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दमन क्रमांक 12481/2024

कर्मचारी - करणनामा

पक्षकाराचे नाव व पत्ता

नाम - अमर विंगणी कन्स्ट्रक्शन कंपनी तर्फे भागीदार इकबाल विंगणी
 तर्फे कु. मू. म्हणून गोविंद काकरे.
 पत्ता - लिहून देणार - माळा नं. - इमारतीचे नाव - सी71, लॉको
 कर्मचारीचे अधिकार, जमाक नं. - रोड नं. बाडा, मुंबई, महाराष्ट्र,
 पिन नंबर - AAGFV8863J

पक्षकाराचा इकाय

लिहून देणार
 वय - 51
 स्वाधारी.
G.S. Kulkarni

व्यक्तिगत



दमन प्रमाणित



नाम - अमर विंगणी कन्स्ट्रक्शन कंपनी तर्फे भागीदार इकबाल विंगणी

तर्फे कु. मू. म्हणून गोविंद काकरे.
 पत्ता - लिहून देणार - माळा नं. - इमारतीचे नाव - 202, रिंगल सोसायटी
 जमाक नं. - रोड नं. मुंबा, ठाणे, महाराष्ट्र, ठाणे
 पिन नंबर - AQCPP7573K

पक्षकाराचा इकाय

लिहून देणार
 वय - 36
 स्वाधारी.
A. Kedar



दमन गोपबाग कर्मचारी करणनामा चा दमन गोपबाग कर्मचारीचे करणनामा

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दमन गोपबाग कर्मचारीचे करणनामा चा दमन गोपबाग कर्मचारीचे करणनामा

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार अमर विंगणी कन्स्ट्रक्शन कंपनी तर्फे भागीदार इकबाल विंगणी तर्फे कु. मू. म्हणून गोविंद काकरे -	04/07/2024 02:34:51 PM	अमर विंगणी कन्स्ट्रक्शन कंपनी तर्फे भागीदार इकबाल विंगणी तर्फे कु. मू. म्हणून गोविंद काकरे - M 1258347528623513600
लिहून देणार अमर विंगणी कन्स्ट्रक्शन कंपनी तर्फे भागीदार इकबाल विंगणी तर्फे कु. मू. म्हणून गोविंद काकरे -	04/07/2024 02:23:59 PM	गोविंद सोपान काकरे M 1191700274223861760

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Sub Registrar, Thane 5

दमन गोपबाग कर्मचारीचे करणनामा चा दमन गोपबाग कर्मचारीचे करणनामा
 मर दस्तास 930 पत्रे अमर
 मर दस्त पुस्तक 2
 दस्त क्रमांक 92849 मर गोपबाग

दमन गोपबाग कर्मचारीचे करणनामा चा दमन गोपबाग कर्मचारीचे करणनामा

Purchaser Details		Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ABDUL KADER ABDUL RAUF PATEL	eChallan	69103332024062915827	MH004404466202425M	158500.00	SD	0002544022202425	04/07/2024
	DHC		0724014319551	2000			04/07/2024
	DHC		0724014219594	600			04/07/2024
ABDUL KADER ABDUL RAUF PATEL	eChallan		MH004404466202425M	22500		0002544022202425	04/07/2024



भारत सरकार
Government of India

अब्दुल रौफ अब्दुल क़ादर पटेल
Abdul Rauf Abdul Qadir - Patel
जन्म वर्ष / Year of Birth: 1988
पुरुष / Male

7053 0069 0296

आधार - सामान्य माणसाचा अधिकार

21. 2028

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: रीगल चेंस बिल्डिंग, फ्लॉट नं. 202, रीगल चेंस कॉलनी, मुंबई 400061
Address: Regal Chs Building No. 202, Regal Chs Colony, Mumbai, Maharashtra 400061

Self Attested

7053 0069 0296

भारत सरकार
Government of India

सुमया अब्दुल क़ादर पटेल
Sumaya Abdul Qadir Patel
जन्म वर्ष / Year of Birth: 1988
स्त्री / Female

6540 1211 4013

आधार - सामान्य माणसाचा अधिकार

JK Patel

टनन - ५

आधार - सामान्य माणसाचा अधिकार

924 / 930

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority

पत्ता: W/O अब्दुल क़ादर पटेल, 202 रीगल चेंस कॉलनी, मुंबई 400061
Address: W/O Abdul Qadir Patel, Regal Chs Colony, Mumbai, Maharashtra 400061

THE SEAL OF THE SUB REGISTRAR

6540 1211 4013

THANE-5

आधार will be helpful in availing Government and Non-Government services in full.

भारत सरकार
GOVERNMENT OF INDIA

अब्दुल क़ादर अब्दुल रौफ पटेल
Abdul Qadir Abdul Rauf Patel
जन्म वर्ष / Year of Birth: 1988
पुरुष / Male

9806 1680 0322

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY

पत्ता: S/O अब्दुल क़ादर पटेल, फ्लॉट नं. 202, रीगल चेंस कॉलनी, मुंबई 400061
Address: S/O Abdul Qadir Patel, Regal Chs Colony, Mumbai, Maharashtra 400061

