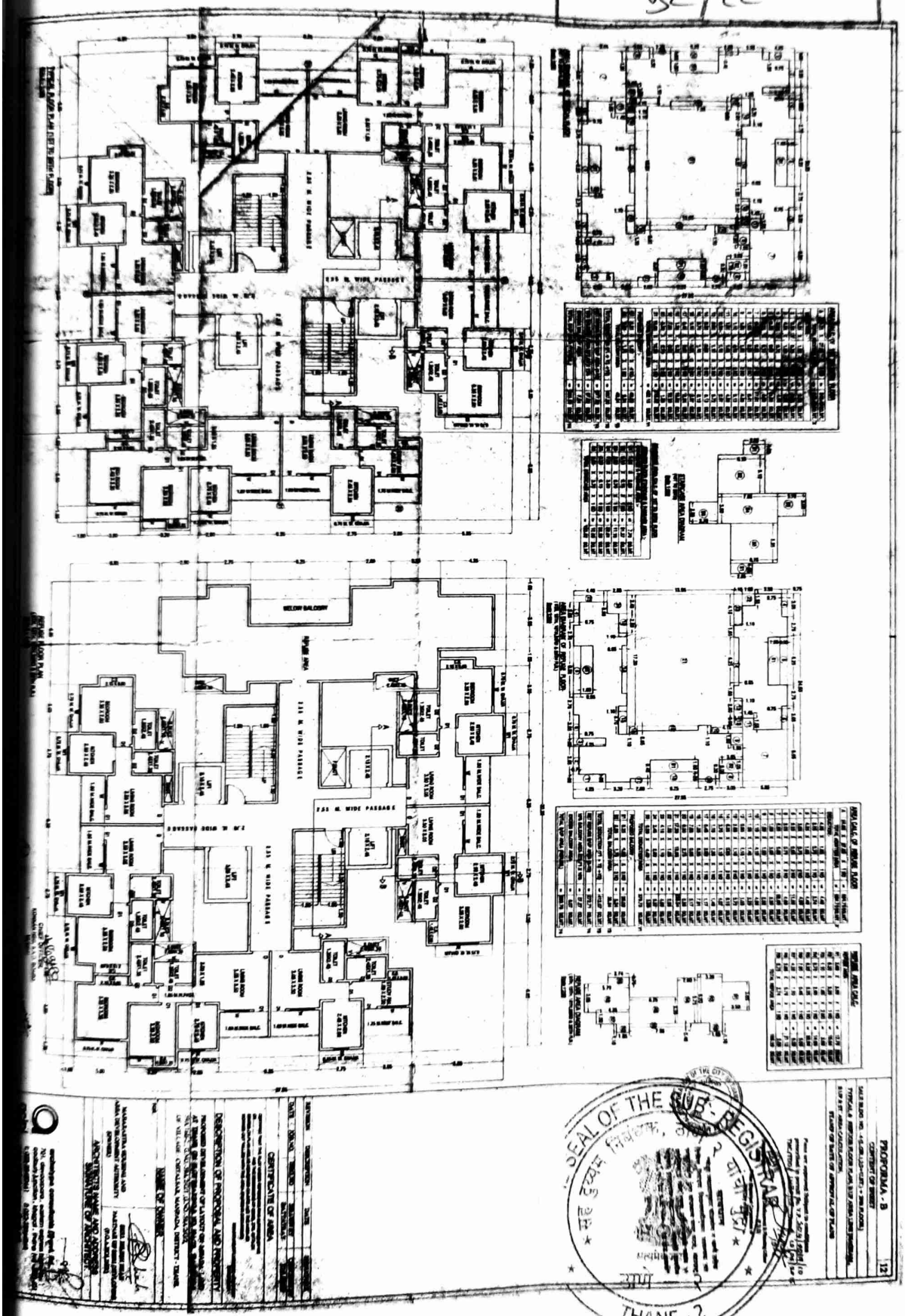
THE SEAL OF THE SUB - REGISTRAR
उप निबंधक, ठाणे २
सत्यमेव जयते
ठाणे - २
THANE - 2

