

335 9361

पावती

Original/Duplicate

Monday, June 06 ,2022

नोंदणी क्र.: 39म

2:24 PM

Regn.: 39M

पावती क्र.: 10846 दिनांक: 06/06/2022

गावाचे नाव: डोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन5-9361-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रफुल्ल सुवालाल बोरसे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3240.00

पृष्ठांची संख्या: 162

एकूण:

रु. 33240.00

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु.6969238.388 /-

मोबदला रु.7855475/-

भरलेले मुद्रांक शुल्क : रु. 471600/-

सह दुय्यम निबंधक, ठाणे क ५

1) देयकाचा प्रकार: DHC रकम: रु.1240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0606202202438 दिनांक: 06/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0606202202355 दिनांक: 06/06/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015446136202122M दिनांक: 26/03/2022

बँकेचे नाव व पत्ता:



6/6/2022



06/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 9361/2022

नोंदणी :

Regn 63m

गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7855475
(3) बाजारभावाबाधेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6969238.388
(4) मू-मायन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मीजे ढोकाळी,गव्हनिका नं 2001,20 वा मजला,बिल्डिंग निगम,टॉवर- टी 7,आयरिन प्रोजेक्ट,कलर केम समोर,पिरामल हेल्थकेअर जवळ,ढोकाळी,ठाणे (प),मदनिकेचे क्षेत्र 48.34 चौ.मी. कार्पेट म्हणजेच 518.82 चौ.फुट कार्पेट,एनफ्लोअर बाल्कनी 3.18 चौ मी क्षेत्र म्हणजेच 34.23 चौ फुट क्षेत्र आणि फ्लोअर बेड बाल्कनी 1.40 चौ मी क्षेत्र म्हणजेच 15.02 चौ फुट क्षेत्र,एक कार पार्किंग स्पेस सह,(झोन नं. 8/33/3)1,11,300/- (Survey Number : 208 (P) To 212 (P) . S.N. 214, S.N. 215(P), To, 221 and New S.N. . 43, H, No.2, 3, 4A, 4B, 4C, 4D, S.N.44, H.No., 1,2A, 2B, S.N.45, H.No.1A, 1B & 2 To 8, S No.46., H.No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No.2 To 5 & 7, S. No. 49, H. No 3 To 6 & 9, S. No. 50, H.No.1 & 2, S. No. 51, H.No.1 To 5,6A & 6B, 7 to 15. S. No. 52, H. No. 1 To 3, S, No. 53, H. No.1 To 3, S. No. 54, H. No.1 To 4, 5A, To 6,5B, 5C, 5G, 5D, & 8A S.No., 55, H. No.1A, 1B, & 2, S. No. 56, H. No.1 To 6 ;))
(5) क्षेत्रफळ	1) 568.07 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विट्टून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धुब बुलन मिल्स प्रा. लि. चे अधिकृत स्वाक्षरीकार एच ए विन्वेधरा यांच्या तर्फे कु मु धुब बुलन मिल्स प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार मोहन राघवन यांच्या तर्फे कु मु म्हणुन रमेश पी लुंकड वय:-65; पत्ता:-प्लॉट नं: - , माळा नं: 5 वा मजला , इमारतीचे नाव: रुग्णाल बॅन्ड ओमकार स्केअर, ब्लॉक नं: मायन चुनामट्टी सिग्रन समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: सायन पुर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAACD3893P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रफुल्ल सुबालाल बोरसे -- वय:-49; पत्ता:-प्लॉट नं: रम नं.3 , माळा नं: - , इमारतीचे नाव: पाटील निवास , ब्लॉक नं: दत्त मंदिर, राबोडी नं.2, शिबाजी नगर , रोड नं: लक्ष्मी पाटील रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-APCPB6783Q 2): नाव:-कल्पना प्रफुल्ल बोरसे -- वय:-44; पत्ता:-प्लॉट नं: रम नं.3 , माळा नं: - , इमारतीचे नाव: पाटील निवास , ब्लॉक नं: दत्त मंदिर, राबोडी नं.2, शिबाजी नगर , रोड नं: लक्ष्मी पाटील रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BDLPB2879R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	06/06/2022
(11)अनुक्रमांक,खड व पृष्ठ	9361/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	471600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Summary I (GoshwaraBhag-1)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAFULL SUVALAL BORSE	eChallan	03006172022032601295	MH015446136202122M	471600.00	SD	0001513667202223	06/06/2022
2		DHC		0606202202438	1240	RF	0606202202438D	06/06/2022
3		DHC		0606202202355	2000	RF	0606202202355D	06/06/2022
4	PRAFULL SUVALAL BORSE	eChallan		MH015446136202122M	30000	RF	0001513667202223	06/06/2022

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

५ क गिठ, काठमाडौं नगरपालिका



1 - FF 5
5509 / 1 - 1972



ट न न - ५
दस्त क्र ३६९ / २०२२
३ / १९२



EIRENE PART I 1104

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 31st day of March in the Christian year Two Thousand and Twenty Two.

BETWEEN

DHRUVA WOOLLEN MILLS PVT. LTD., (Permanent Account No. AAACD3893P), a company incorporated under the provisions of the Companies Act, 1956, having its Registered office at Runwal & Omkar Esquare, 5th Floor, Off: Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Mr. H.A. VISHWESWARA authorized vide Board Resolution dated 16.03.2022 hereinafter referred to as the "OWNERS/OWNERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the **ONE PART;**

AND

B. I.
Developer

Kp Boorse
Purchaser/s

Kp Boorse

1 - FF 5
 5505
 28-1



CHALLAN
MTR Form Number-6



MH015446136202122M	DARCODE	Date	26/03/2022-16:34:53	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
of Payment Registration Fee		PAN No.(If Applicable)			
Name THN5_THANE NO 5 JOINT SUB REGISTRA		Full Name		FRAFULL SUVALAL BORSE	
Thane		Flat/Block No.		FLAT NO 2001,20TH FLOOR	
2021-2022 One Time		Premises/Building			
Account Head Details		Amount In R.		Road/Street	
16401 Stamp Duty		471600.00	BLDG NO T7,NESOL BLDG,EIRENE PROJECT		
63301 Registration Fee		30000.00	Area/Locality		
				DHOKALI THANE	
				Town/City/District	
				PIN	
				4 0 0 6 0 2	
		Remarks (If Any)			
		SecndPartyName=DHRUVA WOCCLEN MILLS PVT LTD-			
		Amount In		Five Lakh One Thousand Six Hundred Rupees Only	
		5,01,600.00		Words	
Bank Details		FOR USE OF RECEIVING BANK			
PUNJAB NATIONAL BANK		Bank CIN		Ref. No.	
Cheque-DD Details		02000172020032501299		000322M719923	
DD No.		Bank Date		RDI Date	
		30/03/2022		30/03/2022	
Bank		Bank-Branch		Not Verified with RBI	
Branch		PUNJAB NATIONAL BANK		311-4	
		Scroll No. , Date		Not Verified with Scroll	

ठ न न - ५
 दस्ता क्र. ९३९९ / २०२२



Document ID : Mobile No. : 9769193640
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 लन फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

FBORSE

KP BORSE

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202209064544	06 June 2022 02:10:39 PM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	8/33/3-रुणवाल गार्डन ही कॉ				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर व न भू क्रमांक			
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
46000	111300	115400	147600	115400	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	53.174 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर बांधकामाचा दर-	Rs 111300/-
उद्दवाहन सविधा -	आहे	मजला -	11th to 20th Floor	कार्ट क्षेत्र-	18 चौ मीटर
Sale Type - First Sale					
Sale/Resale of Built up Property, constructed after circular dt 02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी + मजला निहाय घट वाढ			
		= (111300 * (100 / 100)) * 107.5 / 100			
		= Rs 119648/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 119648 * 53.174				
	= Rs 6362162.752/-				
B) बंदिरत वाहन तळाचे क्षेत्र	13.94 चौ मीटर				
बंदिरत वाहन तळाचे मूल्य	= 13.94 * (111300 * 25/100)				
	= Rs 387880.5/-				
C) लगतच्या गच्चीचे खुली बाल्कनी क्षेत्र	4.58 चौ मीटर				
लगतच्या गच्चीचे खुली बाल्कनी मूल्य	= 4.58 * (119648 * 40/100)				
	= Rs 219195.136/-				
Applicable Rules	= 3, 18, 19, 14, 15				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनगार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिरत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिरत बाल्कनी + संगणकित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6362162.752 + 0 + 0 + 0 + 387880.5 + 219195.136 + 0 + 0 + 0 + 0 = Rs.6969238.388/- = २ एकोणसत्तर लाख एकोणसत्तर हजार दोन शे अडतीस /-				

Home Print

ट न न - ५
दस्ता क्र. ९३६९ / २०२२
९ / १६२



ट न न - ५
दस्ता क्र ३६९ / २०२२
६ / १६२



completion of the said buildings in the said Project.

The development/redevelopment of the said Property proposed by the Owner has been registered as a 'real estate project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the 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 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51700004574 dated 9th August, 2017 for the Project, and a copy of the RERA Certificate is annexed and marked as **Annexure "M"** hereto.

L. The Purchaser/s has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants. The Purchaser/s has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Purchaser/s has, prior to the date hereof, demanded from the Owners and the Owners has given full, free and complete inspection to the Purchaser/s of all the documents of title relating to the said Property, the said plans, designs and specifications prepared by the Owner's Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts") and the Rules made there under. The Purchaser/s has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Owners to the said Property. The Purchaser/s hereby accepts the title of the Owners to the same.

M. The Owners have entered and are entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ Purchaser/s and parties in respect of the sale of flats, units, and other usage/ premises in the said building/s to be constructed by the Owners.

N. The Owners proposed to construct in the said Project, the building when completed will be known as " NESOL " or any other such name as

B/
Developer

P. S. B. B. S.
Purchaser/s
KP BOSS

ट न न - ५
दस्त क्र. ३६९ / २०२२
५ / १६२

Agglomeration and 8 kms. Peripheral area of Mumbai has issued order No. ULC/TA/Sec 8(4) of Urban Land (C & R) Act, 1976 vide No. ULC/TA/Sec 12/10/2007, a copy thereof hereto annexed and marked Annexure "C".



G. The Collector of Thane has granted N.A permission under Section 13(1) of Maharashtra Land Revenue Code, 1966 vide order No. NAP/SR-24/2007 dated 31st July 2007 a copy thereof hereto annexed and marked Annexure "D".

H. The Owners propose to construct/ develop multistoried Residential Towers phase wise on the said Property in accordance with the plans sanctioned by Thane Municipal Corporation or that may be sanctioned or amended by the Thane Municipal Corporation and other concerned authorities. While sanctioning the plans, the concerned local authority and/ or government have laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Owners, while developing the said Property and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings/ towers either full or in part shall be granted by the concerned local authority. The Owners have accordingly commenced the construction of residential/ buildings/ towers in accordance with the said plans.

I. The Owners are constructing a residential project known as 'RUNWAL EIRENE - PART I' (hereinafter referred to as 'the said Project') in a phase wise manner consisting of several building/s by consuming/utilizing FSI/ TDR as per the plans, approvals and sanctions granted by Thane Municipal Corporation and other concerned authorities from time to time in respect of the said Project. The Owners have constructed buildings as listed in Annexure "L" hereto and are constructing other buildings, all of which shall be named/ renamed as the Owners may deem fit from time to time (hereinafter referred to as "the said building/s"). The Purchaser/s hereby grants his/ her/ their no objection to the development of the said Project in the manner envisaged herein.

J. The Owners have appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the said building/s, other amenities and facilities including car parking spaces, who will supervise and advise till the completion of construction and the Owners accept professional supervision of the architect and the structural engineer till the

Developer

Page 3 of 122

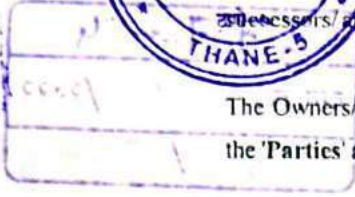
Purchaser/s

K. Borse



EIRENE PART I 1104

ट न न - ५
दल क्र. २३६९ / २०२२
२ / १९२



THE PURCHASER/S as per the details mentioned in Annexure F hereto which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors administrators/ successors/ and assigns) of the Other Part;

The Owners/ and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.



WHEREAS

A. By virtue of various Conveyance Deeds and other documents executed between the original Owners and the Owners herein, the Owners have become the sole and absolute owners of the property more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property").

B. The Owners were running a factory on the said Property and were manufacturing woolen products and the said factory was closed in the year 1982. The Owners have obtained the change of user permission from the concerned authorities for converting the said Property from industrial to residential use.

C. As on date the said Property has been mortgaged to the Bank/Financial Institution as mentioned in Annexure "F" hereto. The Purchaser/s consents that Owners reserves right to create mortgages/ encumbrances as required from time to time, save and except the right of the Purchaser/s on the said Flat. The details of such mortgages shall be disclosed in accordance with the provisions of law.

D. Save and except as provided herein, the title of Owners to the said Property is clear, marketable and free from all encumbrances and Certificate of Title dated 19th May 2005 and supplementary title Certificate dated 23rd December, 2008 has been issued by Advocate Sunil R. More Mumbai. The copy of the said Certificates of Title dated 19th May 2005 and 23rd December 2008 are annexed hereto and marked as Annexure "A and A-1".

E. The 7/12 extracts showing the nature of title of the Owners to the said Property are annexed hereto and collectively marked as Annexure "B".

F. The Additional Collector and Competent Authority, Thane Urban

[Signature]
Developer

[Signature]
Purchaser/s
[Signature]

ट न न - ५
दसा क्र. २३६९ / २०२२
८ / १९२



only be for the use and utilization by the Owners, and the Purchaser/s shall have no right and/ or claim in respect of the same whether during the time of commencement of construction or during construction or after construction having been completed but before execution of the final conveyance deed that may be executed in favour of the Organization/Apex Body or any other entity that may be formed between the flat Purchaser/s but after completion of the said Project.

2. AGREEMENT:

2.1 The Purchaser/s hereby agree/s to purchase from the Owners and the Owners hereby agree to sell to the Purchaser/s on ownership basis the said Flat/ Premises alongwith car parking space more particularly described in Annexure "F" along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said Building for the sale consideration as mentioned in Annexure "F".

3. PAYMENT:

3.1 In addition to the above sale consideration, the Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, GST, any other taxes as applicable and stamp duty and registration charges/ fees, all deposit / charges for society formation, share money, maintenance charges, charges for electricity connections/ meter, legal charges, infrastructure charges, one time infrastructure charges for club house and various other charges which has been stated under this Agreement. All these shall be paid exclusively to the Owner and which shall be a part of the total consideration. The Purchaser/s shall also pay in addition to the total consideration as mentioned in Annexure "H", any service tax, VAT/ WCT/GST/cess or any other new levies/ tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone. The Owners shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the said Building is complete and the Occupation Certificate with respect to the said Flat/Premise is granted by the TMC, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3%



b/c -
Developer

P. Borse
Purchaser/s
P. Borse

ट न न - ५
दस्त क्र. २३६९ / २०२२
८ / १९२



net area and other charges and deposits detailed in Annexure "I" (hereinafter referred to as the "total consideration"). The payment terms there are detailed in Annexure "II" hereto and wherein the Purchaser/s has/ have agreed to pay to the Owners balance of the sale consideration and other charges and deposits in the manner hereinafter appearing.

1. The Owners are required to execute a written agreement for sale of said Flat/Premises with the Purchaser/s being in fact these presents and also register the said agreement under the provisions of the Registration Act.

U. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

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

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

1. PLANS:

1.1 The Owners shall construct/ develop the said building/s phase wise in the said project known as "RUNWAL EIRENE - PART I" ("the said Project") or any other name as may be decided by the Owners on the said Property for the residential and/ or commercial use in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. It is agreed that the Owners shall be entitled to make such variations and modification as the Owners may consider necessary for using the full present or future or proposed potential of the said Property or as may be required by the concerned local authority/ Government, using such present and future Floor Space Index ("FSI")/ Transferable Development Right ("TDR") that may be available to the Owners, from the concerned authority and/ or such other global FSI/ TDR that may be available to the Owners. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of global FSI/TDR or otherwise, shall

[Signature]
Developer

[Signature]
Purchaser/s
[Signature]

ट न न - ५
दस्ता क्र. २३६१ / २०२२
७ / १६२

may be decided by the Owners (hereinafter referred to as "the

O. The Municipal Corporation of Thane has sanctioned building plan and issued permission and Commencement Certificate under No. O.88425 TMC / TDD dated 01/09/2017 and further Commencement Certificate under No. V.P.NO.88425 TMC / TDD/3751/21 dated 15/11/2021, copies thereof hereto annexed and marked **Annexure * E* and Annexure * E -1*** respectively.