आधार

A Kader

Self Attested



आयकर विभाग
INCOME TAX DEPARTMENT

ABDUL KADER RAUF PATEL
ABDUL RAUF SATTAR PATEL
8/11/1988

Permanent Account Number
AQCPP7573K

A Kader
Signature

भारत सरकार
GOVT. OF INDIA

A Kader

Self Attested

दस्तावेज क्र. 6417/2020
दस्तावेज प्रकार - जनमत पोस्टर ऑफ इंडीया

- पक्षकाराचे नाव व पत्ता
- 1 नाव गोविंद सोपान बाळदे ...
पत्ता पोस्ट नं. ए/1, माळा नं. - इमारतीचे नाव चिबकेधर अग्रारंजित,
लॉक नं. - रोह नं. बार्दे, ठाणे, महाराष्ट्र, ठाणे
पिन नं. 401 001
 - 2 नाव सुरेश चतुर्धन धोरे ...
पत्ता पोस्ट नं. ए/1, माळा नं. - इमारतीचे नाव चिबकेधर अग्रारंजित,
लॉक नं. - रोह नं. बार्दे, ठाणे, महाराष्ट्र, ठाणे
पिन नं. 401 001
 - 3 नाव मेसर्स विरानी कन्स्रुक्शन कंपनी प्रायिवेट लिमिटेड इमारती
चिहानी ...
पत्ता - 302 भजवाड, विरानी प्लाजा - बोसा ठाणे, बोसा
MAHARASHTRA THANE, Non-Government
पिन नं. 401 001
 - 4 नाव मेसर्स विरानी कन्स्रुक्शन कंपनी प्रायिवेट लिमिटेड इमारती
चिहानी ...
पत्ता पोस्ट नं. - माळा नं. 302 भजवाड, इमारतीचे नाव चिबकी
प्लाजा, लॉक नं. - रोह नं. बोसा ठाणे, महाराष्ट्र, ठाणे
पिन नं. 401 001



Handwritten signature: S. S. K. K. K. K.

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दस्तावेज क्र. 92869/2028

दस्तावेज क्र. 92869/2028

92869/1930



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दस्तावेज क्र. 3 ची वेळ: 17/06/2020 03:22:46 PM

दस्तावेज क्र. 4 ची वेळ: 17/06/2020 03:23:40 PM

दस्तावेज क्र. 5 ची वेळ: 17/06/2020 03:24:01 PM

Joint Sub Registrar Thane 2

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	MESSRS VIRANI CONSTRUCTION COMPANY	eChallan	69103332020061711276	MH001301764202021E	500.00	SD	0000570690202021
2		By Cash			100	RF	
3		By Cash					

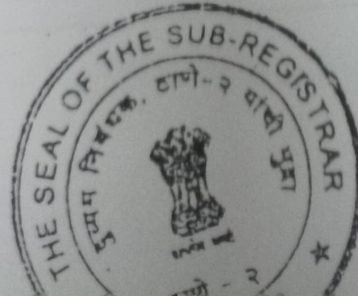
प्रमाणित करण्यात येते कि

दस्तावेज क्र. 92869/1930 मध्ये...

पाने आहेत.

पहिले नंबराने बुकात अ. नं.

...दस्तावेज क्र. 92869/1930 वर नोंदला



SIGNED AND DELIVERED by the
Withinnamed the "FIRST PARTY"
M/s. VIRANI CONSTRUCTION COMPANY,
Through its Partners

ll



1) MR. IQBAL ESMAIL VIRANI

2) MR. FAIYAZ ESMAIL VIRANI



ट न न - ५
दस्त क्र १२४८९ / २०२४
in the presence of
११५ / १३०

ट न न - २
दस्त क्र १२४९० / २०२०
६ / १६



WE ACCEPT THE POWER

G.S. K.K. K.



1) MR. GOVIND SOPAN KAKADE

Suresh

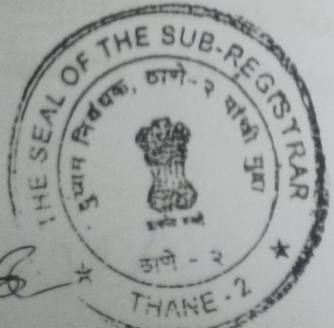
2) MR. SURESH VASANT THORVE

POWER OF ATTORNEY HOLDER



1. *R*

2. *S*



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विलेख नं. १२३४
५ / १५

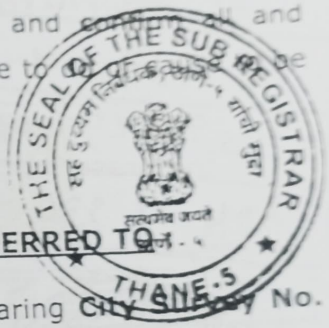
behalf of us to admit execut
executed by any partners among us.

2) For us to present for registration of any documents hereto before Sub - Registrar of Assurances, Thane.

3) To do all acts, deeds and things for us and on our behalf to cause to attendance of our executing parties to any documents before the Sub - Registrar of Assurances, Thane to make any application or submissions in writing for the purpose of effectively registering any documents as our said attorneys may deem fit and proper.

ट न न - ५
विलेख नं. १२३४
५७४ / ९३०

AND we ourselves agree to ratify and confirm all and whatsoever our said Attorney shall purpose to be done by virtue of these presents.

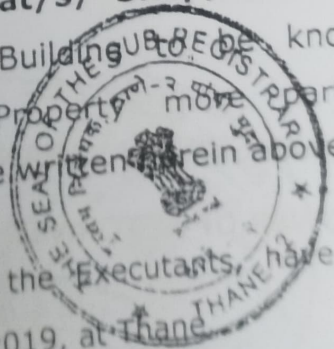


FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of land bearing City No. 286 To 293, 295 To 302 of Village - **Mumbra**, lying and being at **Mumbra Station**, Thane Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane and according to revenue records, bearing following descriptions:

SECOND SCHEDULE ABOVE REFERRED TO :
(SAID PREMISES)

ALL THAT premises being **Flat/s/ Shop/s/Office/s / Parking Space/s** in the Building to be known as "**MARINA**" in the Said Property more particularly described in the First Schedule written herein above.



IN WITNESS WHEREOF we, the Executants, have put our hands on this 17th Day of June 2019, at Thane.