Annexure- H

ठाणे - २

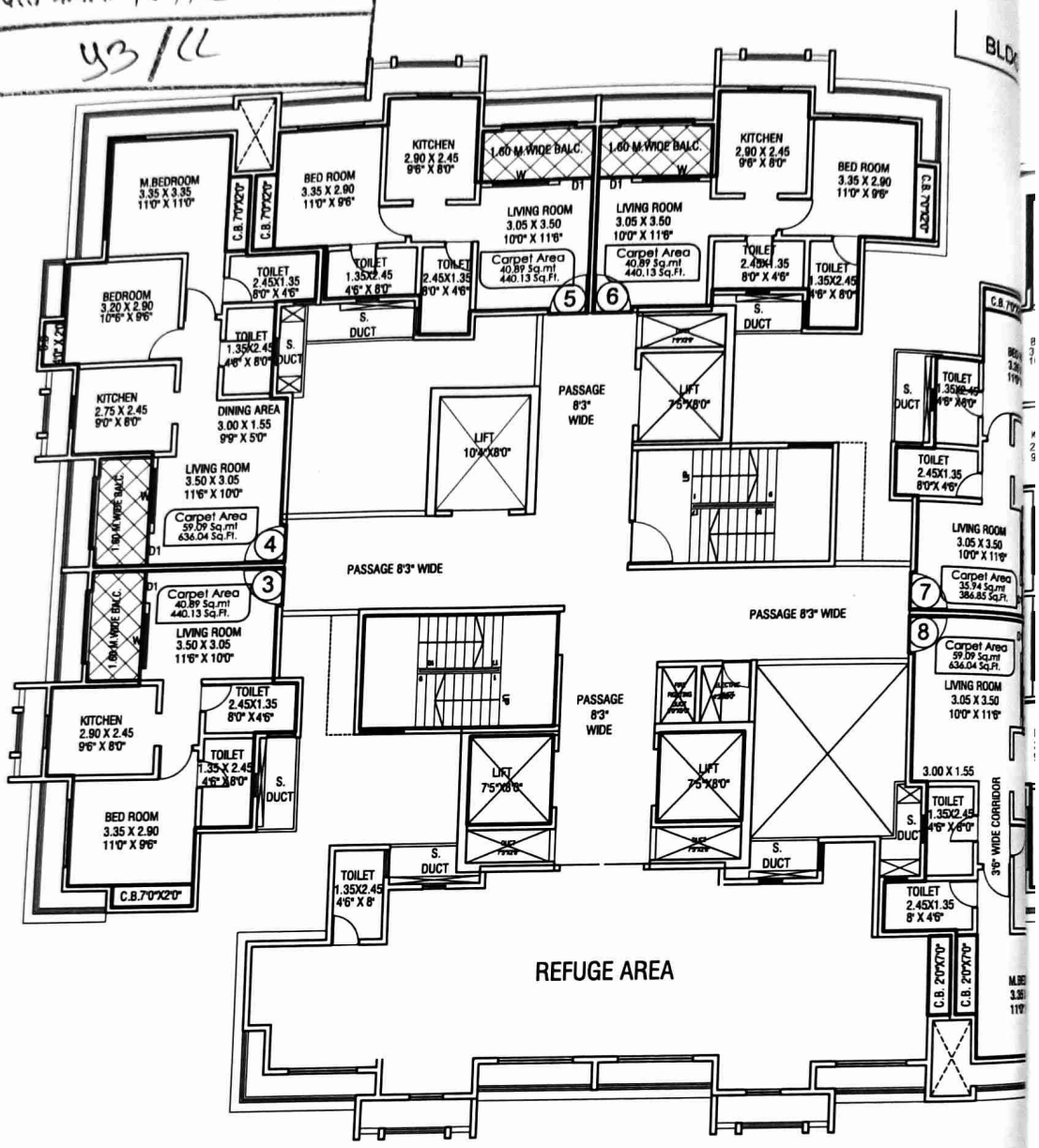
दस्त क्रमांक 9099८ /२०२४

५२/८८



टनन - २
दस्त क्रमांक ९७९९ /२०२४
५३/११

Annexure- I



REFUGE FLOOR PLAN

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

UNIT CARPET AREA AS P

BALCONY CARPET AREA

Apartment No. _____

On Floor _____

In Bldg. No. _____

Carpet Area _____

Purchaser Sign : _____

For SHREE DEVELO

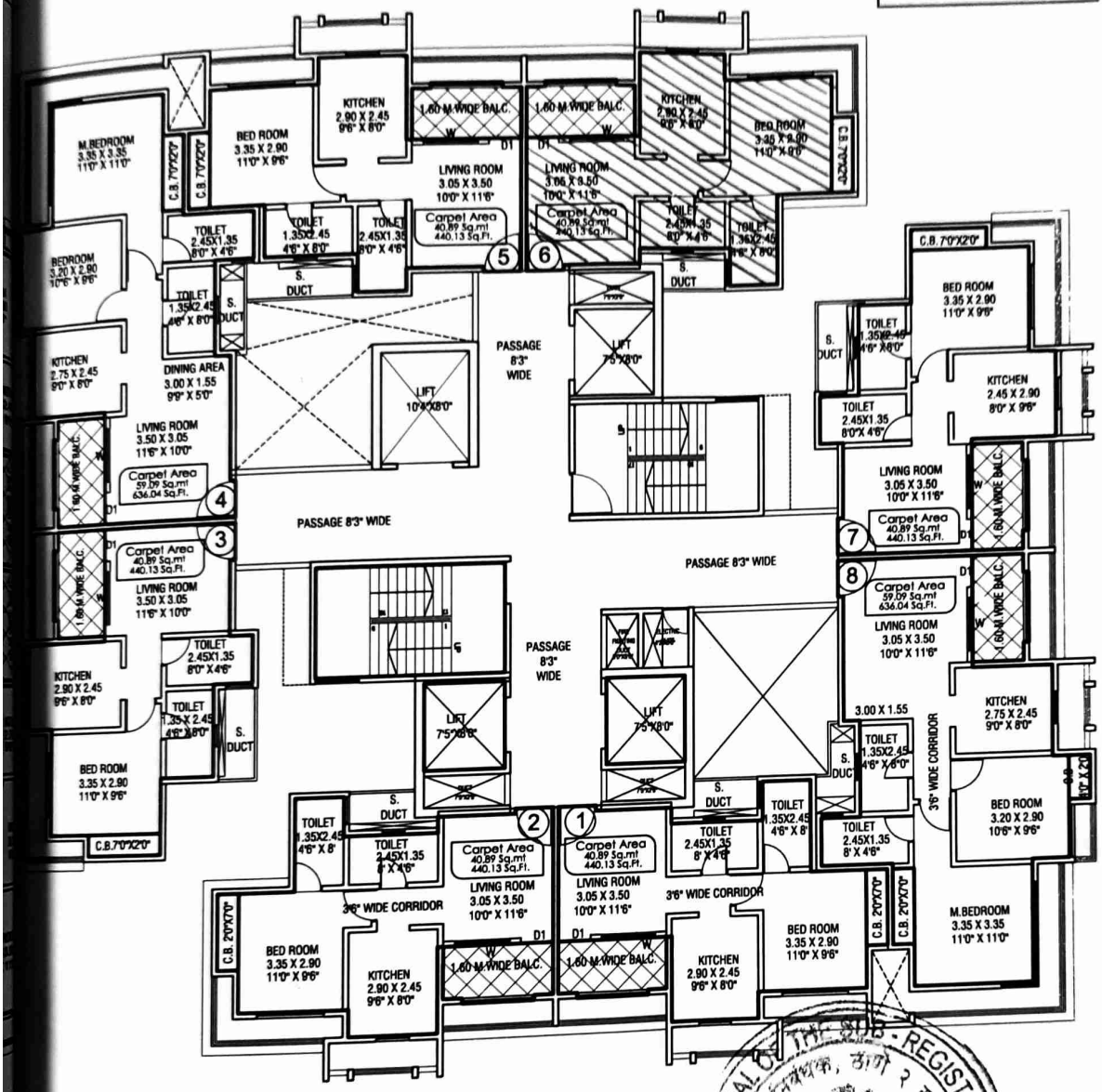