P. The Purchaser/s has/ have applied to the Owners for allotment to the Purchaser/s and Owners have agreed to allot to the Purchaser/s on ownership basis a flat /premises in the said Building the details of which are more particularly described in **Annexure * F*** hereto and shown by red colour outline on the plan annexed hereto as '**Annexure * G***' (hereinafter referred to as the '**said Flat/ Premises**'), together with the a covered (i.e.. stilt / basement/ podium/ mechanically operated/stack car parking space OR together with the right to use the open car parking space which forms a part of the common areas of the said Building.

Q. The Owners alone have the sole and exclusive right to sell, lease, convey, assign, transfer etc. the flats and premises in the said Building to be constructed by the Owners and to enter into agreement/s with the Purchaser/s and to receive the sale consideration in respect thereof. The Purchaser/s further agree/s that the Owners shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said Building/the said Project and for such other purposes as may be agreed upon between the Owners and the said agency.

R. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions and plans and the representations made herein by the Owners, the Purchaser/s hereby agree/s to purchase from the Owners and the Owners hereby agree/s to sell and transfer to the Purchaser/s on ownership basis the said Flat/ Premises along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said Building and the said Project on the terms and conditions hereinafter appearing.

S. The total consideration of the said Flat/ Premises includes sale consideration for the said Flat/ Premises which is calculated on the basis of the

G/.
Developer

PBorse
Purchaser/s

KPBorse



EIRENE PART I 1104

ट न न - ५
दस्त क्र. २३६९ / २०२२
१२ / १६२



3.7. The total consideration as mentioned in Annexure 'H' and the deposit charges mentioned in Annexure 'I' to be paid by the Purchaser/s has been calculated inter alia on all the authorities, permissions and on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible under the provisions of law. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of total consideration under "Annexure 'H'" shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Owners due to such consent not being granted to the Owners.

4. OBLIGATIONS OF OWNERS:

- 4.1 The Owners hereby agree to observe perform and comply with all the terms and conditions, stipulations and restrictions if any, which, may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat/ Premises to the Purchaser/s, obtain from the concerned local authority occupation, either in full or in part/ or completion certificates in respect of the said Flat/ Premises.
- 4.2 The Owners hereby declares that at present the Floor Space Index (FSI) available in respect of the said Property is 3 times max of the said Property as per the prevailing Development Control Regulations and that no part of the said Floor Space Index has been utilized by the Owners elsewhere for any purpose whatsoever.
- 4.3 In addition to the above, the Owners have further informed to the Purchaser/s that as per the prevailing rules and regulations of the Development Control Regulations Act, 1991 and/ or Thane Municipal Corporation, the Owners are additionally entitled to purchase and load TDR on the said Property for construction purposes and the Owners shall be carrying out the construction activities on the said Property as per the discretion of the Owners.



EIRENE PART I 1104

Developer

Purchaser/s

Kp Borse

277-4
दस्तावेज क्र. 2397 / 2022
99 / 2022



the Purchaser/s shall not claim non receipt of the demand or an excuse for non-payment of any amount on their respective due dates.

- 3.4 Time shall be the essence of contract for all payments/deposits made by the Purchaser/s under this Agreement and the Purchaser/s hereby agree and undertake to pay each and every instalment within 15 (fifteen) days of the respective due dates as mentioned in **Annexure - II** hereto. Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 15 days or levied mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay to the Owners interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made. Provided that, payment of interest shall not save the termination of this agreement by the Owners on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Owners will be first appropriated towards interest receivable by the Owners.
- 3.5 In addition to the sale consideration and the charges and deposits mentioned hereinabove, the Purchaser/s doth/do and each of them doth hereby agree/s to pay/reimburse to the Owners on demand his/her/their proportionate share of increased development charges or other charges/deposits in case the Municipal Corporation or the Concerned Authority/ Government claims the same either due to any change in the Laws, Rules, Bye-laws or otherwise for any reason whatsoever.
- 3.6 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any instalment or any other amount under this agreement or otherwise, the Owners shall be entitled to raise, recover and receive the amount of interest at any point of time.

EIRENE PART I 1104

D/-
Developer

KP Borse
Purchaser/s
KP Borse

ट न न - ॥५
दस्ता क्र. ९३९९ / २०२२
१० / १९२



(three per cent) on account of structural, design and construction or other variances. In case of any dispute on the measurement of Carpet area, the Project Architect's certificate in accordance with the definition of the term "Carpet Area" as per provisions RERA or any other prevailing law shall be final and conclusive. The sale consideration and advance maintenance charges payable on the basis of carpet area shall be recalculated at the time of handing over possession of the said Flat/Premises. It is hereby agreed that if there is any increase in the carpet area allotted to Purchaser/s, the Owners shall demand additional amount from the Purchaser/s towards sale consideration, which shall be payable by the Purchaser/s prior to taking possession of the said Flat/Premises and if there is any reduction in the carpet area allotted to Purchaser/s, then the Owners shall refund the excess amount paid by the Purchaser/s or adjust the same in total consideration due and payable by the Purchaser/s prior to taking possession of the said Flat/Premises. Such increase or reduction in the total consideration will be in respect of the differential percentage only i.e. the difference above or below 3% (three percent) variation. For the purpose of determination of carpet area upon construction of the said Flat/Premises, the decision of the Architect appointed for the construction of the said Building/Project shall be final and binding upon the Parties and the Architect shall provide a certificate as stated above. The Purchaser/s hereby agrees to and accepts any increase or decrease in the carpet area of the said Flat/Premises due to change in any law, rules, regulations, notifications etc. issued by the Central Government, State Government, and/or competent authorities and local bodies from time to time. However, in case such variation, the Purchaser/s shall not be entitled for any criminal/civil action to be initiated against the Owners.

3.2 The Purchaser/s shall on or before delivery of possession of the said Premises also deposit with the Owners the amounts mentioned in **Annexure 'I'**.

3.3 The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each installment being the essence of this Agreement. Dispatch of demand letter electronically or / and by post/ courier, shall be deemed as receipt of the same by the Purchaser/s.

[Signature]
Developer

[Signature]
Purchaser/s

[Signature]

ट न न - ५
दस्तावेज क्र. ३६९ / २०२२
२५ / १६



- 5.4 The Owners shall also be entitled to adjust and retain any amount which may be payable to the Owners by the Purchaser/s.
- 5.5 In the event that the Purchaser/s terminates this Agreement due to failure of the Owners to give possession of the said Flat/ Premises within the period agreed herein then, the Owners shall refund to the Purchaser/s the booking amount/earnest money or any other amounts till then paid by the Purchaser/s to the Owners with interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% p.a. It is further provided, that in such circumstances, the Purchaser/s shall not be entitled to any additional compensation, loss or damage including but not limited to the loss, if any, being the difference of the amount in the rate at which the Purchaser/s booked the said Flat/ Premises and the rate prevailing at the time of cancellation by the Purchaser/s. The Purchaser/s will also be liable to pay interest on any default payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has expressed his/ her/ their desire to cancel the Agreement. It is agreed by and between the Parties that the entire above-referred amount due and payable by the Purchaser/s as specified hereinabove shall be received by the Owners from the Purchaser/s till the time of such cancellation. In the event of such termination, if the monies paid by the Purchaser/s are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Owners within 30 days of the application for cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made.
- 5.6 If the Purchaser/s has availed of a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Flat/ Premises for which a written NOC/ consent and approval of the Owners has been issued, then in the event of (a) the Purchaser/s committing a default of the payment of the installments of the total consideration amount or any other amount (b) the Purchaser/s deciding

EIRENE PART I 1104

Developer

Purchaser/s

K. Borse

ट न न - ५
दस्त क्र. २३६९ / २०२२
१४ / १६२



is agreed that upon such termination, the Purchaser/s shall within 7 days of receipt of a notice from the Owners, sign, execute, and register a Deed of Cancellation with respect to the said Flat/Premises. In the event Purchaser/s fails to do so, the Owners shall be entitled to retain all amounts paid till date by the Purchaser/s and the Purchaser/s shall not be entitled to claim any right, title and/or interest over the said Flat/Premises. It is agreed that the Owners shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this Agreement. It is agreed by the Purchaser/s that irrespective of whether the Purchaser/s executes the Deed of Cancellation or has received the refund amount, the Owners shall be at liberty to dispose and sell the said Flat/Premises to such person and at such consideration as the Owners may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser/s has been refunded. It is further expressly agreed and understood between Owners and Purchaser/s that the Owners shall not be liable to refund the amount to the Purchaser/s till such time the said Flat/Premises is sold by the Owners to the third party and have realized consideration from third party.

5.2 In the event of such termination, if the monies paid by the Purchaser/s are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Owners within 7 (seven) days of such cancellation, failing which the amount would attract interest at rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made.

5.3 The refund of any amounts by the Owners shall be net of any taxes, cess, charges, fees paid to the Government or any competent authority including tax deducted at source, VAT, Service Tax, Goods and Service Tax, etc. and the Owners shall not be liable to refund such amounts paid in respect thereof.


Developer


Purchaser/s


ट न न - ५
दस्त क्र. ९३६९ / २०२२
९३ / १९२

5. DEFAULT BY THE PURCHASER/S AND THE CONSEQUENCES

5.1 In the event that -

- The Purchaser terminates this agreement for any reason whatsoever excluding any termination due to a default of the Owners under RERA, or
- The Purchaser/s committing default in payment of any amount due and payable under this Agreement (including his/her proportionate share of property taxes levied by concerned local authority and other outgoings, deposits etc.)
- and/ or the Purchaser/s committing breach/es of any of the terms and conditions herein contained, this Agreement shall stand terminated.

Provided always that in the above events in Clause 5.1(b) and 5.1(c), the Owners shall have given to the Purchaser/s 30 days prior notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts and/or the breach or breaches of terms and conditions of this Agreement and giving the Purchaser/s an opportunity to remedy such breaches within aforesaid period of 30 days. In the event the Purchaser/s fails to remedy the breach/es, this Agreement shall stand terminated forthwith, irrespective of whether the Owners has refunded any amounts to the Purchaser/s. In the event of termination the Purchaser/s consents and agrees that the following amount stand forfeited: 10% of the sale consideration along with and in addition to all taxes paid by the Purchaser/s (like GST etc), interest due and payable for delayed payments, stamp duty, registration fee and registration expenses, brokerage and other loss or costs incurred by the Owners (hereinafter referred to as the "Retained Amount"). The Owners may refund the balance sale consideration received after adjusting and retaining the abovementioned Retained Amounts including the 10% of the sale consideration for the said Flat/Premises as set out below. The refund amount shall be due and payable to the Purchaser/s by the Owners only after the execution and registration of the Deed of Cancellation of this Agreement. In the event that the sale consideration paid till the date of termination is less than 10% of the sale consideration, the Owners shall be entitled to retain the entire sale consideration paid. It

Developer

Page 11 of 122

Purchaser/s

Signature



EIRENE PART I 1104



ट न न - ५
दस्ता क्र. २३६९ / २०२२
१८ / १९२

Purchaser/s.



RIGHTS OF OWNERS:

7.1 It is expressly agreed that the right of the Purchaser/s under this Agreement is strictly subject to timely payments made by the Purchaser/s and is only restricted to the said Flat/ Premises agreed to be sold by the Owners to the Purchaser/s and all other premises shall be the sole property of the Owners and the Owners shall be entitled to sell, deal or dispose of the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever to any third party.

7.2 The Owners shall be at liberty and be entitled to amend the lay-out plan of the said Property, the building plans, other approvals for, in accordance with the prevailing provisions of law including but not limited to:

(i) acquisition of additional plots/ property/adjoining property and inclusion of such plots of land in the lay out plan of the said Property,

(ii) amalgamation of the said Property with any adjoining plots of land,

(iii) The Purchaser/s and/ or the Organization/ Apex Body or any other body formed by the purchasers of the said Property shall not have any objections to the aforesaid and the Purchaser/s hereby grants his/ her/ their irrevocable consent and no objection to the Owners to carry out the necessary acts, deeds, matters and things,

7.3 The Owners plans to construct and develop the said Property or the said Project further in the future and details of which have been certified and permitted/or will be certified and permitted under the provisions of RERA and inter alia will include the following:-

If the Floor Space Index (FSI), by whatever name or form is increased:

Developer

Page 16 of 122

Purchaser/s

Kp Borse

४७७-५
दस्तावेज / २०२२
१०/५२



6.2.2 If the Owners develop any common amenities and facilities on the balance portion of the said Property excluding the common amenities and facilities provided in the said Project, the Purchaser/s hereunder along with other Purchaser/ss in the said building or said Project are not entitled to use the same. However, Owners may, at its discretion, permit the Purchaser/s to use in common these facilities as per the terms and conditions that may be laid down by the Owners for the same.

6.2.3 The Owners have informed and the Purchaser/s have agreed that the common amenities/facilities including club house/fitness center etc. will be completed in a phased manner and the same may not be ready at the time of possession and the Purchaser/s hereby agree not to raise any dispute in this regards at any point of time.

6.2.4 All natural materials that are to be installed in the said Project and/or in the flat and/or that form a part of the flat amenities including marble, granite, natural timber etc. contain veins and grains with tonality differences and their non-conformity, natural discoloration or tonal differences/variations at the time of installation will be unavoidable.

6.2.5 The Owners will try to maintain the uniformity of shade and colour of tiles/ marble fitted for usage in the flat. However, there may be variations in the same as there may be variations in the shades in batches procured from the manufacturers/suppliers from time to time. The Owners will try to procure the best possible match in such cases but the same is not legally binding on the Owners. The Purchaser/s shall not hold the Owners liable or responsible for any variations in the shades of the tiles/marble in the flat however the variation in the shade upto 10% of the tiling area is hereby accepted by the Purchaser/s and the Purchaser/s shall not raise any dispute in this regards at any point of time.

6.2.6 The warranties of equipment, appliances and electronic items installed in the flat by the Owners shall be as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment, appliances and electronic items and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system/equipment installer/manufacturer only and it agreed and acknowledged that, beyond manufacturer warranties, comprehensive/ non-comprehensive annual maintenance contract shall be obtained by the

[Handwritten signature]

Developer

Page 15 of 122

[Handwritten signature]

Purchaser/s

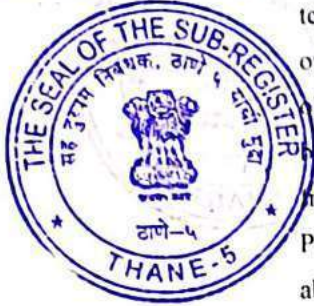
[Handwritten signature]



EIRENE PART I 1104

32001167

ट न न - ५
दस्तावेज क्र. ३६९ / २०२२
१६ / १६२



to cancel the agreement and/ or (c) the Owners exercising its right to terminate this Agreement, the Purchaser/s shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the NOC or such necessary letter and other documents including but not limited to the original registered Agreement for Sale and NOC from the Owners, receipt etc. from the Lender stating that the Purchaser/s has/ have cleared the mortgage debt. Notwithstanding the above, the Purchaser/s's obligation to make payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

5.7 It is also agreed that the Purchaser/s shall be solely responsible to ensure timely disbursement of the installments towards total consideration from the Lender. Any delay in receiving the installment from the Purchaser/s or the Lender for any reason whatsoever will entitle the Owners to charge interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made.

6. AMENITIES:

6.1 The Owners have agreed to provide the amenities/ facilities in the said Flat/ Premises as per details mentioned in the **Annexure "J"**.