[Handwritten signatures and marks]

INDEMNITY CUM DECLARATION

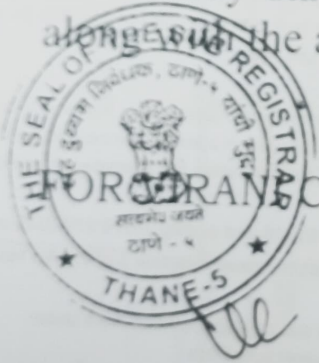
We M/s. Virani Construction Company hereby state and declare that, we have sold FLAT No. 1605 Building Name as MARINA, constructed on CTS No. 286 to 293 and 295 to 302, admeasuring 2336.6 Sq. Mtrs. respectively situated at village Mumbra Taluka and District Thane, for total consideration of Rs. 22,50,000/- (TWENTY-TWO Lakhs

₹ 22,50,000 (Twenty and Only)

दस्त क्र. 92869/2024

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We hereby state that we have not sold Parking Space along with the above said FLAT.

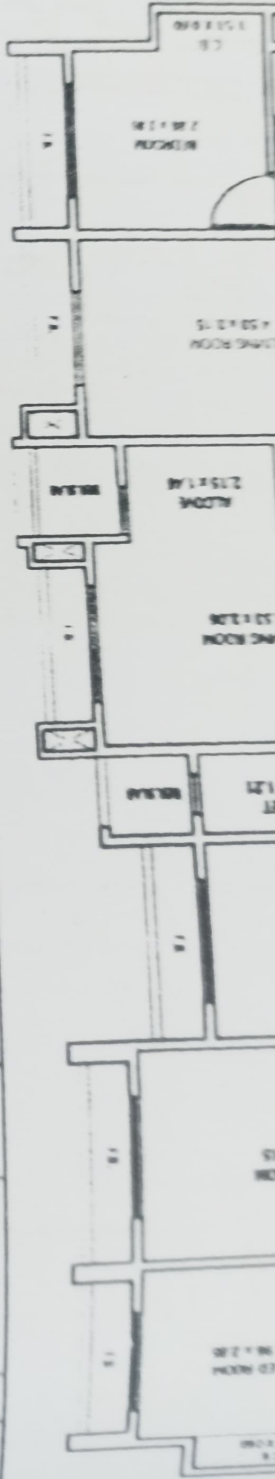


VIRANI CONSTRUCTION COMPANY

Mr. IQBAL ESMAIL VIRANI
PARTNER

Date: 29th JUNE 2024

Place: Kausa



SCAPES BATH
 PROPOSED COTTAGE ONE BHUTTI HANDEK
 PARCHAYAKH THANE (M-40802)
 TEL. NO. 2538803
 E-MAIL: scapes@protonmail.com

ARCHITECTS - scapes architects

scapes architects

ARCHITECTS

M/S. VIRANI CONSTRUCTION CO.

DEVELOPER

AT VILLAGE MUMBRA, TAL. & DIST. THANE.
 PROPOSED BUILDING ON LAND BEARING C.T.S. NO. 286 TO 302.

DESCRIPTION OF PROPOSAL & PROPERTY

Name of Party -
 Abdul Kader Abdul
 Rauf Patel

CARPET AREA STATEMENT					
AREA IN SQ.MT.					
FLOOR	FLAT NO.	TYPE	CARPET AREA		
			INCL. DOOR JAMB, INT. WALLS & STRUCTURALS MEMBER	C.B. AREA	
REFUGE AREA					
6TH FLOOR	1	1 BHK	31.79	-	0.74
	2	1 BHK	31.71	-	-
	3	1 BHK	18.92	8.48	-
	4	1 BHK	19.19	8.74	-
	5	1 BHK	19.26	8.74	-
	6	1 BHK	32.22	-	0.96
	7	1 BHK	31.72	-	0.74
	8	1 BHK	32.02	-	1.43
	9	1 BHK			

MARINA

ANNEXURE - I

CAPRI AREA STATEMENT

FLOOR	FLAT NO	TYPE	CAPRI AREA		C.B. AREA
			INCL. DOOR JAMB, INT. WALLS & STRUCTUREALS	ENCLOSED BALCONY AREA	
16TH FLOOR	1	1 BHK	31.71	-	0.74
	2	1 BHK	31.71	-	-
	3	1 BHK	18.92	8.48	-
	4	1 BHK	19.19	8.74	-
	5	1 BHK	19.26	8.74	-
	6	1 BHK	19.26	8.74	-
	7	1 BHK	32.22	-	0.96
	8	1 BHK	31.72	-	0.74
	9	1 BHK	32.02	-	1.43

Name of Party -
Abdul Kader Abdul
Rauf Patel

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING ON LAND BLASING C/1 S NO. 286 TO 302
AT VILLAGE MUMINGA, TAL. & DIST THANE