Developers Sign : _____

Authorised Si

ठाणे - २
दस्त क्रमांक ९७९९८ /२०२४
५४/८८

Annexure- I

BLDG NO. 4



UNIT CARPET AREA AS PER RERA

BALCONY CARPET AREA AS PER RERA

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

PICAL FLOOR PLAN

Apartment No. : 2606

On Floor : 26th Floor

In Bldg. No. : 4

Carpet Area : 440. 13 sq.ft

Purchaser Sign :

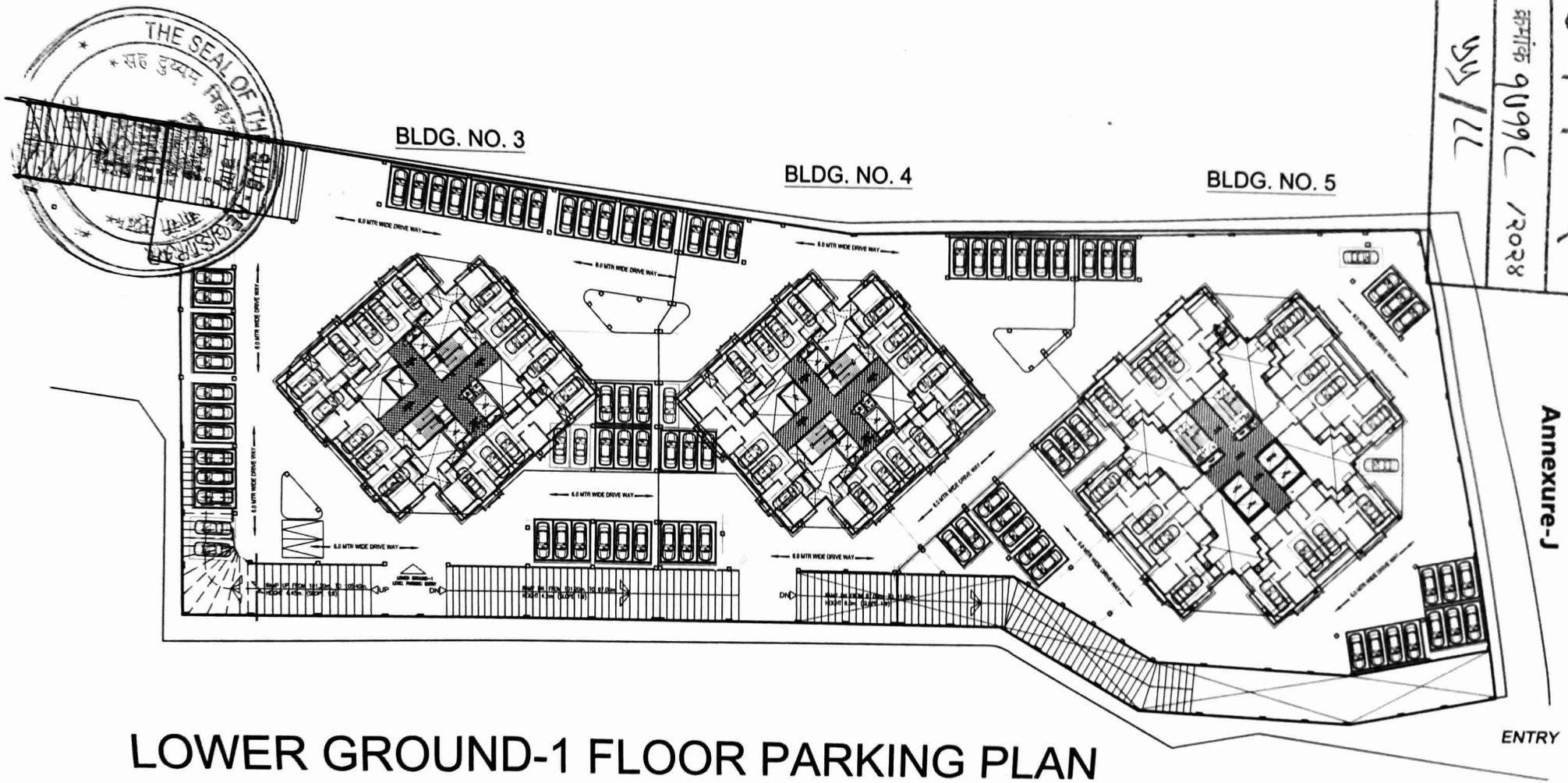
For SHREE DEVELOPERS

Developers Sign :