6.2 COMMON AREAS AND RESTRICTED AREAS:

6.2.1 It is expressly agreed that the Purchaser/s shall be entitled to use in common with other purchasers/occupants in the said Building and the said Project, the common areas and facilities, the nature, extent and description of such common facilities are set out in the **Annexure "K"** hereunder written. It is hereby agreed that the areas mentioned in the **Annexure "K"** under the heading Common Areas/ Facilities only shall be common areas/facilities and the Owners shall be entitled to declare all other areas as limited or restricted or reserved or exclusive common areas and facilities for one or more of the specific Purchaser/ss of premises in the said building.

Developer

Purchaser/s
KPBORSS



EIRENE PART I 1104

ट न न - ५
दस्ता क्र. ३६९ / २०२२
२९ / १९

- a. Any minor additions or alterations.
- b. Any addition or alterations to any club areas, amenities, etc.
- c. Any addition or alteration in compliance of any notification or order issued by the competent authority or statutory authority under any law of the State of Maharashtra Government.



7.10 The Purchaser/s irrevocably agrees not to obstruct and/ or raise any objections whatsoever and/or interfere with the Owners for carrying out amendments, alterations, modifications, variations as aforesaid or to the further building/s plans, if any, in respect of one or more floors, wing or wings and/or building or buildings to be developed and/ or constructed that are permissible as per the provisions of law.

7.11 The Purchaser/s is/ are aware that proposed Building/ the said Project is constructed with concession in open spaces/ joint open spaces and the Owners has executed registered undertaking in favour of the Thane Municipal Corporation. It is further agreed between the parties that all undertakings, declarations, Indemnity bond/ bonds, deeds and writing/s given/ executed by the Owners in favour of the concerned bodies/ authorities in respect of the said Property and its development shall be binding upon the Purchaser/s and Organization formed by the purchasers of flat/premises.

7.12 In the event of the Organization being formed and registered before the sale and disposal by the Owners of all the flat/ premises in the building/s, the power and authority of the Organization/Apex Body so formed or that of the Purchaser/s and the Purchaser/s of all other sold flats/premises in the said building/s/said Project shall be subject to the overall authority and control of the Owners in respect of any of the matters concerning the building/s/said Project, the construction and completion thereof and all the amenities pertaining to the same and in particular Owners shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Owners shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold flat/ premises, if any. In case the Organization is formed before the disposal by the Owners of all the flats/premises then the Owners shall at its option (without any obligation)



EIRENE PART I 1104

Developer

Page 19 of 122

Purchaser/s

KpBorse

ट न न - ५
दस्ता क्र. २३६९ / २०२२
२० / १६२



purpose Owners are fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the building/s as the case may be and the Purchaser/s agree/s not to object or execute the same. The Purchaser/s shall not be entitled to raise any objection or claim or any abatement in the total consideration of the said Flat/ Premises agreed to be acquired by him/ her/ them and/ or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Owners. The Owners shall be entitled to install its logo in one or more places in or upon the building/s and the Owners reserve to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

7.7 The Purchaser/s hereby further agrees and covenants with the Owners to sign and execute all papers and documents in favour of the Owners or otherwise as may be necessary for the purpose of enabling the Owners to construct the said building/s in accordance with the said plans relating thereto or such other plans with such additions and alterations as Owners may in their sole discretion deem fit and proper and/ or for the purpose of applying for or obtaining the approval or sanction of Thane Municipal Corporation (TMC) or any other appropriate authorities in that behalf as well as for the construction of such building/s in the said Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat/ Premises agreed to be purchased by the Purchaser/s is/ are not in any manner adversely affected. The Purchaser/s agree/s that the said consent is irrevocable.

7.8 The Purchaser/s is/ are aware and confirms that the Owners shall be entitled to complete the development of the said Property in a phase wise manner.

7.9 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Owner for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Owner's office or on the website of the Real Estate Authority. Further, the Owners shall not be required to obtain consent in the following events.

Developer

Page 18 of 122

Purchaser/s

HPBoose

ट न न - ५
दस्ता क्र. २४६९ / २०२२
१९ / १९२



(a) in respect of the said Property and/ or additional consent (or in any other manner) is possible on the said Property, (b) on account of Transfer of Development Rights (or in any other manner) is made available for being utilised or otherwise and/or if the sanctioning authorities permit the construction of additional floors/ wing, then in such event, the Owners shall be entitled to construct such additional floors, wing/s as per the revised building/s plans and deal with the same in the manner the Owners deems fit and proper.

7.4 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Owners to construct the said building and other structures (if any) on the said Property and/or increase or decrease in the floors of the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser/s, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.

7.5 The Owners shall always have a right to get the benefit of additional Floor Space Index for construction from sanctioning authorities and also to make the additions, alterations, raise or reduce floors/ storey/s or put up additional structures as may be permitted by sanctioning authorities and other competent authorities and such additions structures and storey/s will be the sole and absolute property of the Owners alone.

7.6 The Owners will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. available in the said Flat/ Premises to which the Purchaser/s shall not have any right to object, and it is expressly agreed that the Owners shall be entitled to put a hoarding or give on lease site for cell base station and telecom towers on the said Property or on the buildings or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that

Developer

Page 17 of 122

Purchaser/s

R. B. Borse



EIRENE PART I 1104

ट न न - ५
दस्तावे. २३६९ / २०२२
२४ / ११



In such event, the Purchaser's agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Owners or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Property and common areas and facilities within the said Property and buildings constructed thereon and inclusive of the payment fees of the project management agency.

7.21 The Owners shall have the exclusive right to control advertising and signage regarding and all other forms of signage whatsoever within the said Property, till such time the said Property together with the buildings constructed thereon are transferred to the Organization/ Apex Body. Notwithstanding the transfer to the Organization/ Apex Body the Owners may be entitled to put illuminated signs/ boards regarding its brand name or group company name on any part of the Project.

7.22 The Owners shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Organization or the Apex Body and shall continue until the entire said Property is developed.

7.23 Save and except or otherwise not to reduce any area of the said Flat/ Premises, the Owners shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential potential (if any) of the said Property. The Owners shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Owners may deem fit and proper in their absolute discretion.

7.24 The Owners shall be entitled to amend, modify and/ or vary the building plans, and/ or the specifications in respect thereof, without reducing area of the said Flat/ Premises.

7.25 Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature

U/.
Developer

Page 22 of 122

[Signature]
Purchaser's

[Signature]
K.P. BOYS

ट न न - ५
दस्तावेज क्र ३६९ / २०२२
२३ / १९८८

Owners and non- payment of the same. shall constitute breach of this Agreement.



7.17 The Owners shall have the right to designate any space in the said Property on the said Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said Property. The Owners shall also be entitled to designate any space in the said Property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Property and the building/s constructed thereon.

7.18 Under the present Agreement, the Owners have given a bare permission to the Purchaser/s, to enjoy the common facilities like internal roads, garden, recreation, open space or otherwise, of the said Property which at the sole discretion of the Owners is liable to be shifted, without giving any prior intimation and/or notice in writing, to the Purchaser/s or otherwise, and Purchaser/s shall not be entitled for any loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Owners or their nominees or transferees on these account.

7.19 Notwithstanding the other provisions of this Agreement, the Owners shall be entitled to nominate any person ("project management agency") to manage the operation and maintenance of the building/s, common amenities, facilities and the infrastructure in the said Project on the said Property, until the Organization/Apex Body is formed and the charge for maintenance is handed over to the said Organization/Apex Body or until said Property is developed (at the complete discretion of the Owners). The Owners shall have the authority and discretion to negotiate with such project management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the occupants of the buildings that may be developed in the said Property including the Purchaser/s on a pro rata basis as part of the development and common infrastructure charges referred to herein.

EIRENE PART I 1104

D/ .
Developer

K B Borse
Purchaser/s

K B Borse

ट न न - ५
दस्ता क्र. २३६९ / २०२२
२२ / १९६५



join in as a member in respect of such unsold flat/ premises and as and when such flat/ premises are sold, the Organization shall admit such Purchaser/s as the member/s without charging any premium/ transfer fees or extra payment of any nature whatsoever.

7.13 When the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Owners alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Owners in this regard.

7.14 The Purchaser/s is/ are aware that the Owners will be developing the said Project on the said Property on such terms and conditions as the Owners may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Owners deem fit and the Owners shall be entitled to grant, offer, upon or in respect of any portion of the said Property, to any third party all such rights, benefits, privileges, easements, etc. including right of way, right to draw from or connect to all drains, sewers, installations and/ or services in the said Property in such manner as may be desired by the Owners and the Purchaser/s expressly and irrevocably consents to the same.

7.15 The Owners shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the said Property and/ or the building, provided that the same does not in any way materially prejudice the right of the Purchaser/s in respect of the said Flat/ Premises which is agreed to be sold to the Purchaser/s.

7.16 In the event of the Owners having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Owners in proportion to the carpet area of the said Flat/ Premises or otherwise as may be determined by the

D/ Developer

Page 20 of 122

PB Boss
Purchaser/s

RPBoss

ट न न - ५
दस्त क्र. ८३९१ / २०२२
२७ / १९८२

property on the said Property for construction of buildings on the said Property. For all times in future the Purchaser/s shall be entitled to use/ consume or exploit it till Conveyance with building/s transfer document in respect of the said Property is executed, in favour of the Organization/Apex Body that is to be formed by the Purchaser/s of various premises in the area and as permissible under the applicable laws. For the purpose of consuming such balance and/or additional FSI/TDR, the Owner shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Owner may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.



7.33 The Owners shall be entitled to purchase, load, consume additional and/ or balance F.S.I./TDR now available or which may hereafter become available, under D.C. Rules or any other law for the time being in force or by reason of any special concession being granted by Thane Municipal Corporation or any other Authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations, Slum, Heritage, etc.) and as permissible under the applicable laws.

7.34 The Purchaser/s do hereby give their irrevocable consent and no objection to the Owners for carrying out any such additional construction on the terrace or otherwise in or upon any part of the said Property as permissible under applicable law. The Contractors or agents shall not be entitled to enter upon or have access to the terrace/s or any part thereof, save and except for the limited purpose of attending to the water tank for the purpose or cleaning or carrying out repairs thereto. The Purchaser/s hereby further gives irrevocable consent to the relocation of the water tank or any other articles for the time being, to carry out such additional constructions.

7.35 The Purchaser/s hereby grants their irrevocable consent to the Owners for mortgaging the said Property or any part thereof along with the building/s being constructed on the said Property in favour of any bank, financial institutions, body, trust, lenders, persons, etc., to enable the Owners to augment the fund for the Owners for development of the said

Developer

Page 25 of 122

Purchaser/s

[Handwritten signature]

[Handwritten signature]



ट न न - ५
दस्ता क्र. २३६९ / २०२२
२६ / १६२



annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Owners, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Property and/ or on adjoining properties.

7.30 In order to facilitate development and/ or to explore total residential potential, of the said Property, Owners shall be entitled to sub divide/ amalgamate the said Property with the neighboring property, and/ or after sub division/ amalgamation, again amalgamate/ sub- divide the said Property, and/ or from time to time, apply for and obtain revised approved plans and/ or ask for any modification and/ or change the approved Plans, including to do such further acts, as may be necessary. It is further agreed that Purchaser/s or anybody on their behalf shall not be entitled to raise any objections against the Owners exercising their aforesaid power.

7.31 Under the present Agreement, Owners have agreed to sell and transfer only the said Flat/ Premises to the Purchaser/s. The Purchaser/s hereby agree that he/ she/ they shall not claim any right, title and interest in the said Property or any part thereof or in the buildings on the said Property or any part thereof, save and except the said Flat/ Premises. The Purchaser/s shall have right only in respect of the said Flat/ Premises agreed to be sold to him/ her/ them and only upon full payment of the total consideration and other charges and deposit, which is agreed in this Agreement.

7.32 Under the present Agreement and at this stage, Owners intend to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only of actual FSI of the said Property. The Owners, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in accordance with provisions of law, in respect of the said Property and TDR of any other

Developer

Page 24 of 122

Purchaser/s

Kp Borse
Kp Borse

ट न न - ५
दस्तावेज क्र. १९ / २०२२
२५/६२

and/ or Plans and in this Agreement, the provisions of the Agreement shall prevail. The Purchaser/s confirms and consents that he/she/they have purchased the said Premises solely on the basis of the conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all other documents, letters, brochures and/or oral/written representations whatsoever.



7.26 Irrespective of disputes, if any, which may arise between the Owners and the Purchaser/s and/ or the Organization, all amounts, contributions and deposits, including amounts payable by the Purchaser/s to Owners, under this Agreement, shall always be paid punctually by the Purchaser/s, to the Owners and shall not be withheld, by the Purchaser/s for any reason, whatsoever.

7.27 The Owners shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the said Property to any third party and/ or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

7.28 For all or any of the purposes mentioned under this Agreement, the Owners shall be entitled to keep and/ or store any construction materials, on any portion of the said Property, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event, the Purchaser/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Purchaser/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Owners may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

7.29 The Purchaser/s shall not take any objection, on the ground of nuisance,

Developer

Page 23 of 122

P. S. Bose
Purchaser/s

P. S. Bose



A - F F 5

टन न - 4
दस्त क्र. 2369 / 2022
30/1/22



Purchaser/s or their nominees or assignee hereby waive all such claim, etc.

It is clearly agreed and accepted by the Purchaser/s that neither the Purchaser/s nor any of their assignee or nominee will have any claim, right, title or interest on any parts of the land, said buildings, open space, car parking, amenities plot, save and except the said Flat/ Premises which is agreed to be sold under this Agreement.

x) The Owners have further informed to the Purchaser/s that the Owners will be developing the adjoining plots/ portions and Purchaser/s undertake, declare and confirm that at no point of time they or anybody on their behalf should raise any objections/ protest, claim of whatsoever nature on account of noise pollution, vibration, disturbance and like similar nature for construction and use of the aforesaid areas by the Owners.

xi) It is further agreed that car parking allotment letter will be issued to the Purchaser/s at the time of handing over the possession of the said Flat/ Premises indicating the location and car parking number/s.

xii) The terrace on top of the building shall be a part of the common area/amenities available and no individual Purchaser/s shall have exclusive right to the same.

7.37 It is expressly agreed between the Parties that the consideration payable under **Annexure 'H'** and **Annexure 'I'** by the Purchaser/s is inter alia based on and arrived at after taking into consideration all the authorities, permissions and consents provided by the Purchaser/s under this Clause 7 and otherwise in this Agreement. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under **Annexure 'H'** and **Annexure 'I'** shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure (including loss of business) suffered by the Owner due to such consent not being granted to the Owners.

7.38 Various terms and conditions of this Agreement shall always be read

Developer

Page 28 of 122

Purchaser/s

Kp Borse

ट न न - ५
दस्ता क्र. ३६१ / २०२२
२६ / १९८८



nuisance, annoyance, and/ or claim any rights of easement, rights in nature of an easement and/ or obstruction of light, ventilation, open space and/ or open area, and/ or on any other ground whatsoever and/ or shall not directly or indirectly do anything or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, withdraw and/ or suspend or cancel any orders passed and/ or approved plans so as to prevent the Owners, or any of their nominees or transferees, from developing and/ or to carry out additional construction, on the said Property and/ or on adjoining properties.

vi) The Owners have provided and/ or will provide certain amenities plot/ area/ facilities to the Thane Municipal Corporation as per the terms of the Plans approved by Thane Municipal Corporation. The Purchaser/s or their nominee or assignee or Organization hereby specifically and unconditionally agrees and undertakes that all the TDR/FSI and any other benefits/ advantages present or future arising out of the said amenities plot/ area/ facilities shall solely and exclusively belong to the Owners alone and Purchaser/s or their nominees or assignee hereby waive all such claim, etc. Additionally, all the benefits, areas under the podium shall solely and exclusively belong to the Owners and Purchaser/s and/ or Organization/Apex Body shall not raise any claim or objection on the same.

vii) The Owners have further informed to the Purchaser/s that in addition to the above any additional benefits arising out of the said amenities plot by any reason whatsoever nature, the Owners will exclusively be entitled to make or use such claim or benefits/ advantages of the said amenities plot and the Purchaser/s or their nominee or assignee or Organization or Apex Body will not have any claim, objection or protest of any nature at any time in future hereafter.

viii) In the event of a portion of the said Property being notified for setback prior to the transfer of the said Property to the Organization, the Purchaser/s hereby specifically and unconditionally agree and undertakes that the Owners alone shall be entitled to the TDR/ FSI and any other benefits/ advantages present or future arising out of the said setback area shall solely and exclusively belong to the Owners alone and



EIRENE PART I 1104

Developer

Purchaser/s

Kp Borse

1 - F F 5
ट न न - 4
दस्ता क्र 2389 / 20.
२८ १९६२



Property. The Owners shall clear the mortgage debt in all respect before the execution of conveyance of the proportionate area of the said Property in favour of the said Organization formed of all the Purchaser/s the said buildings.