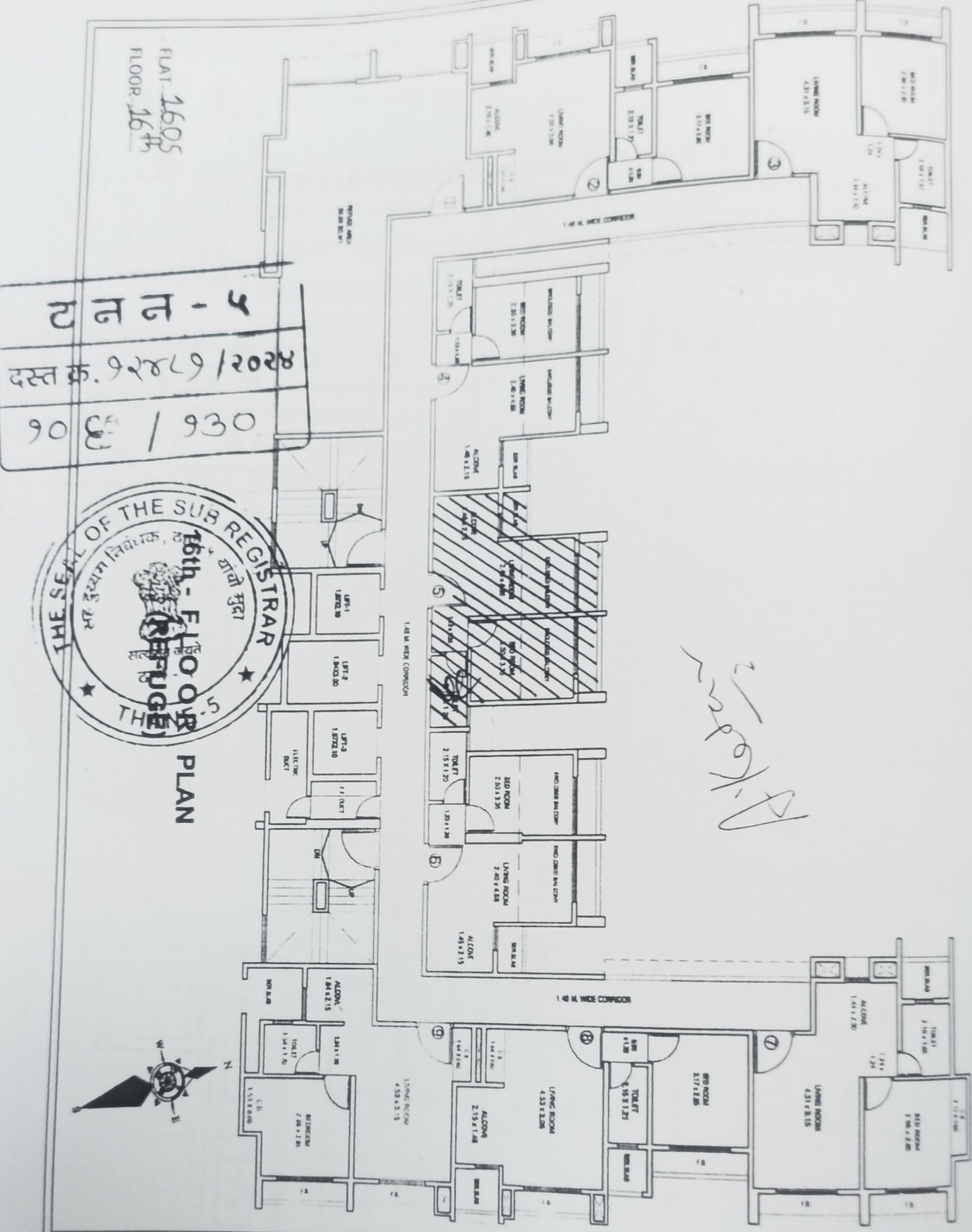
DEVELOPER
M/S. VIRANI CONSTRUCTION CO.

ARCHITECTS

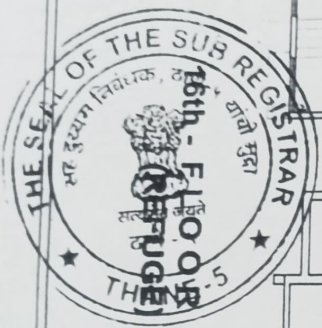
ARCHITECTS -
scapes

SCAPES REALTY
OAPTE CERTIFIED OPEN MARKET
PANCHSANGHANA, THANE (INDIA)
TEL. NO. 2838881
Email: scapes@scapes.com

scapes ARCHITECTS



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दस्त क्र. १२४८९ / २०२४
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PLAN

FLAT 1605
FLOOR 16th

FLOOR	FLAT NO	TYPE	AREA IN SQUARE		C.B AREA
			ENCLOSED AREA	BALCONY AREA	
16TH FLOOR	1	1 BHK	31.79	-	0.74
	2	1 BHK	31.71	-	-
	3	1 BHK	18.82	8.48	-
	4	1 BHK	19.19	8.74	-
	5	1 BHK	19.26	8.74	-
	6	1 BHK	12.22	-	0.96
	7	1 BHK	31.72	-	0.74
	8	1 BHK	32.02	-	1.43
	9	1 BHK	32.02	-	1.43

Name of Party -
Abdul Rader Abdul
Rauf Patel

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING ON LAND BEARING C.I.S NO. 286 TO 302
AT VILLAGE MUMBARA, TAL & DIST THANE