Authorised Signatory

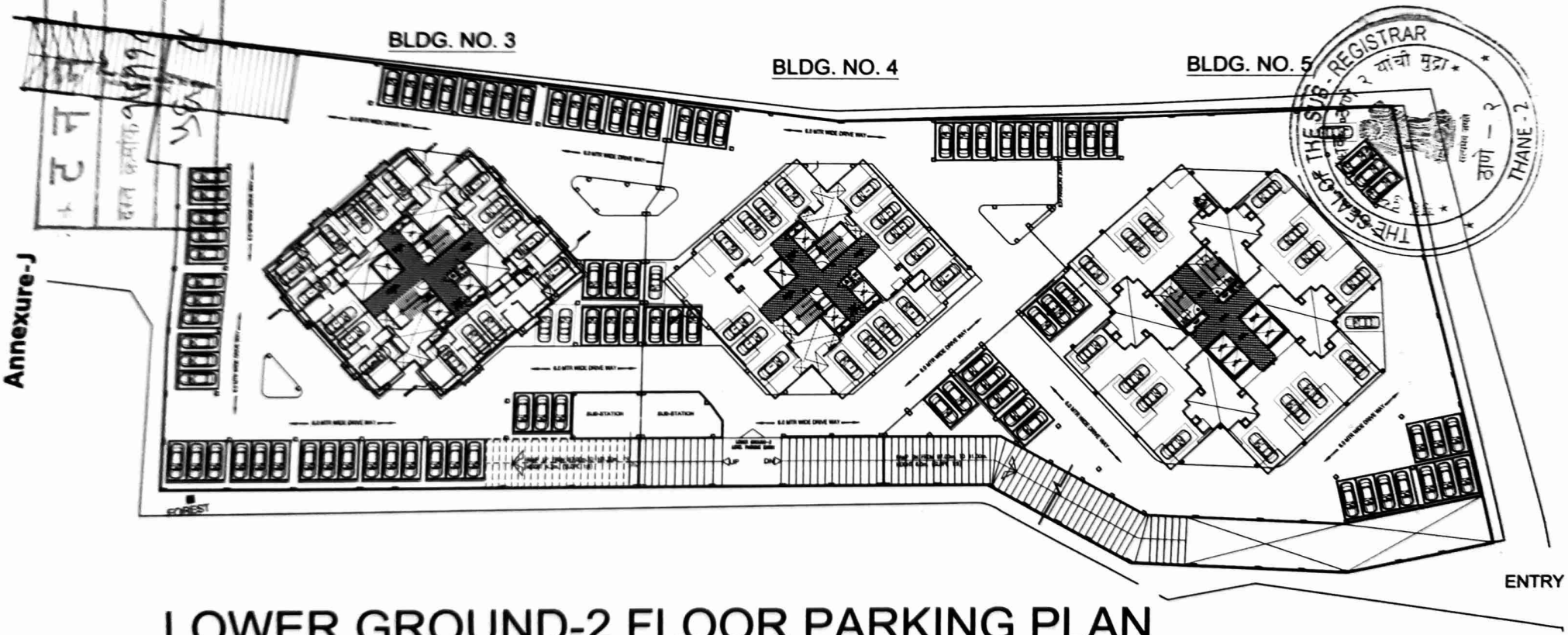
टनन - २
दस्त क्रमांक १०१९८ /२०२४
५५/८८

Annexure-J



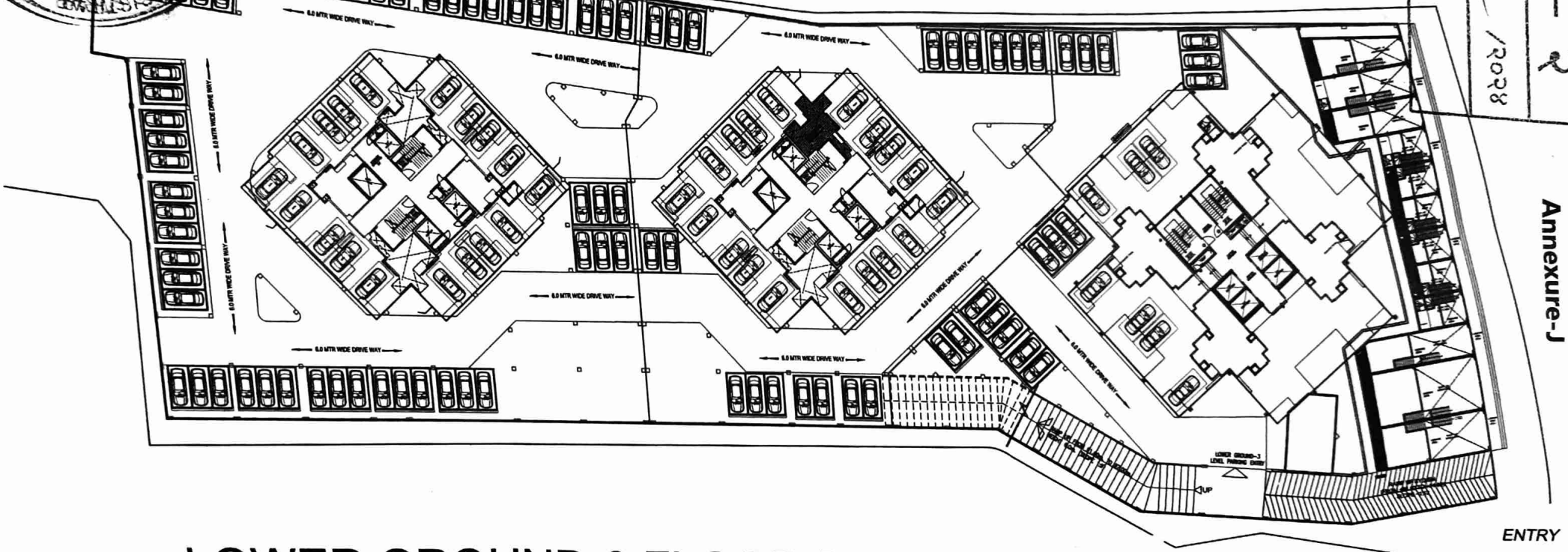
LOWER GROUND-1 FLOOR PARKING PLAN

Annexure-J



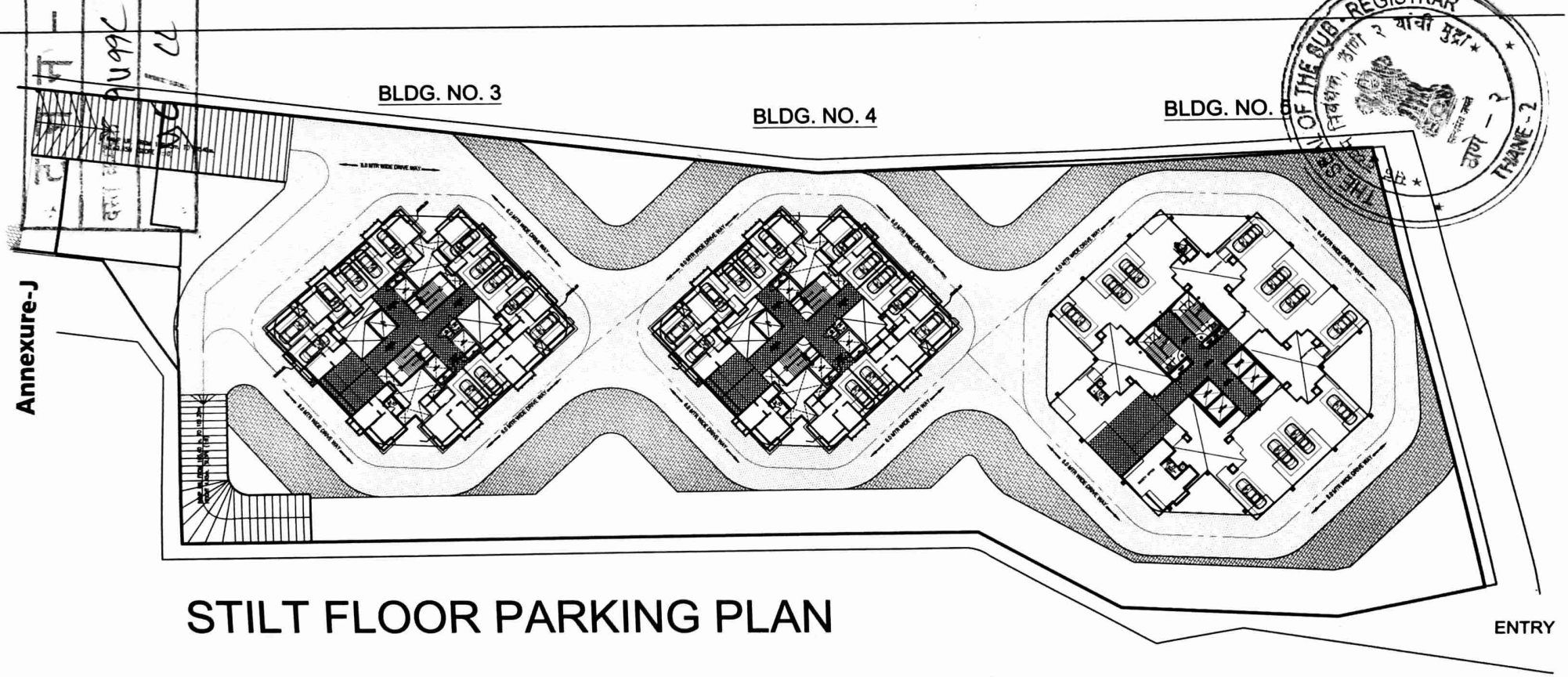
LOWER GROUND-2 FLOOR PARKING PLAN

Annexure-J



LOWER GROUND-3 FLOOR PARKING PLAN

Annexure-J



STILT FLOOR PARKING PLAN

ठाणे - २
दस्त क्रमांक 9499 /2024
५९/११

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 /QUARTY/ VITRIFIES SLAB 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.
PAINTING	:	Oil bound distemper in all the rooms, Exterior painting will be of Tex paints.
LIFTS	:	Lifts of Kone/ Schindler or equivalent Brand.
AIR – CONDITIONER	:	AC's in Living Room and Bed Room/s

THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

टनन - २
दस्त क्रमांक ९५९९८ /२०२४

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

BX 09 401

016900

दिनांक 27 SEP 2009

कपाक ..... दिनांक .....
प्रयोग आ. दु. (LSV No. 06)
परवाना धा. मुद्रांक विक्रेता
६, आदेश्वर कृपा, शांती पार्क,
मीरा रोड (प), ठाणे 401 107
तर्फे श्री/श्रीमती M.H. Doshi
स्वाक्षरी .....
परवाना क्र. ..... चा मुद्रांक विक्रेता.
Ph. 2812 8267 Fax: 2810 9854

मुद्रांक मजकूर लिहिणारा
दुय्यम निबंधक ठाणे-१०