The Purchaser/s hereby also grants its irrevocable authority, permission and consent to the Owners and agrees and undertakes that:

i) The Purchaser/s shall at their sole cost and expense do and perform all necessary acts, things and matters, including signing, executing and admitting execution of all further and other deeds, documents, writings, papers, forms, applications, etc. as may be directed by the Owners and which the Owners may in their sole and absolute discretion deem fit and proper, putting into complete effect the provisions of this Agreement.

ii) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and/or said building or any part thereof. The Purchaser/s shall have no claim save and except the said Flat/ Premises hereby agreed to be sold hereunder and all open spaces, lobbies, common space, parking stilt, podium or basement, staircase, garden, club, gymnasium, terraces, recreation spaces etc. remain the property of the Owners until the Property and said building/s and the said Project on the said Property are conveyed to the Organization/ Apex Body as herein, mentioned.

iii) Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser/s whether expressly or impliedly, shall be deemed to be covenant running with the said Flat/ Premises and shall be binding upon the Organization/Apex Body.

iv) For all or any of the purposes mentioned under this Agreement, the Owners shall be entitled to keep and/ or store any construction materials, on any portion of the said Property for carrying out additional constructions, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary.

[Signature]
Developer

The Purchaser/s shall not take any objection on the ground of

[Signature]
Purchaser/s

[Signature]

ट न न - ५
दस्त क्र. ८३६९ / २०२२
३३ / १६२

8.7 FORCE MAJEURE

Notwithstanding anything contrary contained in the Agreement the revised date of handing over possession/period of completion of Clause 8.1 and 8.3 hereinabove shall be extended for the period during which a force majeure event exists as under the applicable provisions of RERA and/or any other applicable laws.



A force majeure event shall include (1) acts of God, wars, police actions, or hostilities (whether declared or not), invasions, acts of foreign enemies, rebellions, terrorism, revolutions, insurrections, military or usurped powers, riots, commotions disorders, strikes, lockouts, lockdowns, epidemic, pandemic and natural catastrophes, (2) hindrance, interference or obstruction, suffered by the Owners, in relation to the said Property and the said Project or any part thereof, and/or the development of the said Property, and/or the Project, (3) claim, dispute, litigation, notice, prohibitory order, order, judgement, decree, rule, regulation, notification or directive, and/or polices of Governmental Authorities and/or terms and conditions or any approvals, which affects the said Property and/or the Project and/or the development thereof and/or the Project, (4) the Owners has complied with all its obligations and terms and conditions but there is delay or refusal to issue any of approvals, including occupation certificate/s, as may be required in respect of the Project to be issued by any Governmental Authority, and (5) any other circumstances that may be deemed reasonable by the Government Authority, any legislative order or regulation or direction of the Government or Public authorities (not attributable to any action of the Owner, which is finally decided in law to be illegal), or in the event of any change in rules or order/ direction of any Court, authority or body, due to which the Owner is unable to complete the aforesaid building and/ or give possession of the said Premises to the Purchaser/s in the time prescribed in 8.1 and 8.3 above or at all.

9 BUILDING PROTECTION DEPOSIT

The Purchaser/s shall, on or before the possession date, pay to the Owners the Building Protection deposit which shall be returned to the Purchaser/s after completion of fit-out/interior work by the Purchaser/s

Developer

Page 31 of 122

Purchaser/s

K. B. Bose



EIRENE PART I 1104

टन नं - 45
दस्त क्र. 2369 / 2022
32/1/2



Purchaser/s with interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% p.a.

The Purchaser/s agree that the refund of the payment and the interest/damages mentioned under this Agreement constitutes the Purchaser/s's sole remedy in such circumstances and the Purchaser/s foregoes any and all his/ her/ their rights to claim against the Owners for any specific performance and/ or any losses, damages, costs, expenses or liability whatsoever.

8.6 The Purchaser/s shall take possession of the said Flat/ Premises within 7 (Seven) days of the Owners giving written notice to the Purchaser/s intimating that the said Flat/ Premises is ready for use and occupation. In the event the Purchaser/s fails and/or neglects to take possession of the said Flat/ Premises within the said period, the Purchaser/s shall be liable to pay the Owners compensation presently calculated at the rate of Rs.10/- per sq.ft. of the carpet area per month or part thereof till such time the Purchaser/s takes possession of the said Flat/ Premises. Notwithstanding the aforesaid it shall be deemed that the Purchaser/s has taken possession from the expiry of the 7th day of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser/s related to the said Flat/ Premises shall be deemed to be effective from the date of such Date of Possession. The Purchaser/s shall be liable to pay maintenance, outgoing and other charges, taxes from the date of Date of Possession irrespective as to whether Purchaser/s takes possession of the said Flat/ Premises or not. In case of nonpayment, Owners shall be entitled to exercise various rights available under this Agreement. The Purchaser/s shall alone be responsible/ liable in respect any loss or damage that may be caused to the said Flat/ Premises from the expiry of 7 days from the notice of possession.

U/
Developer

Page 30 of 122

Purchaser/s

HPBorse

ट न न - ५
दस्त क्र. २३६९ / २०२२
३९ / १९८२

subject to the terms and conditions, mentioned in the aforesaid paragraphs.

8 POSSESSION:

8.1 The possession of the said Flat/ Premises shall be delivered to the Purchaser/s after the said Flat/ Premises is ready for use and occupation, provided all the amounts due and payable by the Purchaser/s under this Agreement and the stamp duty and registration charges in respect of the said Flat/ Premises are duly paid by the Purchaser/s. Subject to force majeure, the Owner shall endeavor and expects to give possession of the said Flat / Premises on or before DEC- 2024 as intimated to the Purchaser/s. The possession date mentioned by the Owner in the RERA Registration Certificate is on or before **30th June 2025** and for all claims/legal purposes RERA Project Completion date shall be only considered.

8.2 The Owners have informed and the Purchaser/s have agreed that the common amenities/facilities including club house etc. will be completed in a phased manner and the same may not be ready at the time of possession of the said Flat/Premises and the Purchaser/s hereby agree not to raise any dispute in this regards at any point of time.

8.3 The Possession Date of the said Project shall be based on the issue of the last Occupation Certificate in respect of the last building or part thereof. The Owners shall be entitled to a grace period of (6) six months beyond the aforesaid possession dates for the buildings of the said Project and any further extension beyond the aforesaid 6 months as may be applicable pursuant to clause 8.7 hereinbelow.

8.4 If the Owners are unable to give possession of the said Flat/ Premises to the Purchaser/s in the time prescribed in 8.1 and 8.3 above, the Owners may by notice in writing terminate this Agreement and the only responsibility and liability of the Owners in such an event will be to pay over to the Purchaser/s such consideration as may have been paid by the



EIRENE PART I 1104

Developer

Purchaser/s

KPBO25

ट न न - ५
दस्त क्र. २३६९ / २०२२
३६ ५२२



and/ or shall cause the Organization/ Apex Body not to alter or change the allocation of car parking spaces in the manner allocated by the Owners to the various Purchaser/s (including the Purchaser/s herein) of the residential flats in the building/Project. The allocation is for smooth functioning and to avoid disputes between Purchaser/s.

The Purchaser/s are aware that stilt car parking, podium car parking and open car parking belong to the Owners only and the same cannot be used by the Purchaser/ss/ Ad-Hoc Committee/ Proposed Societies/ Managing Committee unless acquired from the Owners under a separate allotment letter and/ or an Agreement is executed by the Owners. The security of Owners shall have every right to remove any such car/ vehicles parked by Purchaser/ss, Ad-Hoc Committee/ Society Managing Committee from site, who have parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibilities of Members of the Adhoc Committee and/ or of the Committee of an Organization, only to see that, members and/ or the Purchaser/s do not park their cars, on any open area of the said property, to whom, the Owners have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/ entitled to use any area for car parking or otherwise unless the Owners in writing permit the same.

12 ORGANISATION AND APEX BODY:

12.1 The Owners shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960/ condominium under the MOA Act in respect of the building and/or other buildings that may be constructed on the said Property (the "Organization") as per provisions of applicable law. It is agreed and understood by the Purchaser/s that the Owner may opt, at their own discretion, to form separate Organization for each of the buildings/wings.

12.2 It is agreed and understood by the Parties that the Owners may, in its sole discretion form and register an apex organization ("Apex Body") comprising of the various organizations formed in respect of the building

Developer

Page 34 of 122

Purchaser/s

kp Borse

ट न न - ५
दस्त क्र. २३६९ / २०२२
३५ / १९२

following:-

- Elevators, water pumps, Firefighting, STP, water treatment plant, DG, Electrical panels and other key equipment, solar heating unit, Building automation system, Public Address System (P.A.S).
- Civil, Electrical, Plumbing, Waterproofing etc.



II CAR PARKING

11.1 The Purchaser/s is/ are aware that as a part of the building, the Owners are constructing basement plus two podium which consist of several covered / stilt/basement/podium/ mechanically operated/ stack car parking spaces be used by the Purchaser/s of the residential flats/premises in the building/ project.

11.2 The Purchaser/s is/ are aware that the open car park parking spaces (if allotted) is part of the building/buildings common amenity which shall subject to the Purchaser's right of use, is be owned by the Owners/ Organization/ Apex Body and the Allottee's right to use such open car parking spaces shall be subject to the rules and regulations, as and when framed in respect of the said Buildings.

11.3 The Purchaser/s is/ are aware that the Owners has in like manner allocated and Owners shall be allocating other car parking space/s like covered/stilt/podium etc. to several purchasers of the residential flats in the building/Project and the Purchaser/s undertake not to raise any objection in that regard and the rights of Purchaser/s to raise any such objection shall be deemed to have been waived.

11.4 The Purchaser/s hereby accords his/ her/ their irrevocable and unconditional consent to the Owner to sell/allocate the other car parking spaces to the Purchaser/s of the respective residential flats/premises in the building. The Purchaser/s hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/ her/ them for the purpose of the parking of car only and not otherwise. The Purchaser/s hereby further warrants and confirms that the Purchaser/s shall upon formation of the Organization/ Apex Body, as contemplated herein, cause such Organization/ Apex Body to confirm and ratify and shall not

0 /
Developer

Page 33 of 122

PBorse
Purchaser/s

HPBorse



N - F F 5

हम न - 4

दस्त क्र. ९४६९ / २०२२

३४ / १९२



and subject to the possession policy and policy of permissible changes of the Owners.

The Purchaser/s hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser/s shall notify the Owners about completion of all fit-out or interior works in the said Flat/Premises. On receiving this notification, the Owners representatives/ nominees shall inspect the said Flat/Premises, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser/s are in adherence to permissible changes policy, then the Building Protection Deposit shall be returned.

In the event any violations are observed by the Owner's representatives/nominees then same shall be intimated to the Purchaser/s and the Purchaser/s shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser/s fails to do the same, then the Owners shall get the same rectified at cost and risk of the Purchaser/s. The Purchaser/s shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit

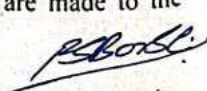
10 DEFECT LIABILITY

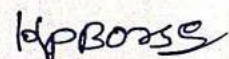
If within a period of 5 (Five) years from the date of making available the said Flat/ Premises to the Purchaser/s for fit outs or such other minimum period as may be prescribed under the applicable laws, the Purchaser/s brings to the notice of the Owners in writing any major structural defect or defect in workmanship of the said Flat/ Premises or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Owners at their own costs. Provided further, if any defect or damage is found to have been caused due to any changes carried out by the Purchaser/s or due to the negligent use, act or omission of the Purchaser/s or his agents, then the Owners shall not be liable for the same.

The obligation under the Defect Liability Provision of this Agreement will be immediately discharged if any such changes are made to the


Developer

Page 32 of 122

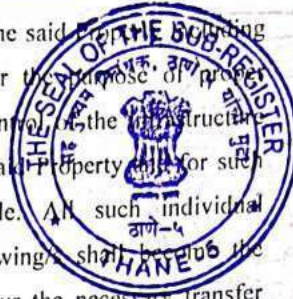

Purchaser/s



ट न न - ५	
दस्त क्र. ९३६१	१२०२२
३०/१६२	

F 5

and/ or other buildings to be constructed on the said Property for the purpose of the building the Organization referred to hereinabove for the purpose of the protection, management, maintenance, regulation and control of the said Property and common amenities and facilities of the said Property for such other purposes as the Owners may decide. All such individual organizations in respect of the building/s/ wing/s shall be members of such Apex Body in whose favour the necessary transfer documents may be executed in respect of the said Property with rights granted to such Apex Body to manage and administer the common area and infrastructures and the said Property.



12.3 The Purchaser/s and the Purchaser/s of the other flat/ premises shall join in the formation and registration of the Organization and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill in, sign and return to the Owners within 7 (seven) days of the same being forwarded by the Owners to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

12.4 The Purchaser/s undertakes to observe and perform all the rules and regulations and bye-laws of the Organisation and/ or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organisation and/ or the Apex Body regarding occupation and use of the said Flat/ Premises and shall pay outgoings in accordance with the terms of this Agreement.

12.5 The Apex Body shall be formed by the Owners after the formation of all organizations and the execution of all conveyances, deeds of assignments in their favour to look after the repair and maintenance of the

Developer

Purchaser/s

KpBoase



EIRENE PART I 1104

ट न न - ५
दस्ता क्र. २३६९ / २०२२
३६ / १६२




infrastructure and common amenities and facilities of the said Property and the management of the Corpus Fund.

The Purchaser/s shall observe and perform all the rules and regulations and bye-laws of the Organization and/or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organization and/ or the Apex Body regarding occupation and use of the said Flat/ Premises and shall pay outgoings in accordance with the terms of this Agreement.


- 12.7 The Owners hereby agrees that they shall, before handing over possession of the said Flat/ Premises to the Purchaser/s and in any event before execution of a conveyance/assignment of lease of the said Property in favour of an Organization/ Apex Body to be formed by the Purchaser/s of flats/ premises in the said Building to be constructed on the said Property make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any, including any right, title interest or claim of any party or over the said Property and shall as far as practicable, ensure that the said property is free from all encumbrances and that the Owners has absolute, clear and marketable title to the said Property so as to enable them to convey to the said Organization such absolute, clear and marketable title on the execution of a Conveyance of the proportionate area of the said Property by the Owners in favour of the said Organization.

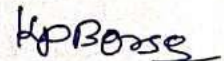
13 COVENANTS BY THE PURCHASER/S:

- 13.1 The Purchaser/s shall use the said Flat/ Premises or any part thereof or permit the same to be used only for the purpose of residence and shall not use the said Flat/ Premises for any purpose other than for residence except with the written permission of the Owners or the organization when formed. The Purchaser/s shall use the parking space only for purpose of keeping or parking the Purchaser/s own vehicles. The Purchaser/s shall


Developer

Page 36 of 122


Purchaser/s



ट न न - ५
दस्त-क्र. २३६९ / २०२२
३२ AER

not use the open spaces/parking/stilt/podium area etc. for parking of vehicles without prior written permission of the Owners / Corporation and in the case may be.



13.2 The Purchaser/s has/ have declared that he/ she/ they have already complied with all the requirement of Income Tax, and other authorities including RBI (in case of Non Resident Indian) before entering into this Agreement for Sale with the Owners. Any breach or violation of any Acts or Rules or Laws by the Purchaser/s shall be entirely at their own cost and risk.

13.3 Notwithstanding anything contained under this Agreement, it is clearly and expressly agreed and accepted by the Purchaser/s that they shall not use any other road or access for ingress and egress to the said property, save and except the access road as provided by the Owners.

13.4 The Purchaser/s further confirms that they have verified and inspected the approved plans and certain areas' have been demarcated as reservation and other set back and Owners have given various undertaking and writing to the Thane Municipal Corporation and authorities which shall be binding upon the Purchaser/s and the benefits/ TDR/ DRC shall be for the sole benefit of the Owners alone for which Purchaser/s have no objection for the same. The Purchaser/s is/ are aware of that proposed building is constructed with concession in open spaces/ joint open spaces and the Owners has executed registered undertaking in favour of Thane Municipal Corporation.