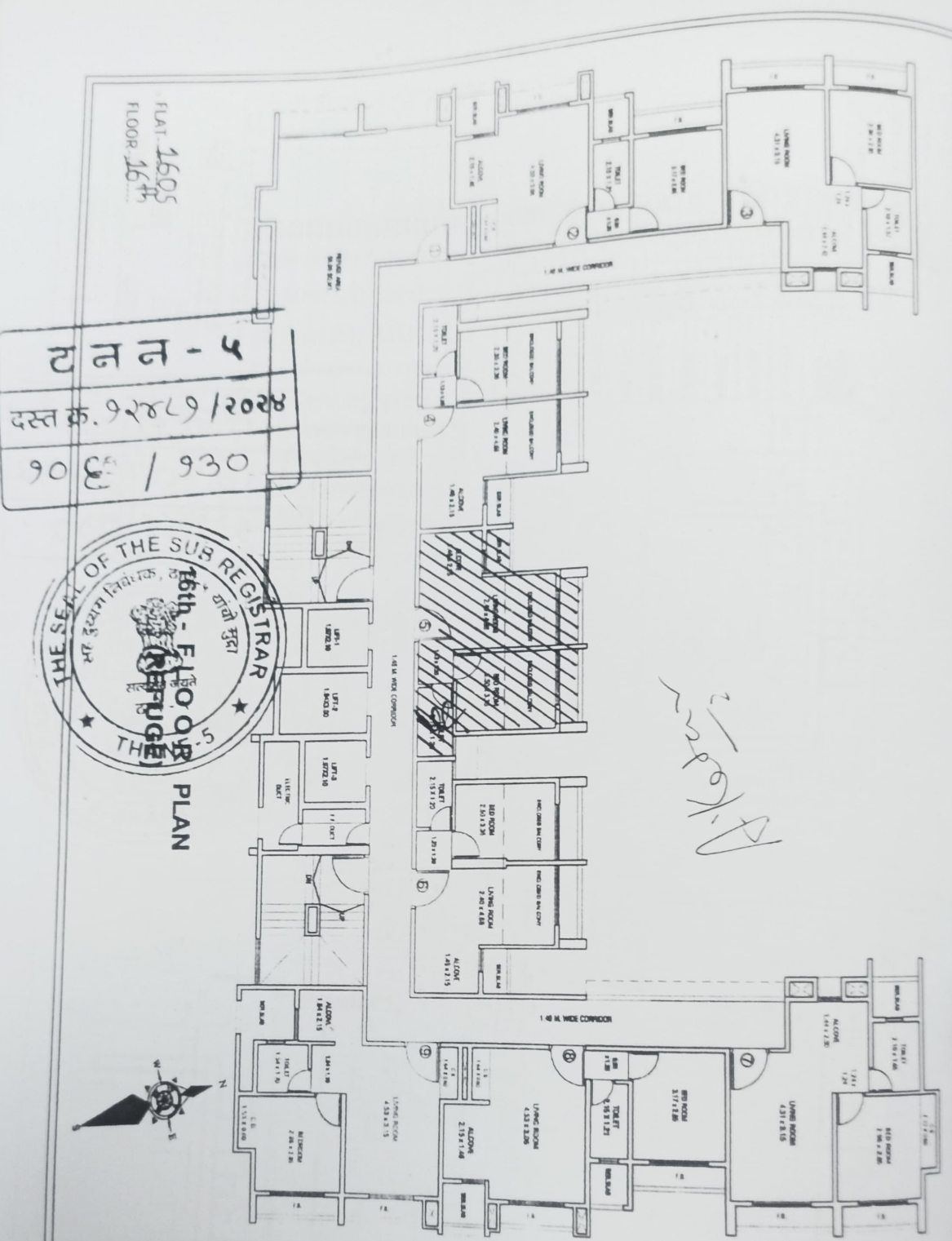
DEVELOPER
M/S. VIBHANI CONSTRUCTION CO.

ARCHITECTS

ARCHITECTS -
scapes

SCAPE EAST
DATE: 08/11/2024
PANCHANGI, THANE (WEST)
TEL: NO. 2838888
WWW.SCAPEARCHITECTS.COM

scapes
ARCHITECTS



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दस्तक. १२४९/२०२४
१०६ / १३०



PLAN



List of Annexures

Annexure A	Plan of the said Property
Annexure B-1, B-2 & B-3	Commencement Certificate dated 17 November 2017 and 22 May 2018 & 09 January 2020
Annexure C-1 and C-2	Title Certificate dated 27 April 2018 & Supplementary Title Certificate dated 29 June 2019 issued by Basant Tilokani & Co
Annexure D	Property Register Cards
Annexure E	Sanctioned Plan of the Project
Annexure F	RERA Registration Certificate of the Project
Annexure G	List and details of Common Facilities
Annexure H	List and details of Common Areas
Annexure I	Floor Plan
Annexure J	Description of standard fitting and fixtures

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४९ / १३०



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[Handwritten signature: A. Cedar]
PURCHASER/S

Parties shall endeavor to resolve the same by mutual discussion and agreement.

(b) If the dispute or difference cannot be resolved within a period of 75 days, from the notice by the aggrieved Party under clause 75, the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacements thereof. All arbitration proceedings will be in the English language. Arbitration shall be referred to a sole Arbitrator to be appointed by the parties.

(c) The decision of the Arbitrator shall be in writing and shall be binding on the Parties. The award may include costs, including reasonable attorney fees and disbursements.

(d) This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the award in any arbitration proceeding hereunder.

(e) This Agreement shall always be subject to the provisions of RERA and the same shall be read together with Maharashtra Ownership of Flats Act, 1963, Maharashtra Apartment Ownership Act, 1970 and the respective rules made thereunder.

(f) This Agreement shall be governed and interpreted by and construed in accordance with the laws of India.

76. The Purchaser/s and the Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Parties hereby undertake to attend such office of the sub-registrar and admit the execution thereof.

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

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the said Property)

All that pieces and parcels of non-agricultural land bearing C.T.S. Nos. 286 to 293 and 295 to 302 admeasuring in the aggregate 2336.6 sq. mtrs. situated at Village Mumbra, Taluka and District Thane, within the limits of Thane Municipal Corporation and registration and sub-registration district of Thane.

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PROMOTERS


PURCHASER'S

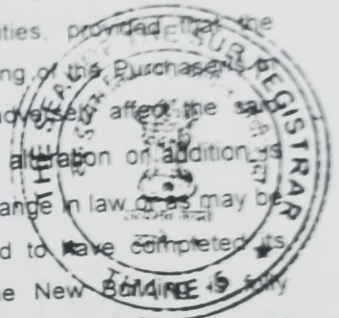
P. Under section 13 of the said Act, the Promoters are required to execute a written Agreement for Sale of the said Premises with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.