27 AUG 2009

NOTARY
DAWOOD N. PIRZADA
GR. MUMBAI
Regd. No. 562/93
GOVT. OF MAHARASHTRA

THE SEAL OF JOINT SUB-REGISTRAR THANE
दुय्यम निबंधक ठाणे-१० ठाणे
जि. ठाणे
DIST. THANE

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THIS PRESENTS SHALL COME, I SMT. MADHU HARSHAD DOSHI, for self an adult Indian Hindu Inhabitant having my office at Harsh Plaza, Poonam Vihar, Opp. Sector No. 2, 100' Road, Mira Road (E), Dist. Thane – 401 107, 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. 39 Chitalsar Manpada Thane, District: Thane in the registration district of Thane and more particularly described in the Schedule-I hereinafter written has been allotted for joint development.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे २
ठाणे – २
THANE

टनन - १०
१८९९/२०१६
११ - १२

ट न न - २

दस्त क्रमांक ९७९९८ / २०२४

६१/८८

THE SEAL OF JOINT SUB-REGISTRAR
सह दुय्यम निबंधक ठाणे-१० यांची मुद्रा

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
ठाणे - २
THANE - 2

ट न न - १०

१८८९ २०१६

१५ - ४९

टनन – २
दस्त क्रमांक ९५९९८ /२०२४
६२/ ८८

Due to unavoidable circumstances I desire to appoint Mr. Dilesh 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. Dilesh 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 .