13.5 The Purchaser/s with an intention to bring all persons in whose hands the said Flat/ Premises may come, doth hereby covenant with the Owners as follows:

- a) To maintain the said Flat/ Premises at the Purchaser/s's own cost in good tenable repairs and condition from the date on which the Purchaser/s are offered access to the said Flat/ Premises for carrying out interior work (irrespective of whether such offer is accepted) and shall not do or suffer to be done anything in or to the building/s, staircase/s or passage/s or any other common areas which may be against the rules, regulations or bye-laws of concerned local authority or change/ alter or

EIRENE PART I 1104

Developer

Purchaser/s

KpBooze

J - F F 5

टन न - ५
दस्त क्र. ६३६७ / २०२२
४२ / १९८



of this Agreement and until the Purchaser/s has obtained prior written permission of the Owners which permission shall be granted by the Owners on such terms and conditions as may be applicable from time to time. The Owners will always be entitled to and are hereby authorized to charge administrative charges, legal charges and other costs, charges and expenses pertaining to such transfer at such rates and on such other terms and conditions as the Owners may stipulate. The Purchaser/s does/do hereby agree and undertake not to oppose or object to the stipulations of such charges and/or such other terms and conditions as may be stipulated by the Owners and will forthwith pay and abide by the same;

o) Till the management of the building/s is handed over to the Organization and/ or the Apex Body, the Purchaser/s shall allow the Owners/Organization, its surveyors and agents at all reasonable time to enter into or upon the said Flat/ Premises to view and examine the state and condition thereof and to carry out repairs;

p) Not to change the external colour scheme or the pattern of the colour of the building;

q) Not to change exterior elevation or the outlay of the building/s;

r) Not to fix any grill to the building/s or windows except in accordance with the design approved by the Owners. The split unit air conditioners should be appropriately installed in the place provided therefor, as may be clarified by the Owners;

s) Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring etc. which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Purchaser/s carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the defect liability of the Owners shall be lapsed and the Purchaser/s is solely liable to rectify and repair the same for all the affected area within his flat and/or the floors below accordingly at his own costs, expenses and consequences.

t) Purchaser/s shall not do or suffer to be done anything in the said Flat/ Premises or in the said Property or the building which, would be forbidden or prohibited by the rules of the concerned government

4/11
Developer

Page 40 of 122

Purchaser/s

HP Boase

ट न न - ५
दस्ता क्र. २३९१ / २०२२
०९ / १९२

prohibited/ restricted in law;

h) The Purchaser/s shall not carry out any structural modification inside of the Flat/ Premises and also shall not decorate or modify the exterior of the said Flat/ Premises or any part thereof;



i) Not to carry out any illegal activity from the said Flat/ Premises, which is against the interest of the organisation/ other purchaser/ss in the building;

j) Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Flat/ Premises in the compound or any portion of the said Property and the Building/s and not to place or keep any garbage cans, waste paper baskets, in the common passage, staircases, landing or lobbies of the said Property and the building/s thereon or any part of the compound thereof;

k) Pay to the Owners within 7 days of demand by the Owners, his/ her share of deposit/ charges demanded by the concerned local authority or government for giving water, electricity or any other service connection to the building/s;

l) To bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Thane Municipal Corporation and/ or Government and/ or other public authority on account of change of user of the said Flat/ Premises or otherwise;

m) To bear and pay all service tax, works contract tax, VAT, GST etc., and such other levies, if any, which may be imposed with respect to the construction on the said Property and/ or any activity whatsoever related to the said Flat/ Premises by the Corporation and/ or State/ Central/ Government and/ or Public Authority from time to time;

n) Not to let, sub-let, transfer, assign, mortgage or give Power of attorney or any authority or part with the Purchaser/s's interest or benefit factor of this Agreement or part with the possession of the said Flat/ Premises until all the dues payable by the Purchaser/s to the Owners under this agreement are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions

Developer

Page 39 of 122

Purchaser/s

KpBoose



टन न - ५
दस्ता क्र. २३६१ / २०२२
४० ५२२



make addition in or to the building or the said Flat/ Premises or part thereof;

Not to store in the said Flat/ Premises any goods which are hazardous, combustible or dangerous in nature or are so heavy so as to damage the construction of the building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the building/s including the entrance thereof. In case any damage is caused to the said Flat/ Premises or the building/s on account of the negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

c) To carry at the Purchaser/s's own cost all internal repairs to the said Flat/ Premises and maintain it in good condition, state and order and not to do or suffer to be done anything in the Flat/ Premises which is in contravention of rules, regulations or bye-laws laid down by the Owners or of the concerned local public authority;

d) Not to demolish or cause to be demolished the said Flat/ Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat/ Premises or any part thereof nor alter the elevation and outside colour scheme of the building/s and to keep the portion, sewers, drain pipes in the Flat/ Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC part or other structural members in the said Flat/ Premises;

e) Not to do or permit to be done any act which may render void or voidable any insurance of the said Property or the building(s) or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;

f) Not to enclose the balcony area or flowerbed inside the said Flat/ Premises without express written permission of the Owners;

g) To use the said Flat/ Premises only for residence and not to use the said Flat/ Premises for any unlawful uses or purposes, which is

Developer

Page 38 of 122

Purchaser/s

KpBoase

ट न न - ५
दस्त क्र. ६३६९ / २०२२
४५ / १६२



16. Any delay tolerated or indulgence shown by the Owners in enforcement of the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Owners shall not be construed as a waiver on the part of the Owners of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Owners.
17. This agreement shall be subject to the applicable provisions of the MAO Act, MOFA, RERA and the rules thereunder for Maharashtra any other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the Applicable Laws as may be in force and/or come into force in respect of the Project.
18. The Purchaser/s hereby agrees that in the event of any amount by way of premium or security or any charges is payable to the TMC or State Government or to the MSEB or to the utility company, or betterment charges or development charges, tax or security deposit or charges for the purpose of giving water connection, drainage, connection and electricity connection or any other tax or payment of similar nature becoming payable by the Owners, the same shall be paid by the Purchaser/s to the Owners in proportionate to the areas of the said Flat/ Premises and in determining such amount the discretions of the Owners shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Purchaser/ss may be called upon to pay the Owners in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the flats to the organization of all purchaser/ss and this amount shall be in addition to any other amount mentioned under this Agreement.
19. It is expressly agreed that the Purchaser/s shall be entitled to the common area and facilities appurtenant to the said Flat/ Premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser/s will enjoy in

EIRENE PART I 1104

Developer

Purchaser/s

Handwritten signature

ट न न - ५
दस्त क्र. २३६९ / २०२२
२४ / १६२



z) The Purchaser/s is/are aware of the various terms, conditions and stipulations mentioned by the TMC and other concerned authorities whilst granting various approvals for the purpose of construction of the said Property and which terms, conditions and stipulations are more particularly mentioned in the permissions granted by TMC and other concerned authorities and the Purchaser/s has/have read and understood the contents thereof and after being aware of the same in all respects has/have agreed to acquire the said Premises and is/are entering into these presents;

aa) These covenants shall be binding and operative even after the formation of the Organization/Apex Body;

bb) The Purchaser/s /s shall observe and perform all the rules and regulations which the Organization 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 flats/premises 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 Purchaser/s /s shall also observe and perform all the stipulations and conditions laid down by the Organization regarding the occupation and use of the Flat/ Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

13.6 The Purchaser/s is/are aware that animal slaughter is not permitted in the project and Purchaser/s agree/s and undertake not to indulge in such activity.

14. The Purchaser/s shall have no claim, save and except in respect of the said Flat/Premises. All other areas including common area and facilities will remain the property of the Owners until the whole of the said Property is transferred as herein provided subject to the rights of the Owners as contained in this Agreement.

15. The Purchaser/s shall not enclose their terrace/balcony till the permission in writing is obtained from the concerned local authority and the Owners or the Organization as the case may be.

U.K.
Developer

K.P. Bose
Purchaser/s

K.P. Bose

ट न न - ५
दस्त क्र. २३६१ / २०२२
२३ / १६२

authorities. In the event, the Purchaser/s commits any acts or omissions in contravention to the above, the Purchaser/s alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Owners in that behalf.



u) During the execution of interior works, the Purchaser/s shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is unacceptable to the Owners then such contractor/ workmen/ agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;

v) The Purchaser/s shall ensure that the execution of interior works in the said Premises is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;

w) The Purchaser/s shall extend full cooperation to the Owners, their agents, contractors to ensure good governance of such works;

x) The Purchaser/s is/are further made aware that the Owners are engaged in the business of construction, development and redevelopment of immovable properties and during the construction of the building/s on the said Property and after completion thereof, the Owners may desire to show the said building/s and or any areas therein including but not limited to common areas to various prospective clients of the Owners including inter alia occupants of building/s which the Owners are redeveloping or proposing to redevelop and accordingly, the Owners may arrange for site visits to the said Property and the building/s thereon and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium/s, amenities, etc. of the said Property for such purposes and the Purchaser/s either in their individual capacity or as member/s of the said Organisation shall not object thereto.

y) The Owners may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the said Property and the buildings thereon in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Owners may deem fit and the Purchaser/s either in their individual capacity or as member/s of the Organisation/ Apex Body shall not object thereto.

① /
Developer

RPBorse
Purchaser/s

RPBorse



ट न न - ५
दस्त क्र. २३६९ / २०२२
४६ / १६२



the common areas and facilities appurtenant to the said Flat/ Premises agreed to be sold to the Purchaser/s as mentioned in the Annexure "K".

The Purchaser/s shall not ask for any partitions, and/ or division towards his/ her rights in the said Flat/ Premises and/ or the said building in which the said Flat/ Premises is situated and/ or of the said Property and/ or shall not ask for independent rights, access in the said building and/ or in the said Property and/ or any independent agreement or any other agreement of the said Flat/ Premises.

21 OUTGOINGS:

21.1 7 (seven) days after notice in writing is given by the Owners to the Purchaser/s that the said Flat/ Premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area of the flat) of outgoing in respect of the said Property and said buildings including but not limited to local taxes, betterment charges and such other charges as levied by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of the clerk, bill collectors, chowkidars, sweepers, liftman, electricians, club subscription and usage charges, maintenance and upkeep of club house and all other expenses necessary and incidental to the Management and maintenance of the Property and said buildings. Until the Organization/s is formed and the building/s are transferred to it, the Purchaser/s shall pay to the Owners whether demanded or not at all times such proportionate share of outgoing in respect of the said premises, all rates, taxes, dues, duties, impositions, outgoing, burden, water charges, insurance premium, maintenance, common lights charges, repairs, salaries of employees (bill collector, chowkidar, liftman, sweeper, etc...) and all other expenses of and incidental to the management and maintenance of the said building and club house whether the same are charged separately or as a part of maintenance bills in the manner as the Owners may determine. The Purchaser/s further agrees that till the Purchaser/s' share is so determined the Purchaser/s shall pay to the Owners provisional monthly contribution as indicated in Annexure "I" per month towards the outgoing charges, payable in advance for 24 months. The amounts so paid by the Purchaser/s to the Owners shall be utilized/ spent for meeting the

Developer

Page 44 of 122

Purchaser/s

HP Borse

ट न न - ५

दस्त क्र. ८३६७ / २०२२

४० / १६२

outgoing charges in respect of the said Flat/ Premises shall not carry any interest and balance if any shall remain with the Owners until the formation of Organization/ Apex Body as aforesaid, subject to the provisions of Section 6 of the said Act. Only the balance of the amounts namely maintenance charges in advance for 24 months and share money as mentioned in part B of **Annexure "I"** shall be paid over by the Owners to the Organization/ Apex Body on hand over. The Purchaser/s undertake to pay such provisional monthly contributions and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.



21.2 The Purchaser/s agree and confirm that as from the date of delivery of possession of the said Flat/ Premises, the Purchaser/s and other Purchaser/s shall observe and perform all the rules and regulations of the Thane Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Owners against any loss or damage.

22. a) The Purchaser/s shall in addition to sale consideration mentioned in this agreement before the delivery of possession of the said Flat/ Premises, pay to the Owners, the amounts detailed in **Annexure "I"** hereto.

b) In the above payments/ deposits, if there is any increase in the rate of electricity service provider, gas services provider or any of the items or any services detailed in **Annexure "I"**, same shall be payable by the Purchaser/s before possession of the said Premises. In addition to the above any service tax/ VAT/ WCT Tax and or any other new levies/ tax that may become due and payable at any time hereinafter on the aforesaid charges shall be borne and paid by the Purchaser/s alone.

c) The grill fitting in the said Flat/ Premises will be done by the Purchaser/s, as per the design provided by the Owners. The Purchaser/s will have to pay extra for the grill and for fitting thereof. The Purchaser/s will not be provided a separate grill, or allowed to make any change in the design or do any alteration with the grill. The Purchaser/s further undertakes not to fix or install the grill from outside of sliding window,

Developer

Page 45 of 122

Purchaser/s

Signature of Purchaser/s



ट न न - ५
दस्त क्र. २३६९ / २०२२
४८ / १६०२

which may damage the elevation of the said buildings.



d) Before taking possession of the said Flat/ Premises, the Purchaser/s will inspect the said Flat/ Premises and will fully and completely satisfy himself/ herself/ themselves with the said Flat/ Premises in respect of the area, item of work or quality of work or the materials used for construction of the said building and the amenities provided, and after taking possession, the Purchaser/s will not raise claims about the area, amenities provided by the Owners with respect to the said Flat/ Premises.

e) The Owners shall utilize the sum as referred to in here in above for meeting all legal costs, charges including the professional cost of the Attorney/ Advocates of the Owners in connection with formation of the Organization/Apex Body preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance/ assignment of lease and in case of any short fall in the expenses, the Purchaser/s agree/s and accepts to pay the Owners for the same.

f) The Owners shall hand over the deposits or balance thereof to the Organization as aforesaid. In the event of any additional amount becoming payable, the Purchaser/s shall forthwith on demand pay and deposit the difference to the Owners. The aforesaid amount/ deposit shall not carry any interest.

23. Subject to what is stated herein above, the Owners shall maintain a separate account in respect of sum received by the Owners from the Purchaser/s as advance or deposit, on account of the share capital of the Organization, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;

24. SET OFF/ADJUSTMENT

24.1. The Purchaser/s hereby grants to the Owners the unequivocal and irrevocable consent to recover/ set off/ adjust the amounts payable by the Purchaser/s to the Owners including the total consideration, the said charges, interest and/ or liquidated damages from the amounts if any.

Developer

Purchaser/s

HPBorse

ट न न - ५
दस्त क्र. ९३६५ / २०२२
५९ / १९८

not be liable and/or shall not be required to cause of conveyance/ transfer/ lease deed in respect of the said Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.



25.4 The Advocates for the Owners shall prepare and/ or approve, as the case may be, deed of conveyance or deed of assignment in favour of the Organization/Apex Body or the Declaration to be submitted under the MAO Act, the deeds of apartments or any and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance/ deed of assignment declaration and other documents and formation and registration of the Organization/Apex Body shall be borne and paid by all the Purchaser/s of the various Flat/ Premises in the building and/ or Organization on its formation. Such amount shall be kept deposited by the Purchaser/s with the Owners at the time of taking the possession of the said Flat/ Premises and shall, until utilization, remain with the Owners.

25.5 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property or the building or any part thereof save and except the said Flat/ Premises agreed to be sold to the Purchaser/s.

26. STAMP DUTY AND REGISTRATION:

26.1. The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s. The Purchaser/s shall at his/ her/ their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Owners shall attend such office and admit the execution thereof.

Developer

Purchaser/s

KpBoose



EIRENE PART I 1104


ट न न - ५
दस्ता क्र. २३९ / २०२२
५० / १९२



The right of the Owners to full and complete access of the said Property for the construction of the additional structures as mentioned herein and to sell or otherwise transfer the same and appropriate the entire sale proceeds thereof and the obligation of the Organization to admit such Purchaser/s of the flat/ premises comprised therein as its member without charging any additional amount.