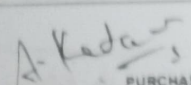
Q. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing

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

- 1 The Promoters shall construct the New Building proposed to be comprised of 1 (one) basement, ground floor and 17 upper floors or such additional floors as may be sanctioned in accordance with the plans, designs and specifications approved by the concerned authorities, provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Premises (defined hereinafter), except when such alteration or addition is required by any Government authorities or due to change in law or as may be permitted by law. The Promoters shall be deemed to have completed development on the said Property only when the New Building is fully completed and after the Promoters' entitlement to all the development potential including all the FSI, FAR, TDR, development rights etc. permitted to be utilized on the said Property has been fully utilized by the Promoters and not before that.
- 2 a) The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s on ownership basis premises being [Residential] Flat/Unit No. 1605 admeasuring 300.64 sq. ft. (carpet area as defined under RERA) equivalent to 27.93 sq. mtrs on 16th Floor of the New Building ("the said Premises"), on the terms and conditions more particularly recorded herein for the consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) including Rs. 22,50,000/- (Rupees wenty Two Lakhs Fifty Thousand only) being the proportionate price of the common facilities and areas appurtenant to the said Premises contained in **Annexure "G"** and **Annexure "H"** annexed hereto respectively subject to terms and conditions mentioned herein. The said Premises is more particularly described in the **Second Schedule** hereunder written and is shown on the floor plan hereto annexed and marked as Annexure "I".

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दस्तावेज नं. 2869/2028
1/1/2030



 PROMOTERS
 PURCHASER/S

K The Promoters have got approved from TMC, the plans, specifications, elevations and details of the building to be known as "Marina" to be constructed on the said Property (hereinafter referred to as "the New Building") and are in the process of obtaining other requisite permissions and approvals from the relevant governmental authorities. The copies of plans presently approved by TMC in respect of the New Building (hereinafter referred to as "Sanctioned Plans") are hereto collectively annexed as Annexure "E".

दस्तावेज
दिनांक 28/09/2024
930

Prior to the execution hereof, the Purchaser/s has demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all documents relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA" or "the Act") and the Rules and Regulations made thereunder. The Purchase/s hereby records and confirm/s that he/she/they has/have satisfied himself/herself/themselves with and accepted the title of the Promoters in respect of the said Property and the Promoters have answered all the requisitions of the Purchaser/s to the satisfaction of the Purchaser/s. The Purchaser/s has/have also visited and inspected the site of construction on the said Property. The Purchaser/s has/have agreed not to make any requisition/s and/or to call for any further documents pertaining to the said property and the authority of the Promoters herein to develop the said Property.

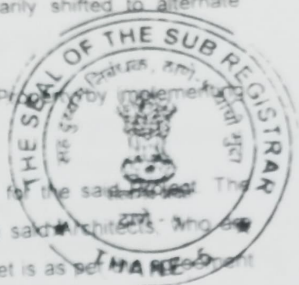
M. The Promoters have registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority under Registration No. **P51800018633** an Authenticated Copy of the Registration Certificate of the Project is annexed hereto and marked as **Annexure "F"**.

N. The Promoters have informed the Purchaser/s that the Promoters have entered into/will be entering into separate agreement/s with other purchasers for the sale/allotment of flats/units in the New Building being constructed on the said Property.

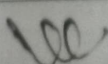
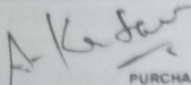
O. The Purchaser/s has/have applied to the Promoters for allotment of a [Residential] Flat No. 1605 admeasuring 300.64 sq. ft. (carpet area as defined under RERA) equivalent to 27.93 sq. mtrs. on 16th Floor of the New Building being constructed on the said Property and the Promoters, relying on the representations, covenants and assurances given by the Purchaser/s, have agreed to allot and sell on ownership basis the aforesaid Flat on certain terms and conditions agreed between them.

PROMOTERS
PURCHASER/S

be constructed on the said Property and as per the terms and conditions agreed between them. In pursuance thereof, the tenants / occupants have vacated the respective premises occupied by them and have temporarily shifted to alternate accommodation.



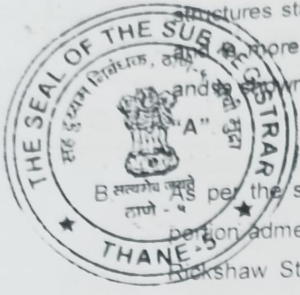
- F. As such, the Promoters are entitled to redevelop the said Property by implementing the said Project thereon.
- G. The Promoters have appointed M/s. Scapes as Architects for the said Project. The Promoters have entered into standard Agreement with the said Architects who are registered with the Council of Architects and such Agreement is as per the format prescribed by the Council of Architects.
- H. The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the New Building.
- I. The Promoters through their Architect M/s. Scapes, submitted the layout plans in respect of the said Property to the Thane Municipal Corporation ("TMC") on 19 September 2017 for sanction thereof and TMC has approved the layout for constructing the New Building (as defined hereinafter) vide its Commencement Certificate ("CC") bearing No. SO9/ 0035/ 12/ TMC/ TDD/ 2400/ 17 dated 17 November 2017 in respect of Building A (part basement + ground to 6th part floor) and part basement floor for TMC Rickshaw Stand. A copy of the Commencement Certificate dated 17 November 2017 is hereto annexed and marked as **Annexure "B-1"**. Thereafter, a further CC is also issued by TMC bearing No. SO9/0035/12/TMC/TDD/2636/18 dated 22 May 2018 in respect of Building A (1 Level Basement + Ground to 15th floors) and part basement floor for TMC Rickshaw Stand. A copy of the further Commencement Certificate dated 22 May 2018 is hereto annexed and marked as **Annexure "B-2"**. Thereafter, a further CC is also issued by TMC bearing No. SO9/0035/12/TMC/TDD/3327/20 dated 09 January 2020 in respect of Building A (1 Level Basement + Ground to Third Floor + Service Floor + Recreation Floor + Fourth Floor to Seventeenth Floor and part basement floor for TMC Rickshaw Stand. A copy of the further Commencement Certificate dated 09 January 2020 is hereto annexed and marked as **Annexure "B-3"**.
- J. The Promoters' title to the said Property is clear, marketable and free from all encumbrances save and except (i) to the extent of the rights of tenant/occupant in their respective tenanted / occupancy premises and (ii) the aforesaid reservations. Title Certificate dated 27 April 2018 & Supplementary Title Certificate dated 29 June 2019 has been issued by M/s. Basant Tilokani & Co., Advocates of the Promoters. A copies of the said Title Certificates and copies of the Property Register Cards in respect of the said Property are hereto annexed and marked as **Annexure "C1"**, **"C2"** and **"D"** respectively.