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, advocate, Chartered Account , Architects, and surveyors and other legal professional 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 pay 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 of 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 and whatever said attorney shall lawfully to do or cause to be done in the said 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).

THE SEAL OF JOINT SUB-REGISTRAR THANE-1 ठाणे

THE SEAL OF THE SUB-REGISTRAR ठाणे – २ THANE - 2

टनन – ९०
९८९९ २०१६
६२ – ९२

ठ न न - २
दस्त क्रमांक ९५९९६ /२०२४
६३/८८

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 concerning 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

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

THE SEAL OF THE SUB-REGISTRAR THANE-2

९८९६ २०२४
९७ - ४२

टनन - २
दस्त क्रमांक १७९९८ /२०२४
६४ / ८८

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, quasi-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 as the circumstances 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 him absolute discretion at his sole risk, costs and consequences.

16. For Interalia 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 for complying with legal and /or statutory requirements, of laws and rules and all or any terms and conditions thereof or any requisitions or objections of all or any of the concerned public bodies, authorities, forums, officers and their departments or sub-ordinates or delegates etc. to do and/or execute all 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.

THE SEAL OF JOINT SUB-REGISTRAR THANE-D DIST. THANE

THE SEAL OF THE SUB-REGISTRAR THANE-2

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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 interalia 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, consents, forms, references, agreements, and other usual, necessary and warranted Agreements, 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 vakalathamas and appointment letters or other documents in that behalf and from time to time dismiss

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

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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.

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.

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 interalia 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.

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 presents in lawful manners 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 otherwise 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.

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 42023 sq. mtrs. mentioned in the Agreement for Joint Venture dated 13.8.2009 as per plan attached herewith.

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10
THE SEAL OF THE SUB - REGISTRAR ठाणे - २ THANE - 2

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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 Park

N. PIRZADA MUMBAI No. 562/93 MAHARA

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

IN WITHNESS WHEREOF I have set and subscribed my hand hereunto this 10th 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)

2. AWADHESH D. MAURYA)

POWER OF ATTORNEY HOLDER)

MR. DILESH C. SHAH)

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

NOTARY DAWOOD N. PIRZADA GOVT. OF MAHARA

BEFORE ME

D. N. PIRZADA B.A.LL.B.
ADVOCATE & NOTARY
D/8, Soma Shopping Center,
31-Hill Rd: Bandra (W), Mumbai-50.

10 SEP 2009

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पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

February 24 ,2020

पावती क्र.: 1833 दिनांक: 24/02/2020

: पेणकरपाडा
: टनन10-1597-2020
: कुलमुखत्यारपत्र
: दिलेश सी. शाह - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 260.00
पृष्ठांची संख्या: 13	
एकूण:	रु. 360.00

: मूळ दस्त ,एंडमेंस प्रिंट,सूची-२ अंदाजे
: हा बेलेस मिळेल.

Joint Sub Registrar Thane 10
सह दुय्यम निबंधक वर्ग २ ठाणे - १०

: रु.1 /-
: रु.0/-
: शुल्क : रु. 500/-

: eChallan रक्कम: रु.100/-
: ऑर्डर क्रमांक: MH012080824201920E दिनांक: 14/02/2020
: पत्ता:
: By Cash रक्कम: रु 260/-

"मूळ दस्त व अतिरिक्त प्रिंट मिळाली"

2/24/2020

THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
सत्यमेव जयते
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THE SEAL OF THE SUB - REGISTRAR

मुख्य निबंधक, ठाणे २ यांची मुद्रा

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CHALLAN
MTR Form Number-6

GRN MH012060824201920E	BARCODE	Date 14/02/2020-11:14:04	Form ID 48(I)

Department	Inspector General Of Registration		
	Stamp Duty	Payer Details	
Type of Payment	Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THN10_THANE NC 10 JOINT SUB REGISTR	Full Name	DILESH C SHAH
Location	THANE		
Year	2019-2020 One Time	Flat/Block No. Premises/Building	1 ST FLOOR,HARSH PLAZA

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	100 FEET ROAD,OPP SECTOR-2
Area/Locality Town/City/District	MIRA ROAD EAST
PIN	4 0 1 1 0 7
Remarks (If Any)	SecondPartyName=NIKHILTHAKKAR.
Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	65[illegible]1411133 253131507
Cheque/DD No.		Bank Date / RBI Date	14/02/2020-11:14:04 [illegible]
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 16-02-2020

Department ID :
NOTE :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
[illegible] नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी [illegible]

Validity unknown
Digitally signed by DGS VIRTUAL TREASURY MUMBAI 02
Date: 2020.02.24 16:01:20 IST
Reason: SelfAttested
Location: India

Challan Defaced By (Id): [illegible]

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक, ठाणे २ THANE - 2

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	0006398863201920	24/02/2020-16:01:17	IGR122	500.00
			Total Defacement Amount		600.00

Shah.