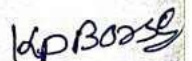
- d) The Owners shall be entitled to construct site offices/ sales lothge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Purchaser/ss and shall continue until the entire said Property is developed;
- e) Even after conveyance of the said Property the Owners shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment or building or plot which is still not sold or allotted and shall be allowed to do so without any restriction or entry of the building and development of common areas;
- f) The Owners shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Owners under Section 14(3) of the Real Estate (Regulation and Development) Act;
- g) The obligation of the Organization to become a member of the Apex Body as and when formed;

25.3 It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Owners shall


Developer

Page 48 of 122


Purchaser/s


KpBoose

W - F F S
5502

ट न न - 30.4
दस्ता क्र. ९३६ / २०२२
५४ / २६



If there is more than one Purchaser/s named in this Agreement, all obligations hereunder of such Purchaser/s shall be joint and several. All communications shall be sent by the Owners to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse to the Owners immediately as and when demanded by the Owners and/ or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Service tax, Education Cess, Vat tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser/s. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owners shall be entitled at its own option to terminate this Agreement.

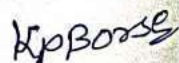
THE SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO

All those piece or parcel of Land along with structures standing thereon admeasuring about 110600sq.mtrs. (about 27 Acres) bearing S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and; New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum - Dhokali in the Registration District and Sub-District Thane.

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and year first hereinabove mentioned.


Developer


Purchaser/s


Kp Borse

ट न न - ५
दस्त क्र. ९३६१ / २०२२
५३ / १९८२

29. **DISPUTE RESOLUTION.**

If any disputes, difference or claim arises between the parties hereto in connection with or touching this Agreement or its interpretation, implementation or alleged breach of this Agreement or anything done or omitted to be done pursuant to this Agreement, the parties shall attempt in the first instance to resolve the same by negotiation. If the disputes, differences or claims are not resolved by negotiation within ninety days after commencement of discussions or such longer period as the parties agreed to in writing, then either party may refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.



30 **GENERAL PROVISIONS**

30.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Owners, any agent, employee or representative of the Owners or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser/s's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements including sales brochures, models, photographs, videos, illustrations concerning the said Flat/ Premises between the parties hereto.

30.2 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

30.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

Developer

Purchaser/s

HP Borse

HP Borse



ट न न - ५
दस्त क्र. ८३६९ / २०२२
५२ / १९६७

NOTICES:



Any notice, demand letter, intimation or communication ("Notice") to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details as mentioned in their respective description at the beginning of the agreement; Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through any one of the modes viz. registered letter, courier service, personal delivery e-mail or facsimile. Date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service for facsimile notice shall be the business day after sending of such facsimile and the date of service of email Notice shall be deemed to be the date on which the email has been sent by the concerned Party. The Parties hereby agree and undertakes to send/ receive any Notice to/ from the other Party by email to the email addresses specified in this Agreement.

28 INDEMNIFICATION BY THE PURCHASER/S:

28.1. The Purchaser/s hereby indemnify and keep indemnified the Owners and hold the Owners harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional and legal fees in relation thereto) of whatsoever nature incurred or suffered by the Owners directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Owners under this Agreement; (b) any breach and/or default by the Purchaser/s in the performance of any and/or all of his/ its obligations under this agreement; (c) any injury to any property (ies) or persons(s); or death of person(s); or damages to any property (ies) howsoever arising related to the use and/or occupation of the said Flat/ Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser/s or his/ her/ its agents, servants, tenants, guests, invitees and/ or any person or entity under his/ its control; and (d) Purchaser/s's non-compliance with any of the restrictions regarding the use and/ or occupation of the said Flat/ Premises.

D/.
Developer

Page 50 of 122

KP Borse
Purchaser/s

KP Borse

ANNEXURE 'A'

SUNIL R. MORE
B.COM. LL.B.
ADVOCATE HIGH COURT
Mumbai

FORM NO. 1

COUNTY:
Jyoti Court, Mumbai
Adv. Assoc. of W.M.S.M. India
R. No. 24, 11 Floor, Parkside,
Mumbai-42.
Tel.: 2287 3317 / 3072.

OFFICE:
3/A.C. 12, G.P. Office
1, 6th Floor, 1st Floor,
Above SBI, Chhatrapati Shivaji
Park, Mumbai-42.
Tel.: 2287 7200.

ट न न - ५
दस्ता क्र. ९३९१ / २०२२
५५ / १९२

TITLE CLEARANCE CERTIFICATE

TO ALL TO WHOMSOEVER IT MAY CONCERN

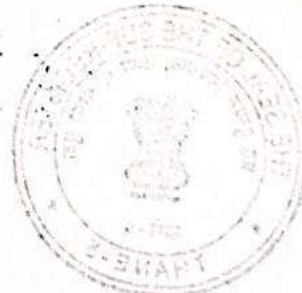
THIS IS TO CERTIFY that we have investigated the title in respect of properties bearing Survey Numbers and Hissa Numbers as under:

Old Survey Nos.	New Survey Nos.	Hissa Nos.
206	46	2, 3, 4/A, 4/B, 4/C, 4/D.
206	44	1, 2/A, 2/B.
210	45	1/A, 1/B, 2 to 8.
211	46	1, 2, 3/A, 3/B, 4 to 16 & 17/A.
212	47	2 to 5 & 7.
214	49	3 to 5 & 8.
215	50	1 & 2.
216	51	1 to 5, 6/A, 6/B, 7 to 15.
217	52	1 to 3.
218	53	1 to 3.
219	54	1 to 4, 5/A to 5/D, 5/G, 6 & 8/A.
220	55	1/A, 1/B & 2.
221	56	1 to 6.



situated, lying and being at Village Baram in Registration Sub-District and District Thane, in the office of the Sub-Registrar, Thane as well as in the office of the Sub-Registrar, Kalvan for the last more than 30 years and have found the title of M/s. Dhruva Woolen Mills Private, Limited in respect of above-mentioned properties, are clear and marketable and are free from all encumbrances of whatsoever nature.

प - फ - ५
९३९१ / २०२२
५५ / १९२



kp Borse

Purchaser/s

kp Borse

Developer



RECEIVED of and from the said Purchaser/s)

Above named the sum of)

Rs. 7,02,258 /-

RUPEES SEVEN LAKHS TWO THOUSAND
TWO HUNDRED FIFTY EIGHT ONLY
as advance payment or deposit paid by the)

Purchaser/s to the Owners)

ट न न - ५
दस्त क्र. २३६१ / २०२२
५६ / १९६२

We say received

FOR DHRUVA WOOLLEN MILLS PVT. LTD.

[Signature]
AUTHORIZED SIGNATORY



N - F F 5
२००३ / ३६५३



Developer

Page 54 of 122

[Signature]
Purchaser/s

[Signature]
Purchaser/s

SIGNED SEALED AND DELIVERED

By the within named OWNERS

DHRUVA WOOLLEN MILLS PVT LTD

By hand of its Authorized Signatory

Mr. H.A. Visweswara Rao

C.A. Mr. Mohan Raghavan
In the presence of

1. S.A. Patil

2. Mrs. C.V. Patil

For DHRUVA WOOLLEN MILLS PVT. LTD.

[Signature]
Authorized Signatory



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MR. PRAFULL SUJALAL BORSE

Mrs. KALPANA PRAFUL BORSE

In the presence of

1. S.A. Patil

2. Mrs. C.V. Patil



[Signature]

HPBORSE



ट न न - ५
दस्तावेज क्र. २३९१ / २०२२
५५ / १९२



EIRENE PART I 1104

[Signature]
Developer

[Signature]
Purchaser/s

HPBORSE

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Mumbai

COURT :
High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 30, 1st Floor, Fountain,
Mumbai - 32.
Tel. : 2267 3617 / 3072.

OFFICE :
304, Dal Bin Shir Building,
3rd Floor, 69 - 71,
Janmabhoomi Marg,
Fort, Mumbai - 1,
Tel. : 2282 1546.

:2:

THE SCHEDULE ABOVE REFERRED TO :

The Owners are, absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Land/Property admeasuring about 1,10,600 sq. mtrs. (about 27 Acres) of land/property situated at being S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H.No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 3, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Baikum in the Registration District and Sub-District Thane

Dated this 23rd day of December 2008

Sunil R. More
SUNIL R. MORE
ADVOCATE, HIGH COURT
MUMBAI

Encl: 1. Copy of title certificate dated 19.05.2005
2. Copy of Search Report dated 26.09.2008

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Ch. Shivaji Complex, MHADA,
Bldg. No. 20/307-308, 3rd Floor
Charkoo, Kandivalli, W. M.

ट न न - ५
दस्त क्र. ९९९ / २०२२
६० / १९२

J - F F 5
२००९ / १२ / २३



Developer

Page 58 of 122

P. B. Borse

Purchaser/s

P. B. Borse

ANNEXURE - A 1

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Mumbai

COURT :
High Court, Mumbai,
Adv. Assoc. of Western India,
Pl. No. 38, 1st Floor, Fountain,
Mumbai - 400 032.
Tel : 2267 3617 / 3072.

OFFICE :
304, Dal Bin Shiv Building,
3rd Floor, 69 - 71,
Janmabhoomi Marg,
Fort, Mumbai - 400 001
Tel : 2282 1545.

SUPPLEMENTARY TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify and state on record that I have investigated the title of the property owned by M/s Dhruva Woollen Mills Pvt Ltd., having their registered office at Runwal Chambers, 1st Road, Chembur, Mumbai-400 071 (hereinafter referred to as the Owners) which is more particularly described in the scheduled mentioned hereunder.

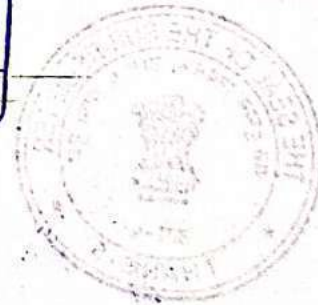
I have perused the copy of my own title certificate dated 19th day of May 2005 and also the copy of the Search Report dated 26th September 2008 conducted by Mr. Raghunath S. Okte (Search Clerk) recently and thereby I have not found any encumbrances, charges or lien of any nature on the scheduled property or part thereof.

This certificate is Supplementary to the title certificate dated 19th day of May 2005 already issued by myself.

In view of the aforesaid circumstances, I hereby certify that the scheduled property as mentioned hereunder is having clear and marketable title free from all charges and encumbrances.

Syde
SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Gd. Shivaj Complex, MHADA,
Bldg. No. 203/304, 3rd Floor,
Chitarkop, Andhivall (W), Mumbai - 400 017

त न न - ५
दस्त क्र. २३६९ / २०२२
५६/१६२



Developer

Page 57 of 122

ApBorse
Purchaser/s

ApBorse

EIRENE PART I 1104

FROM: SUNIL R. MORE
S.COM, LL.B.
ADVOCATE, HIGH COURT
Mumbai

FAX NO. :

MAIL NO. 2005 0010701 P

COURT:
High Court, Mumbai
284, Anna, at Western India
R. No. 28, 1st Floor, Fortaria,
Mumbai - 400 002.
TEL: 2287 5417 / 2073.

OFFICE:
S.P.C. 12, Graham Avenue House,
1, B.P. M. Rd., 2nd Floor,
Jawahar St., Chandra Bank,
Mumbai - 400 001.
Tel: 2287 7283



WHEREAS M/s. Dhruva Woollen Mills Private Limited, a Company registered under the Companies Act is the absolute owner in respect of the aforesaid properties, purchased by them in the year 1951 and onwards, under various Agreements for sale/conveyances from different persons.

AND WHEREAS M/s. Dhruva Woollen Mills Private Limited, are the absolute owners of the said properties and are in possession of the same. The said conveyances are duly registered with the Sub-Registrar of Assurances, on different dates.

AND WHEREAS their title in respect of the same are clear and marketable and are free from all encumbrances of whatsoever nature.

AND WHEREAS we have gone through and inspected documents pertaining to the property such as (1) Conveyance, (2) Declaration/Joint Declarations, (3) Record of Rights, (4) 7/12 Extracts, (5) Certificate of Purchase under Section 32 of MIST & AL Act 1940, with payment receipts and all other relevant documents pertaining to the said properties and have satisfied ourselves with the marketability of the title.

AND WHEREAS there are no impediments for creating the mortgage and the title deeds are clear and marketable and fit for accepting as security by way of equitable mortgage.

AND WHEREAS we hereby further certify that the title in respect of the aforesaid properties are clear and marketable and are free from all encumbrances of whatsoever nature.

MUMBAI
DATED THIS 19TH DAY OF MAY, 2005

S.R.M.
SUNIL R. MORE
S.COM, LL.B.
ADVOCATE, HIGH COURT
CH. BHAVJI Complex, BHADA,
Bldg. No. 202/07-508, 2nd Floor,
Chhatrapati, Keshavnagar (W), Mumbai-40

ट न न - ५
दस्ता क्र: ९३६१ / २०२२
१८ / १९८२



Developer

P. B. Borse
Purchaser's
P. B. Borse

ANNEXURE 'B'

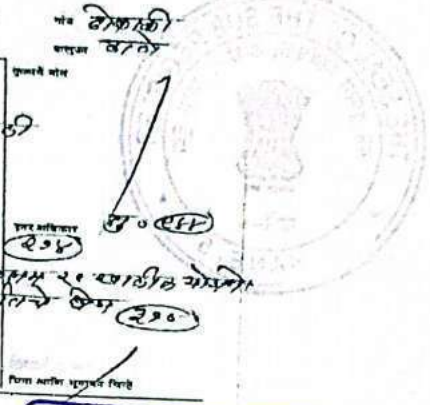


गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. न. (१०८/२)

पुनराचरण क्रमांक	पुनराचरण क्रमांकाचा अर्थविवरण	पुनराचरण क्रमांकी
न. न.	४२ २	
श्रीमंतदादराचे पंच		
श्रीमंतदादराचे पंच	दे.आ.१	आ.१
पट्टण	०-२२-१	
पो. च. (सावनीची पोस्ट नसलेले)	०-२२-१	
वर्ग (अ)	०-२२-१	
वर्ग (ब)		
पट्टण	०-२२-१	
आकारपत्रे	२ = ५५	

श्रीमंतदादराचे पंच
११०९
श्रीमंतदादराचे पंच
११०९



गांव नमुना बारा (शिकांती नोंद नवी)

क्र. नं.	शेताचे नं.	शिकार्यातील क्षेत्रांचा अर्थविवरण						शेताची मालकी	शेताचे क्षेत्र
		शिकार्यातील क्षेत्र			शिकार्यातील क्षेत्र				
		दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१		

२०२२
२०२१

ट न न - ५

२३/११/२०२२

११/११/२२

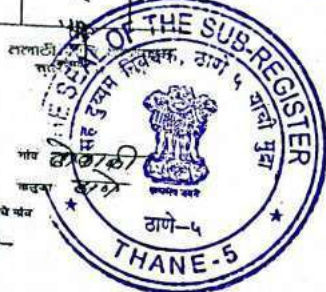


गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. न. (१०८/३)

पुनराचरण क्रमांक	पुनराचरण क्रमांकाचा अर्थविवरण	पुनराचरण क्रमांकी
न. न.	४२ ३११	N.१
श्रीमंतदादराचे पंच		
श्रीमंतदादराचे पंच	दे.आ.१	आ.१
पट्टण	०-०२-२	
पो. च. (सावनीची पोस्ट नसलेले)	०-०२-२	
वर्ग (अ)	०-०२-०	
वर्ग (ब)		
पट्टण	०-०५-२	
आकारपत्रे	० = ४२	

श्रीमंतदादराचे पंच
११०९
श्रीमंतदादराचे पंच
११०९



गांव नमुना बारा (शिकांती नोंद नवी)

क्र. नं.	शेताचे नं.	शिकार्यातील क्षेत्रांचा अर्थविवरण						शेताची मालकी	शेताचे क्षेत्र
		शिकार्यातील क्षेत्र			शिकार्यातील क्षेत्र				
		दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१	दे.आ.१		

२०२२
२०२१

३०/११/२०२२

Handwritten signature
WpBoase

ट न न - ५
 दस्त क्र. ८३६९ / २०२२
 ६२ / १९६



गांव नमुना सात (अधिकार अधिलेख पत्रक)