 PROMOTERS	 PURCHASER/S
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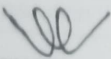
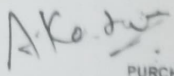
६ / १३०



Taluka and District Thane, within the limits of Thane Municipal Corporation and registration and sub-registration district of Thane (hereinafter referred to as "the said Property") together with the building, chawl, shops and other structures standing thereon (hereinafter referred to as "the said Structures") more particularly described in the **First Schedule** hereunder written and shown delineated in the plan annexed hereto and marked as Annexure

As per the sanctioned development plan of Thane Municipal Corporation, a person admeasuring 1533.80 sq. mtrs. out of the said Property is affected by Wickshaw Stand Reservation No. 1 and a portion admeasuring 180.19 sq. mtrs. out of the said Property is affected by 30.00 mtrs. wide D. P. Road widening.

- C. The said structures standing on the said Property were occupied by various tenants/occupants. The said Structures on the said Property were old and in a dilapidated condition and capable of being redeveloped as per the Regulations on Transferable Development Rights and Accommodation Principle as revised vide the notification dated 02/05/2016 issued by the Department of Urban Development of the Government of Maharashtra.
- D. In the circumstances, the Promoters proposed a scheme of redevelopment of the said Property under which the Promoters proposed to (i) demolish the said Structures, (ii) construct a new building comprising of residential / commercial premises having 1 (one) basement, ground floor and 17 upper floors ("New Building") on the said Property by utilizing the full development potential of the said Property, including the entire available Floor Space Index ("FSI"), Transferable Development Rights ("TDR"), etc. as may be permitted as per the applicable law, (iii) rehabilitate the tenants / occupants in respect of the said Structures in the premises out of the New Building earmarked by the Promoters for such rehabilitation ("Rehab Component") and (iv) market and sell, transfer, demise, etc. the entire balance area out of the New Building to any person as the Promoters may deem fit ("Free sale Component") in such manner on such terms as the Promoters shall deem fit. Such scheme of redevelopment of the said Property is hereinafter referred to as "the said Project".
- E. The Promoters have obtained prior written consent of more than 50% of the tenants / occupants for the implementation of the said Project on certain terms and conditions agreed between them. The Promoters have also made a provision for rehabilitation of these tenants / occupants in the new building to

 PROMOTERS	 PURCHASER/S
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") made and entered into at Mumbai

this 04th day of July 2024

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दस्त क्र १२४८१/२०२४
५/१३०

BETWEEN

M/S. VIRANI CONSTRUCTION COMPANY, a duly registered partnership firm having address at D-71, Elco Commercial Arcade, 46 Hill Road, Bandra West Mumbai, Maharashtra 400050, hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners from time to time and survivors or survivors of them and their heirs, executors, administrators and successors in title and assignees) OF THE



AND

1. Abdul Kader Abdul Raif Patel
2. _____
3. _____
4. _____

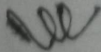
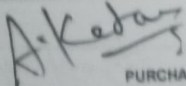
adults, Indian Inhabitant / a Partnership Firm / a Company registered under the Companies Act, 1956, resident of / carrying on the business at/having its registered office, Flat No. 202, Bldg No. 3, Regal Chs, Near Bombay Colony, Santosh Nagar, Mumbra, Thane - 400612
Mobile - 9821907793

hereinafter referred to as the "PURCHASER/S," (which expression shall unless repugnant to the context or meaning thereof be deemed to include in the case of an individual his/her heirs, executors, administrators, and permitted assigns, in the case of partnership firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and permitted assigns and in the case of a company, its successors-in-title and permitted assigns) of the OTHER PART.

The Promoters and the Purchaser are hereinafter individually referred to as "Party" and collectively as "Parties".

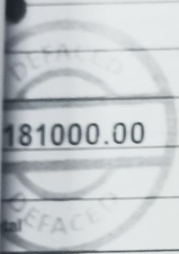
WHEREAS:

A. The Promoters herein are the owners of and are in possession of and are otherwise well and sufficiently entitled to the property being all pieces and parcels of non-agricultural land bearing C.T.S. Nos. 286 to 293 and 295 to 302 admeasuring in the aggregate 2336.6 sq. mtrs. situated at Village Mumbra,

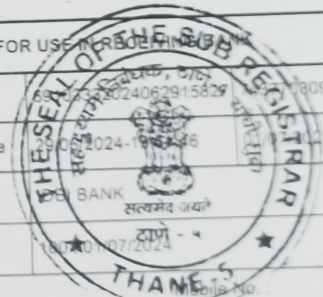
 PROMOTERS	 PURCHASER/S
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MH004404466202425M		BARCODE	Date 28/06/2024-18:43:45		Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID / TAN (if Any)		
Registration Fee			PAN No. (if Applicable)		
Scheme Name THNS_THANE NO 5 JOINT SUB REGISTRAR			Full Name ABDUL KADER ABDUL RAUF PATEL		
Location THANE			Flat/Block No. FLAT NO 1805 18th FLOOR MARINA		
2024-2025 One Time			Premises/Building BUILDING MUMBRA THANE		
Account Head Details		Amount in Rs.	Road/Street		
0048401	Stamp Duty	158 500.00	Area/Locality THANE		
0063301	Registration Fee	22 500.00	Town/City/District		
			PIN 4 0 0 6 1 2		
			Remarks (if Any)		
			SecondPartyName=MESSRS VIRANI CONSTRUCTION COMPANY-		
			<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>टनन - ५</p> <p>दस्त क्र. १२४८९ / २०२४</p> </div>		
181000.00			Amount In	One Lakh Eighty 3 / 330	
			Words	1,81,000.00	