Print Date 24-02-2020 04:01:20

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CHALLAN
MTR Form Number-6

GRN MH012080824201920E	BARCODE	Date 14/02/2020-11:14:04	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty / Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name THN10_THANE NO 10 JOINT SUB REGISTR		Full Name	DILESH C SHAH
Location THANE			
Year 2019-2020 One Time		Flat/Block No. Premises/Building	1 ST FLOOR,HARSH PLAZA
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	500.00	Road/Street	100 FEET ROAD,OPP.SECTOR-2
0030063301 Registration Fee	100.00	Area/Locality	MIRA ROAD EAST
		Town/City/District	
		PIN	4 0 1 1
		Remarks (If Any)	SecondPartyName=NIKHILTHAKKAR~
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	99020320200214133 29
Cheque/DD No.		Bank Date / RBI Date	14/02/2020-11:14:37 Not
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll
Department ID			Not Applicable

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Shah

THE SEAL OF THE SUB-REGISTRAR ठाणे - ३ THANE - 3

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Print Date 14-02-2020

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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 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 DEVELOEPRS,(POA Holder) 8) one of the Director of M/S. STRAWBERRY CONSTRUCTION PVT LTD. having Office at Harsh Plaza, 1st Floor, 100 Ft. Road, Opp: Sector-II, Mira Road (East), Thane-401107 do hereby **SEND GREETING:**

THE SEAL OF JOINT SUB-REGISTRAR THANE-10

THE SEAL OF THE SUB - REGISTRAR ठाणे - २ THANE - 2

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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 Hypothecation, 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, 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 types of the document of respect of number of Immovable 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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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 DEVELOEPRS,(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 Re-conveyance of Mortgage, property, Release Deed etc., entered 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, declarations, bonds, deeds, assurances, documents, papers, writing and other 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, 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, 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,

दुय्यम निबंधक ठाणे २ यांचे कार्यालय
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दस्त क्रमांक ९७९९ /२०२४
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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 any application or submissions in writing for the purpose of effectively registering any documents as my said attorney may fit and proper and 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

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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 employ of the above company for any reason whatsoever.

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

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

In the presence of _____)

ACCEPTED BY ME)
MR. NIKHIL THAKKAR)

In the presence of _____)

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

THE SEAL OF THE SUB-REGISTRAR THANE-2

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सत्यमेव जयते

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	01/07/2017			
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 application dated 28/07/2018

THE SEAL OF JOINT SUB-REGISTRAR THANE-10

THE SEAL OF THE SUB-REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
सत्यमेव जयते
ठाणे - २
THANE-2

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10

DIST. THANE

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DILESH CHANDRAKANT SHAH

CHANDRAKANT CHAMPARAJ SHAH

15/09/1973

Permanent Account Number

AGDPS6752A

Signature

भारत सरकार

निखिल सुरेश ठक्कर

Nikhil Suresh Thakkar

जन्म तारीख/ DOB: 16/03/1982

पुरुष / MALE

4988 4993 2937

माझे आधार, माझी ओळख

[redacted]

[redacted]

अखिलेश कुमार यादव

Akhilesh Kumar Yadav

जन्म तिथि/ DOB: 03/02/1986

पुरुष / MALE

3354 9624 4733

आम आदमी का अधिकार

THE SEAL OF JOINT SUB-REGISTRAR THANE-10

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२५९८ / २०२०

११ / १३

टनन - २

दस्त क्रमांक १७११८ /२०२४

८१/८८

Summary1 (GoshwaraBhag-1)

303/1597

दस्त गोषवारा भाग-1

टनन10 ७२/२३

दस्त क्रमांक: 1597/2020

सोमवार,24 फेब्रुवारी 2020 4:01 म.नं.

दस्त क्रमांक: टनन10 /1597/2020

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

अ. क्रं. 1597 वर दि.24-02-2020

रोजी 4:00 म.नं. वा. हजर केला.

पावती:1833 पावती दिनांक: 24/02/2020

सादरकरणाराचे नाव: दिलेश सी. शाह - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 260.00
पृष्टांची संख्या: 13	
एकुण:	360.00

दस्त हजर करणाराची सही:

Joint Sub Registrar Thane 10

Joint Sub Registrar Thane 10

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

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

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

प्रतिज्ञापत्र

वर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर मालकी इत्यादी बाबींसाठी दस्त निष्पादक व मुखत्यारधारक, हे संपूर्णपणे जबाबदार राहतील.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

THE SEAL OF THE SUB - REGISTRAR सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा सत्यमेव जयते ठाणे - २ THANE - 2

टनन - २
दस्त क्रमांक ९५९९८ /२०२४
१२/४

Summary-2(दस्त गोषवारा भाग - २)

24/02/2020 4 17:18 PM

दस्त गोषवारा भाग-2

टनन10 23/23
दस्त क्रमांक:1597/2020

दस्त क्रमांक :टनन10/1597/2020
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निखिल ठक्कर - - पत्ता:दुकान नं.3 , -, बिल्डिंग नं.6/7, शांती गार्डन,सेक्टर-5 , मिरारोड पूर्व , मीरा रोड, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:-		
2	नाव:दिलेश सी. शाह - - पत्ता:-, 1 ला मजला , हर्ष प्लाझा , 100 फुट रोड,सेक्टर-2 समोर , मिरारोड पूर्व, मीरा रोड, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AGDPS6792A	कुलमुखत्यार देणार वय :-46 स्वाक्षरी:-		

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

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अखिलेश यादव - - वय:33 पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन,मिरारोड पूर्व,ठाणे. पिन कोड:401107	स्वाक्षरी		
2	नाव:राहुल पवार - - वय:31 पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन,मिरारोड पूर्व,ठाणे. पिन कोड:401107	स्वाक्षरी		

प्रमाणित करण्यात येत की, सदर दस्त क्रमांक ...१५९९८... मध्ये ...२३... पाने आहेत
पुस्तक क्र. ...१... वर नोंदला
दिनांक: २४/२/२०

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

सह दुय्यम निबंधक वर्ग-२, ठाणे क्र.१०

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH012080924201920E	00063988632019 20

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

1597 /2020

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

THE SEAL OF THE SUB - REGISTRAR ठाणे २ यांची मुद्रा सत्यमेव जयते ठाणे - २ THANE - 2

ट न न - २
दस्त क्रमांक १७११८ /२०२४
13/11.