ड. नं. (२०८) १३
 पुरातन नमूना संख्या: ४२ २/३
 नया नमूना संख्या: ४२ २/३
 क्षेत्र: ५०४
 गांव नमुना सात (अधिकार अधिलेख पत्रक)

क्र. सं.	विवरण	क्षेत्र	आर
१	प्लॉट नं. ०-००-५५		
२	प्लॉट नं. ०-००-३५		
३	प्लॉट नं. ०-०३		

2022
 2023

गांव नमुना बारा (पिकांची नोंद घरी)

क्र. सं.	विवरण	दि. वि. पिकाळपत्रक क्षेत्र			दि. वि. पिकाळपत्रक क्षेत्र			पिकाळपत्रक क्षेत्र			पिकाळपत्रक क्षेत्र	पिकाळपत्रक क्षेत्र
		प्लॉट नं.	क्षेत्र	आर	प्लॉट नं.	क्षेत्र	आर	प्लॉट नं.	क्षेत्र	आर		
1												



गांव नमुना सात (अधिकार अधिलेख पत्रक)

ड. नं. (२०८) १४
 पुरातन नमूना संख्या: ४२ ३/११
 नया नमूना संख्या: N/A
 क्षेत्र: ५०४
 गांव नमुना सात (अधिकार अधिलेख पत्रक)

क्र. सं.	विवरण	क्षेत्र	आर
१	प्लॉट नं. ०-२०-०२		
२	प्लॉट नं. ०-२०-०२		
३	प्लॉट नं. ०-०२-४९		
४	प्लॉट नं. ०-०२-४९		
५	प्लॉट नं. १-१८		

2022
 2023

गांव नमुना बारा (पिकांची नोंद घरी)

क्र. सं.	विवरण	दि. वि. पिकाळपत्रक क्षेत्र			दि. वि. पिकाळपत्रक क्षेत्र			पिकाळपत्रक क्षेत्र			पिकाळपत्रक क्षेत्र	पिकाळपत्रक क्षेत्र
		प्लॉट नं.	क्षेत्र	आर	प्लॉट नं.	क्षेत्र	आर	प्लॉट नं.	क्षेत्र	आर		
1												

Purchaser's
 Kp Boxes

1062
 ट न न - 4
 दस्त क्र. ६३६९ / २०२२
 ६३ / १६



गांव नमुना सात (अधिकार अभिलेख पत्रक)

पुनर्पत्र क्रमांक: 83
 न. रा. 83/19
 भूगणना पत्रकी: N.B

भोगवटकाराचे नांव: (६८२) (६८२) (६८२) (६८२)
 श्रुतुवलन गिल सा.ठी.

प्लॉट नंबर: 0-00-24
 प्लॉट: 0-00-24
 आकारपती: 0-02

गांव नमुना वारा (पिकांची नोंद घरी)

पत्रक	पिकांचा क्रमांक	पिकांचा विवरण				पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र
		पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र														

आकारपती: 0-00-24
 मालकी क्रमांक: 3019112018

EIRENE PART I 1104

गांव नमुना सात (अधिकार अभिलेख पत्रक)

पुनर्पत्र क्रमांक: 84
 न. रा. 84/19
 भूगणना पत्रकी: N.B

भोगवटकाराचे नांव: (६०)
 श्रुतुवलन गिल सा.ठी.

प्लॉट नंबर: 0-00-20
 प्लॉट: 0-00-20
 आकारपती: 0-03

गांव नमुना वारा (पिकांची नोंद घरी)

पत्रक	पिकांचा क्रमांक	पिकांचा विवरण				पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र
		पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र	पिकांचा क्षेत्र														

आकारपती: 0-00-20
 मालकी क्रमांक: 3019912091

Developer
 Page 61 of 122
 Purchaser/s
 KPBoose

ट न न - ५
दस्त क्र. ६३६९ / २०२२
६६ / १९६२



गांव भमुना सात (अधिकार अधिलेख पत्रक)

गांव बौशाक
गावना १८११

क्र. नं. (२३०/५)

पुनरापन क्रमांक	पुनरापन क्रमांकाचा अधिकार	पुनरापन क्रमांकी	भोगदात्याचा नांव	पुनरापने नांव
५	५	N/A	(३८६) (६०६)	
पेडीचे अर्थविक्रम नांव				
सापळाची चौक क्षेत्र	इंचर	आर	धुपगलन गिल प्रा. लि.	
	०-०८-५		(३५०५)	
एकूण	०-०८-४			
सी. नं. (सापळाची चौक नकाशाचे)				
अर्न (अ)	०-००-२			
अर्न (ब)				
एकूण	०-०८-६		(३१०)	
आकाराचे मुली किंवा किंमते आकाराची	१-६६			

पिना आणि पुनरापन विवेक

गांव नमुना चारा (पिकांचे गांव नदी)

वर्ष	दिनांक	पिकाच्यासाठी क्षेत्राचा वर्गीकरण								सापळाची चौक क्षेत्र	एकूण	एकूण
		पिकाच्यासाठी क्षेत्र				पिकांच्यासाठी क्षेत्र						
		१	२	३	४	५	६	७	८	९	१०	११
		३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.

२०२३ / २०२४

N/A ०-०८-६

संख्या ३०१९१२०९२

सहाय्यी विभागाच्या कार्यालयीन ठिकाणी

गांव भमुना सात (अधिकार अधिलेख पत्रक)

गांव बौशाक
गावना १८११

क्र. नं. (१२०/६)

पुनरापन क्रमांक	पुनरापन क्रमांकाचा अधिकार	पुनरापन क्रमांकी	भोगदात्याचा नांव	पुनरापने नांव
५	५	N/A	(५२८) (२६८)	
पेडीचे अर्थविक्रम नांव				
सापळाची चौक क्षेत्र	इंचर	आर	धुपगलन गिल प्रा. लि.	
	०-०४-५		(३४६८)	
एकूण	०-०४-५			
सी. नं. (सापळाची चौक नकाशाचे)				
अर्न (अ)				
अर्न (ब)				
एकूण			(३१०)	
आकाराचे मुली किंवा किंमते आकाराची	०-८८			

पिना आणि पुनरापन विवेक

गांव नमुना चारा (पिकांचे गांव नदी)

वर्ष	दिनांक	पिकाच्यासाठी क्षेत्राचा वर्गीकरण								सापळाची चौक क्षेत्र	एकूण	एकूण
		पिकाच्यासाठी क्षेत्र				पिकांच्यासाठी क्षेत्र						
		१	२	३	४	५	६	७	८	९	१०	११
		३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.	३.आर.

२०२३ / २०२४

N/A ०-०४-५

संख्या ३०१९१२०९२

सहाय्यी विभागाच्या कार्यालयीन ठिकाणी

ट न न - ५
 दस्त क्र. ९३६१ / २०२२
 ६५ / १६



गांव नमुना सात (अधिकार अभिलेख पत्रक)

न. न. (२३०/३)

भूमापन क्रमांक	भूमापन क्रमांकचा उपविभाग	भूमापन पत्रकी
८५	३	N.A.
भोगदात्याचे नाव (६०२) (३६१) धृष्टवान गिल प्रा.ली. (३५९०)		
सांगवडी योग्य क्षेत्र	इच्छा	आर
	०-२५-३	
एकूण	०-२५-३	
पो. ख. (सांगवडी योग्य नसलेले)	०-६०-८	
वर्ग (अ)		
वर्ग (ब)		
एकूण	०-२५-३	
आकारपत्ती	५-३९	(२३९)
मुद्री किंवा निरोध आकारपत्ती		

मिना आणि भूमापन विवे

३५२० ३६१५
 इतर अधिकार (२०२१)
 १. मूना सी. विले विले
 २. नि. नि. नि. नि. नि. नि.
 ३. २५९००० - १. नि.
 (३५९) (६३)
 प्रमाण २० खाडी व विले विले
 मिना ६७. ३३०

गांव नमुना बारा (पिकांची नोंद नही)

क्र. नं.	संगणक क्रमांक	पिकांसाठीचे क्षेत्राचा विवरण														
		विषय पिकासाठीचे क्षेत्र						निर्मम पिकासाठीचे क्षेत्र						सांगवडी योग्य उपपत्रक नसलेली जागा		
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		हे.आर.	हे.आर.					हे.आर.	हे.आर.					हे.आर.	हे.आर.	हे.आर.

२०२२
२०२३

N.A. ०-२५-३

आयतन मर्यादक खरी पत्रकाने किती असे.

मिना आणि भूमापन विवे

३०१९१२०९२

मिना आणि भूमापन विवे

गांव नमुना सात (अधिकार अभिलेख पत्रक)

न. न. (२३०/६)

भूमापन क्रमांक	भूमापन क्रमांकचा उपविभाग	भूमापन पत्रकी
८५	६-६	N.A.
भोगदात्याचे नाव (५९८) (५३८) धृष्टवान गिल प्रा.ली. (३५९०)		
सांगवडी योग्य क्षेत्र	इच्छा	आर
	०-०५-३२	
एकूण	०-०५-३२	
पो. ख. (सांगवडी योग्य नसलेले)	०-००-०८	
वर्ग (अ)		
वर्ग (ब)		
एकूण	०-०५-३६	
आकारपत्ती	०-२०	(२३९०)
मुद्री किंवा निरोध आकारपत्ती		

मिना आणि भूमापन विवे

५९८ ५३८
 इतर अधिकार (२०२१)
 १. मूना सी. विले विले
 २. नि. नि. नि. नि. नि. नि.
 ३. २५९००० - १. नि.
 (३५९) (६३)
 प्रमाण २० खाडी व विले विले
 मिना ६७. ३३०

गांव नमुना बारा (पिकांची नोंद नही)

क्र. नं.	संगणक क्रमांक	पिकांसाठीचे क्षेत्राचा विवरण														
		विषय पिकासाठीचे क्षेत्र						निर्मम पिकासाठीचे क्षेत्र						सांगवडी योग्य उपपत्रक नसलेली जागा		
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		हे.आर.	हे.आर.					हे.आर.	हे.आर.					हे.आर.	हे.आर.	हे.आर.

२०२२
२०२३

N.A. ०-०५-३२

आयतन मर्यादक खरी पत्रकाने किती असे.

मिना आणि भूमापन विवे

३०१९१२०९२

मिना आणि भूमापन विवे

EIRENE PART I 1104

Purchaser/s

KPBoase

ट न न - ५
दस्त क्र ३६९ / २०२२
६४ / १६२



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव होसाकी
तहसील राचूर

पुनर्पत्र क्रमांक/पत्रिका क्रमांक	पुनर्पत्र पद्धती	भौगोलिक स्थान	पुनर्पत्र क्रमांक
३६/२	N.A	६२६ (०९२) ७४२२	
सामग्री क्षेत्र	इंचर	आर	
	०-००-६०		
एक	०-००-६०		
चे. नं. (सामग्री क्षेत्र नजदते)			
बर् (अ)			६०
बर् (ब)			७५
एक			२३०
आकार			
मुदी तिका विदेश आकार			

गांव नमुना बारा (पिकाची नोंद घरी)

वर्ष	दिनांक	पिकासाठी क्षेत्राचा वर्गीकरण				सामग्री क्षेत्राची नजदत	एक	आर	एक	आर	एक	आर
		पिकासाठी क्षेत्र	पिकासाठी क्षेत्र	पिकासाठी क्षेत्र	पिकासाठी क्षेत्र							

२०२३
२०२३

दिनांक ३०/११/२०२२

तलाठी राचूर तहसील

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव होसाकी
तहसील राचूर

पुनर्पत्र क्रमांक	पुनर्पत्र पद्धती	भौगोलिक स्थान	पुनर्पत्र क्रमांक
६५		६७	
सामग्री क्षेत्र	इंचर	आर	
	०-१६-२९		
एक	०-१६-२९		
चे. नं. (सामग्री क्षेत्र नजदते)			
बर् (अ)			६३
बर् (ब)			२३०
एक			
आकार			
मुदी तिका विदेश आकार			

गांव नमुना बारा (पिकाची नोंद घरी)

वर्ष	दिनांक	पिकासाठी क्षेत्राचा वर्गीकरण				सामग्री क्षेत्राची नजदत	एक	आर	एक	आर	एक	आर
		पिकासाठी क्षेत्र	पिकासाठी क्षेत्र	पिकासाठी क्षेत्र	पिकासाठी क्षेत्र							

२०२३
२०२३

दिनांक ३०/११/२०२२

तलाठी राचूर तहसील

ट न न - ५
 दल क्र. २३६९ / २०२२
 ७२ / १६२



गाँव नमुना सात (अधिकार अधिलेख पत्रक)

पुस्तक क्रमांक	पुस्तक अधिकांक	पुस्तक पन्ना	श्रीमन्तराज्ये याद	कुलाये याद
५९	१०	N/A	३१२८	
श्रीमन्तराज्ये याद	शुभलान गिल मा.ली. (३५२३)			
शुभलान गिल मा.ली.	३५२३			
शुभलान गिल मा.ली.	३५२३			
शुभलान गिल मा.ली.	३५२३			
शुभलान गिल मा.ली.	३५२३			

गाँव नमुना चारा (शुभलान गिल मा.ली.)

श्रीमन्तराज्ये याद	शुभलान गिल मा.ली.			शुभलान गिल मा.ली.			शुभलान गिल मा.ली.			शुभलान गिल मा.ली.	शुभलान गिल मा.ली.
	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.			

२०२२
२०२३

३०१११२०१२

गाँव नमुना सात (अधिकार अधिलेख पत्रक)

पुस्तक क्रमांक	पुस्तक अधिकांक	पुस्तक पन्ना	श्रीमन्तराज्ये याद	कुलाये याद
५९	१३	७५८	३६१	३१२८
श्रीमन्तराज्ये याद	शुभलान गिल मा.ली. (३५३३)			
शुभलान गिल मा.ली.	३५३३			
शुभलान गिल मा.ली.	३५३३			
शुभलान गिल मा.ली.	३५३३			
शुभलान गिल मा.ली.	३५३३			

गाँव नमुना चारा (शुभलान गिल मा.ली.)

श्रीमन्तराज्ये याद	शुभलान गिल मा.ली.			शुभलान गिल मा.ली.			शुभलान गिल मा.ली.			शुभलान गिल मा.ली.	शुभलान गिल मा.ली.
	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.	शुभलान गिल मा.ली.			

२०२३
२०२३

३०१११२०१२

Developer

Purchaser/s
 HpBorse

ट न न - 4
दस्ता क्र 2389 / 2022
00 1982



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव होलाकी
तालुका डार

पुस्तक क्रमांक	पुस्तक क्रमांकका उपविभाग	पुस्तक नं.	योगदानकारी नाम	कुलार्थी नाम
5	5	N.0	शुक्रलाल मिला प्रा.ली.	
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0

गांव नमुना चार (पिकांची ओप बही)

क्र.सं.	वर्ग	पिकांचा वार (पिकांची ओप बही)										वर्ग	
		पिकांचा वार (पिकांची ओप बही)					पिकांचा वार (पिकांची ओप बही)						

मालिका क्र. 3019112092

तालुका डार, जिल्हा रायचूर, महाराष्ट्र



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव होलाकी
तालुका डार

पुस्तक क्रमांक	पुस्तक क्रमांकका उपविभाग	पुस्तक नं.	योगदानकारी नाम	कुलार्थी नाम
89	0	N.0	शुक्रलाल मिला प्रा.ली.	
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0
पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक क्रमांक
0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0	0-0-0-0

गांव नमुना चार (पिकांची ओप बही)

क्र.सं.	वर्ग	पिकांचा वार (पिकांची ओप बही)										वर्ग	
		पिकांचा वार (पिकांची ओप बही)					पिकांचा वार (पिकांची ओप बही)						

मालिका क्र. 3019112092

तालुका डार, जिल्हा रायचूर, महाराष्ट्र

Purchaser/s
KpBorse

ट न न - ५
 दस्त क्र. २३६५ / २०२२
 ७५ / १६२

गांव भमुना सात (अधिकार अभिलेख पत्रक)

पु. स. (२२२/२)

भूयत्न क्रमांक	भूयत्न क्रमांकाचा अर्थविवरण	भूयत्न फवती	भोगवट्याचे पंग
प. स.	२	N.D	
भोतीचे अर्थविक पंग			
भोगवटी योग्य क्षेत्र	हेक्टर	आर	
पट्टा			
प. स. (भोगवटी योग्य पत्रकेले)	०-०१	०	
वर्ग (अ)			
वर्ग (ब)	०-०१	०	
अकारण			
मुठी किंवा विशेष आकारणी			

शुभउकन मिल मा. ६०
 ३५०३



गांव भमुना सात (पिकांचे सौद वही)

व. क्र.	संपन्न	पिकांचा सौद										अकारण	मुठी किंवा विशेष आकारणी
		पिकांचा सौद					पिकांचा सौद						
		१. अ. २. अ. ३. अ. ४. अ. ५. अ.	६. अ. ७. अ. ८. अ. ९. अ. १०. अ.	११. अ. १२. अ. १३. अ. १४. अ. १५. अ.	१६. अ. १७. अ. १८. अ. १९. अ. २०. अ.	२१. अ. २२. अ. २३. अ. २४. अ. २५. अ.	२६. अ. २७. अ. २८. अ. २९. अ. ३०. अ.	३१. अ. ३२. अ. ३३. अ. ३४. अ. ३५. अ.	३६. अ. ३७. अ. ३८. अ. ३९. अ. ४०. अ.	४१. अ. ४२. अ. ४३. अ. ४४. अ. ४५. अ.	४६. अ. ४७. अ. ४८. अ. ४९. अ. ५०. अ.		