Payment Details		IDBI BANK		FOR USE IN REGISTER OFFICE	
Cheque/DD Details		Bank CIN	Ref No.	2024062915829	
Cheque/DD No		Bank Date	RBI Date	07/07/2024	
Name of Bank		Bank-Branch		PBI BANK सत्यमेव जयते	
Name of Branch		Scroll No.	Date	18070107/2024	



Document ID: 9930435001
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धर चॅलन केवल दृश्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्तावळी लागू आहे. नोंदणी न करावयाच्या दस्तावळी सदर चॅलन लागू नाही.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 12
 Date: 2024.07.04 13:58:42 IST
 Reason: GRAS Secure Document
 Location: India

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-335-12481		0002544022202125	04/07/2024-13:57:15	IGR117	22500.00
(IS)-335-12481		0002544022202125	04/07/2024-13:57:15	IGR117	158500.00
Total Defacement Amount					1,81,000.00

Valuation ID : 202407044516
टननः

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्या विभाग	ठाणे
उप मूल्या विभाग	17/67/A-138) मुंबई-पुणे दुरग्रीत महानगरपालिका ठाणे वाजुस दर्शनी भाग अखेरच्या मिळकती टिका नंबर (1,2,2B,3,3B,3B,4,5)
क्षेत्राचे नाव	Thane Municipal Corporation सर्व्ही नंबर ज मूळ नंबर

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.				
खुली जमीन	निवासी सदनिका	कायोलय	दुकाने	औद्योगिक
10000	38200	43800	56000	43800
बांधीव क्षेत्राची माहिती				
बांधकाम क्षेत्र Built Up	30.72 चौ मीटर	मिळकती II ए पर.	निवासी सदनिका	मिळकतीचा प्रकार.
बांधकामाचे वर्गीकरण.	I-आर सी सी	मिळकतीचे वर्ग.	0 TO 2 वर्षे	बांधकामाचे दर.
उद्वहन सुविधा	आहे	मजला	11th to 20th Floor	राशीव
Sale Type - First Sale				
Sale/Resale of built up Property constructed after circular dt 02/01/2018				

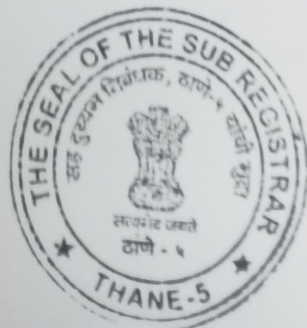
मजला निसाय घट/वाढ	= 107.5 / 100 Apply to Rate = Rs.41065/-
घसा-यानुसार मिळकतीचा पति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी / खुल्या जमिनीचा दर = ((107.5 - 10000) * (100 / 100)) + 10000 = Rs.41065/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 41065 * 30.72 = Rs.1261516.8/-

Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझनईन मजला क्षेत्र मूल्य + लगतच्या सधवीचे मूल्याखुली बाळकणी - वरील सधवीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इनपली भौदलीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी - स्वयंपातित वाहन = A + B + C + D + E + F + C + 1 + 1 + J = 1261516.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1261517/- = 12 बारा लाख एकसष्ठ हजार पंच शें सतरा /-

Home Print

सह दुय्यम निबंधक, ठाणे क्र

टनन - ५
दस्त क्र. १२४८९/२०२४
१ / १३०



गावाचे नाव : मुंब्रा

1) विवेकाचा प्रकार	करगनामा
2) मोधरना	2250000
3) वाज्रागभाव(भाहपदरवाच्या अनितपदरवाकार आकारणी देतो की पददेदार ममूर कराचे)	1261516 8
4) अ.माणन, पोटशिम्या व अक्रमांक(अमल्याम)	1) पानिकेचे नाव ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदनिका क्रमांक 1605.16 वा मजरा,परीना विन्डींग,मुंब्रा,ठाणे मोजे मुंब्रा मिटीगम न 286,287,289,290,291,292,293,295,296,297,298,299,300,301,302 प्रोन नं 17/67/म)((Survey Number : :))
5) क्षेत्रफळ	1) 30.72 चौ मीटर
6) आकारणी किंवा जुडी देण्यात अमेत तेव्हा	
7) दम्नागवत्र करन देणा-या/निहून ठेवणा-या आकारण नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव :-मेममं विराणी कम्प्युक्शन कंपनी तर्फे भागीदार इकबाल विराणी तर्फे कु.मु.मृणुन गोविंद काकडे - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव डी71,एन्को कमर्शियल ब्रॉकेट, ब्लॉक नं: - गेड नं: वाद्रा,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAGFV8863J
8) दम्नागवत्र करन देणा-या पक्षकाराचे नाम किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम प्रतिवादिचे नाव व पत्ता	1): नाव:-अब्दुल कादर अब्दुल रउफ पटेल - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव 202,गीगल सोमायटी, ब्लॉक नं: -, गेड नं: मुंब्रा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- AQCPP7573K
9) दम्नागवत्र करन दिव्याचा दिनांक	04/07/2024
10) दम्न नोंदणी केल्याचा दिनांक	04/07/2024
11) अनुक्रमांक,खंड व पृष्ठ	12481/2024
12) वाज्रागभावाप्रमाणे मुद्राक शुल्क	158500
13) वाज्रागभावाप्रमाणे नोंदणी शुल्क	22500
14) श्रेण	

सह दुय्यम निबधक, ठाणे क्र.५

न्यायनामाटी विचारान घेतलेल्या तपशील :-

मुद्राक शुल्क आकारताना निवडलेल्या अनुच्छेद

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