घोषणापत्र

मी निखिल ठक्कर यादवारे घोषित करतो की, दुय्यम निबंधक ठाणे-१२ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री दिलेश सी. शाह व इ. यांनी दि. 24/02/2020 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 22/06/2024

कुलमुखत्यारपत्रधारकाचे नाव
व सही

THE SEAL OF THE SUB - REGISTRAR
दुय्यम निबंधक, ठाणे २ यांची मुद्रा
सत्यमेव जयते
ठाणे - २
THANE - 2

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

टनन - २
दस्त क्रमांक ९७९९८ /२०२४
८४/८८

भारत सरकार
Government of India

आधार

Issue Date: 06/03/2012

Sanjeev Kumar Tiwari
DOB: 01/07/1978
Male

2216 6508 4910

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Download Date: 11/11/2021

सरिता संजीव तिवारी
Sarita Sanjeev Tiwari
जन्म तारीख/DOB: 30/06/1979
महिला/ FEMALE

Issue Date: 22/10/2021

8906 7804 8615
VID : 9162 5969 9558 6536

माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे २ यांचे मुद्रा
ठाणे -- २
THANE-2

भारत सरकार
Government of India

आधार

Download Date: 11/11/2021

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

Issue Date: 26/10/2021

9836 1969 1895
VID : 9157 4607 9614 3661

माझे आधार, माझी ओळख

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20240622178

22 June 2024,10:46:45 AM
रवर2

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	7/31/F-3(-3) चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/सिटीएस नंबर (गावठाण) शीट क्रमांक 4
क्षेत्राचे नांव	Thane Muncipal Corporation सर्व्हे नंबर /नि. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापाचे एकक
47800	124100	142200	155000	142200	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	44.979चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	40.89चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.136510/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
	= (((136510-47800) * (100 / 100)) + 47800)
	= Rs.136510/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 136510 * 44.979
	= Rs.6140083.29/-
बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (124100 * 25/100)
	= Rs.432488.5/-
लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	5.37चौ. 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

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 6140083.29 + 0 + 0 + 0 + 432488.5 + 293223.48 + 0 + 0 + 0 + 0

=Rs.6865795/-

= □ अडुसष्ट लाख पासष्ट हजार सात शे पंच्याण्णव /-

Home Print

ट न न - २
दस्त क्रमांक १७९९८ /२०२४
८५/८८

THE SEAL OF THE SUB - REGISTRAR
मुख्य निबंधक, ठाणे २ यांचे मुद्रा
ठाणे - २
THANE - 2

टनन - २

दस्त क्रमांक ९७९९८ /२०२४

८६/८८

THE SEAL OF THE SUB - REGISTRAR

सह दुय्यम निबंधक, ठाणे २ यांचे मुद्रा

ठाणे - २

THANE - 2

दस्त गोषवारा भाग-1

टनन2
दस्त क्रमांक: 17118/2024

2 जून 2024 11:16 म.पू.

: टनन2 /17118/2024

: रु. 68,65,795/- मोबदला: रु. 76,43,000/-

क शुल्क: रु.5,35,100/-

: दु. नि. टनन2 यांचे कार्यालयात
18 वर दि.22-06-2024
4 म.पू. वा. हजर केला.

पावती:19239 पावती दिनांक: 22/06/2024

सादरकरणाराचे नाव: **संजीव कुमार तिवारी - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1760.00
पृष्टांची संख्या: 88	
एकुण:	31760.00

रणाऱ्याची सही:

Registrar Thane 2

Joint Sub Registrar Thane 2

र: करारनामा

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

22 / 06 / 2024 11 : 14 : 38 AM ची वेळ: (सादरीकरण)

22 / 06 / 2024 11 : 15 : 22 AM ची वेळ: (फी)

– प्रतिज्ञा पत्र –

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे मुख्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही

THE SEAL OF THE SUB - REGISTRAR
सह दुय्यम निबंधक, ठाणे २ यांची मुद्रा
सत्यमेव जयते
ठाणे – २
THANE - 2

Summary-2

दस्त गोषवारा भाग-2

टनन2 LL/LL
दस्त क्रमांक:17118/2024

1:31

11 31:11 AM

न2/17118/2024
-करारनामा

पक्षकाराचे नाव व पत्ता

नाव:मेसर्स श्री डेवलोपर्स चे प्रोप्रायटर मधु हर्षद दोशी तर्फे कु.मु.म्हणुन दिनेश सी.शाह तर्फे कु.मु.म्हणुन निखील ठक्कर -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:AEMPD0391K

पक्षकाराचा प्रकार: लिहून देणार
वय :-42
स्वाक्षरी:-

छायाचित्र

ठसा प्रमाणित

नाव:संजीव कुमार तिवारी - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं.1003,10 वा मजला,सेनिना बिल्डिंग,घोडबंदर रोड,हिरानंदानी इस्टेट,पाटलीपाडा,ठाणे पश्चिम,ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर:ADJPT6229L

लिहून घेणार
वय :-46
स्वाक्षरी:-

करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
वेळ:22 / 06 / 2024 11 : 29 : 32 AM

असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

अंशुल संजीव तिवारी - -
22
फ्लॅट नं.1003,10 वा मजला,सेनिना बिल्डिंग,घोडबंदर रोड,हिरानंदानी इस्टेट,द जवळ,पाटलीपाडा,ठाणे पश्चिम,ठाणे
कोड:400607

स्वाक्षरी

छायाचित्र

ठसा प्रमाणित

मरिता संजीव तिवारी - -
45
फ्लॅट नं.1003,10 वा मजला,सेनिना बिल्डिंग,घोडबंदर रोड,हिरानंदानी इस्टेट,द जवळ,पाटलीपाडा,ठाणे पश्चिम,ठाणे
कोड:400607

स्वाक्षरी

वेळ:22 / 06 / 2024 11 : 30 : 39 AM

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वरील नंबराचे बुकात अ. क्र.....
9699 वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २
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