२०२२
२०२३

(विक्रम अर्जात प्रवेशित करायचे आहे)

कारण भरतुकन करी पत्रकान विरी आहे.

तलाठी अर्जा बाळकृष्ण हातेकरा नि हाणे

गांव भमुना सात (अधिकार अभिलेख पत्रक)

पु. स. (२३२/३)

भूयत्न क्रमांक	भूयत्न क्रमांकाचा अर्थविवरण	भूयत्न फवती	भोगवट्याचे पंग
प. स.	३	N.D	
भोतीचे अर्थविक पंग			
भोगवटी योग्य क्षेत्र	हेक्टर	आर	
पट्टा			
प. स. (भोगवटी योग्य पत्रकेले)	०-०८	८	
वर्ग (अ)			
वर्ग (ब)	०-०८	८	
अकारण			
मुठी किंवा विशेष आकारणी	२ = ००		

शुभउकन मिल मा. ६०
 ३३३३

इतर अधिकार सु. ८५५५ ३३३
 ३३०५ ३०५५
 यु. सुक वही हाणे अन्वये अतिरिक्त भोवित क्षेत्र ८८०-०० चौ. मि. ६३
 ३३५
 कलम २० अन्वये अर्जात लानि-०-३३०
 विमा आणि भूयत्न विवे

गांव भमुना सात (पिकांचे सौद वही)

व. क्र.	संपन्न	पिकांचा सौद										अकारण	मुठी किंवा विशेष आकारणी
		पिकांचा सौद					पिकांचा सौद						
		१. अ. २. अ. ३. अ. ४. अ. ५. अ.	६. अ. ७. अ. ८. अ. ९. अ. १०. अ.	११. अ. १२. अ. १३. अ. १४. अ. १५. अ.	१६. अ. १७. अ. १८. अ. १९. अ. २०. अ.	२१. अ. २२. अ. २३. अ. २४. अ. २५. अ.	२६. अ. २७. अ. २८. अ. २९. अ. ३०. अ.	३१. अ. ३२. अ. ३३. अ. ३४. अ. ३५. अ.	३६. अ. ३७. अ. ३८. अ. ३९. अ. ४०. अ.	४१. अ. ४२. अ. ४३. अ. ४४. अ. ४५. अ.	४६. अ. ४७. अ. ४८. अ. ४९. अ. ५०. अ.		

२०२२
२०२३

(विक्रम अर्जात प्रवेशित करायचे आहे)

कारण भरतुकन करी पत्रकान विरी आहे.

तलाठी अर्जा बाळकृष्ण हातेकरा नि हाणे

EIRENE PART I 1104

Developer

Purchaser/s

hpBoase

ट न न - ५
 दस्ता क्र. २३६१ / २०२२
 ७३ / १६२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

उ. नं. (२११/१४)

भूमापन क्रमांक	भूमापन क्रमांकाचा अधिकारपत्र	भूमापन पत्रकी
४६	१४	N/A
भौतिक अभिलेख नाव		
सातवाडी पोच क्षेत्र	हेक्टर	आर
	०-००	०
एकूण	०-००	०
पो. नं. (सातवाडी पोच नगरीने)		
नं. (अ)		
नं. (ब)		
एकूण		
आकाराची सुची किंवा विस्तृत आकाराची	० = ७३	

भोगवट्यापारचे नाव
 (५१८)
 धुवडवण गिल मी. ७
 (५१०)



गणेश
 मु. रत्ने...
 कलम २० खालिल...
 दिनांक...

गांव नमुना बारा (पिकांची नोंद घरी)

वर्ष	उत्पादन	पिकांसाठीचे क्षेत्र										एकूण क्षेत्र	एकूण आर	एकूण हे	एकूण अ	
		निम्न पिकांसाठीचे क्षेत्र					उच्च पिकांसाठीचे क्षेत्र									
		१	२	३	४	५	६	७	८	९	१०					
		हे.आर.	हे.आर.				हे.आर.	हे.आर.								

२०१३
२०१३

असत आढळून घरी नकल दिली आहे.
 तलाठी सहायक बाळकृष्ण साहू यांचे

मारीच ३०/११/२०१२

EIRENE PART I 1104

गांव नमुना सात (अधिकार अभिलेख पत्रक)

उ. नं. (२११/१४)

भूमापन क्रमांक	भूमापन क्रमांकाचा अधिकारपत्र	भूमापन पत्रकी
४६	१४	N/A
भौतिक अभिलेख नाव		
सातवाडी पोच क्षेत्र	हेक्टर	आर
	०-१४	०
एकूण	०-१४	०
पो. नं. (सातवाडी पोच नगरीने)		
नं. (अ)		
नं. (ब)		
एकूण	०-१४	०
आकाराची सुची किंवा विस्तृत आकाराची	० = ६७	

भोगवट्यापारचे नाव
 (५१३)
 धुवडवण गिल मी. ७
 (५१४)

गणेश
 मु. रत्ने...
 कलम २० खालिल...
 दिनांक...

गांव नमुना बारा (पिकांची नोंद घरी)

वर्ष	उत्पादन	पिकांसाठीचे क्षेत्र										एकूण क्षेत्र	एकूण आर	एकूण हे	एकूण अ	
		निम्न पिकांसाठीचे क्षेत्र					उच्च पिकांसाठीचे क्षेत्र									
		१	२	३	४	५	६	७	८	९	१०					
		हे.आर.	हे.आर.				हे.आर.	हे.आर.								

२०१२
२०१३

असत आढळून घरी नकल दिली आहे.
 तलाठी सहायक बाळकृष्ण साहू यांचे

मारीच ३०/११/२०१२

Purchaser/s
 KpBoose

4-TF5

टनन - 4
 दस्त क्र. २३६९ / २०२२
 ७८/१६८



गांव भमुना सात (अधिकार अभिलेख पत्रक)

पुनर्पत्र क्रमांक	पुनर्पत्र प्रस्ताविका अतिरिक्त	पुनर्पत्र पत्रकी	भौगोलिक स्थान	क्रमांक
ग. सं.	४८४	N. ४	२३३	२३६२
शेतीचे स्थानिक नाव	शुक्लवर्ण मिला मा. ६०			
पत्रावली योग्य क्षेत्र	देवद	आर	०-०३-०	
एकक	०-०३-०			
शे. सं. (संपत्तीची योग्य प्रमाणेने)	०-००-८			
वर्ग (अ)	—			
वर्ग (ब)	—			
एकक	०-०३-८			
आकाराची मुद्री किंवा चित्रेण आकाराची	०-३६			

गांव भमुना घारा (पत्रावली योग्य क्षेत्र)

क्र.	पत्रावली	विभागातील क्षेत्राचा वर्गीकरण				संपत्तीची मालकी	पत्रावली	एकक	वर्ग	एकक
		शेती	पर्वत	व्यापार	अन्य					
१	२३३	२३३	२३३	२३३	२३३	२३३	२३३	२३३	२३३	

तलाठी उच्च न्यायस्थान, सातारा जिल्हा

गांव भमुना सात (अधिकार अभिलेख पत्रक)

द. क्र. २३६७५

पुनर्पत्र क्रमांक	पुनर्पत्र प्रस्ताविका अतिरिक्त	पुनर्पत्र पत्रकी	भौगोलिक स्थान	क्रमांक
ग. सं.	४८५	N. ४	२३४	२३७५
शेतीचे स्थानिक नाव	शुक्लवर्ण मिला मा. ६०			
पत्रावली योग्य क्षेत्र	देवद	आर	०-३५-८	
एकक	०-३५-८			
शे. सं. (संपत्तीची योग्य प्रमाणेने)	०-००-८			
वर्ग (अ)	—			
वर्ग (ब)	—			
एकक	०-३५-८			
आकाराची मुद्री किंवा चित्रेण आकाराची	२-६२			

गांव भमुना घारा (पत्रावली योग्य क्षेत्र)

क्र.	पत्रावली	विभागातील क्षेत्राचा वर्गीकरण				संपत्तीची मालकी	पत्रावली	एकक	वर्ग	एकक
		शेती	पर्वत	व्यापार	अन्य					
१	२३४	२३४	२३४	२३४	२३४	२३४	२३४	२३४	२३४	

तलाठी उच्च न्यायस्थान, सातारा जिल्हा

Purchaser's
 UpBorss

ट न न - 4
 दस्त क्र. 889 / 2022
 60 / 192



गांव भमुना सात (अधिकार अधिलेख पत्रक)

पु. नं. (22519)

पुनर्पत्र क्रमांक/पत्र क्रमांक	पुनर्पत्र क्रमांक/पत्र क्रमांक	पुनर्पत्र क्रमांक/पत्र क्रमांक
५६ १		N.O

श्रीगणेशाय नमः

सामग्री क्षेत्र	हेक्टर	आर
	0-20-0	
एकड़	0-20-0	
वै. नं. (सामग्री क्षेत्र नमूने)	वर्ग (अ)	वर्ग (ब)
	0-02-0	
एकड़	0-20-0	
आकार/पत्री	9-28	

श्रीगणेशाय नमः

श्रीगणेशाय नमः

श्रीगणेशाय नमः

गांव भमुना सात (पिकांचे नोंद वही)

क्र.सं.	शेखर	पिकांचालीन क्षेत्र				पिकांचालीन क्षेत्र				सामग्री क्षेत्र		वर्ग (अ)	वर्ग (ब)	वर्ग (ग)
		क	ख	ग	घ	क	ख	ग	घ	वर्ग (अ)	वर्ग (ब)			

2022
2023

MA 0-20-0

दिनांक 30/11/2022

श्रीगणेशाय नमः

गांव भमुना सात (अधिकार अधिलेख पत्रक)

पु. नं. (22519)

पुनर्पत्र क्रमांक/पत्र क्रमांक	पुनर्पत्र क्रमांक/पत्र क्रमांक	पुनर्पत्र क्रमांक/पत्र क्रमांक
५० १		N.O

श्रीगणेशाय नमः

सामग्री क्षेत्र	हेक्टर	आर
	0-20-0	
एकड़	0-20-0	
वै. नं. (सामग्री क्षेत्र नमूने)	वर्ग (अ)	वर्ग (ब)
एकड़		
आकार/पत्री	9-28	

श्रीगणेशाय नमः

श्रीगणेशाय नमः

श्रीगणेशाय नमः

गांव भमुना सात (पिकांचे नोंद वही)

क्र.सं.	शेखर	पिकांचालीन क्षेत्र				पिकांचालीन क्षेत्र				सामग्री क्षेत्र		वर्ग (अ)	वर्ग (ब)	वर्ग (ग)
		क	ख	ग	घ	क	ख	ग	घ	वर्ग (अ)	वर्ग (ब)			

2022
2023

MA 0-20-0

दिनांक 30/11/2022

श्रीगणेशाय नमः

Purchaser's
Up Boxes

ट न न - ५
 दस्ता क्र ३६९ / २०२२
 ६३ १९६२

गांव भमुना सात (अधिकार अधिलेख पत्रक)



पु. म. (२०२१)

पुनरावक प्रमाणित	पुनरावक अर्जाक्रमांक अर्जाक्रमांक	पुनरावक पत्रकी	श्रीमंतदादाबाहेर पत्र
प. म. ५९	५	N. 4	७४२३
श्रीमंतचे धार्मिक नाव	श्रीमंतदादाबाहेर पत्र		
सातवाडी क्षेत्र	इष्टक	आर	७५०६
	०-०८-४		
एकूण	०-०८-४		
श्री. म. (सातवाडी क्षेत्र वकिलेचे)	०-०३-२		
वर्ग (अ)			
वर्ग (ब)	०-०८-६		
एकूण	०-०८-६		
आकाराचे मुली किंवा विशेष आकाराची	९-९६		२३९६

श्रीमंतदादाबाहेर पत्र
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)

गांव नमुना चारा (पिकाची नोंद घरी)

वर्ग	शेताचे क्षेत्र	पिकाचा प्रकार										एकूण	एकूण	एकूण	एकूण		
		पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार						

२०२२-२०२३
 ३०/११/२०२२

राज्याची राजधानी महाराष्ट्र राज्य

गांव भमुना सात (अधिकार अधिलेख पत्रक)

श्री. म. (सातवाडी क्षेत्र वकिलेचे)

पु. म. (२०२१)

पुनरावक प्रमाणित	पुनरावक अर्जाक्रमांक अर्जाक्रमांक	पुनरावक पत्रकी	श्रीमंतदादाबाहेर पत्र
प. म. ५९	५	N. 4	७४२३
श्रीमंतचे धार्मिक नाव	श्रीमंतदादाबाहेर पत्र		
सातवाडी क्षेत्र	इष्टक	आर	७५०६
	०-०३-५		
एकूण	०-०३-५		
श्री. म. (सातवाडी क्षेत्र वकिलेचे)	०-०३-३		
वर्ग (अ)			
वर्ग (ब)	०-०२-८		
एकूण	०-०२-८		
आकाराचे मुली किंवा विशेष आकाराची	०-०२		२३९६

श्रीमंतदादाबाहेर पत्र
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)
 श्री. म. (सातवाडी क्षेत्र वकिलेचे)

गांव नमुना चारा (पिकाची नोंद घरी)

वर्ग	शेताचे क्षेत्र	पिकाचा प्रकार										एकूण	एकूण	एकूण	एकूण		
		पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार	पिकाचा प्रकार						

२०२२-२०२३
 ३०/११/२०२२

राज्याची राजधानी महाराष्ट्र राज्य

Developer

Purchaser/s

KpBoose

ट न न - ५
 एसा क्र ८३६९ / २०२२
 ५१/१६२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

मु. नं. २५६/८

पुनर्पत्र क्रमांक	पुनर्पत्र क्रमांक/अधिकार	पुनर्पत्र क्रमांक	मोपट्टादाराचे नाव
५९	८		२९२ १३३८
मोपट्टादाराचे नाव			शुक्रलाल मिला मा. को.
गावनाची चौक क्षेत्र	इंचर	आर	३५५५
	०-०४-०		
एकूण	०-०४-०		
पो. नं. (गावनाची चौक पत्रकेने)			
बर्ष (अ)			
बर्ष (ब)			
एकूण			
अधिकारणी	०-२७		३५५६
जुडी किंवा विशेष अधिकारणी			



एसा क्र ८३६९ / २०२२
 ५१/१६२
 २०२२
 २०२३

गांव नमुना बारा (पिकाची ओळ बरी)

वर्ष	दिनांक	पिकासाठीचे क्षेत्राचे वर्गीकरण											एकूण	एकरी		
		पिकासाठीचे क्षेत्र						पिकासाठीचे क्षेत्र							एकरी	
		पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका			पिका	

२०२२
२०२३

३०/११/२०२२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

मु. नं. (२५६/८)

पुनर्पत्र क्रमांक	पुनर्पत्र क्रमांक/अधिकार	पुनर्पत्र क्रमांक	मोपट्टादाराचे नाव
५९	८	N.A	२९२ १३३९
मोपट्टादाराचे नाव			शुक्रलाल मिला मा. को.
गावनाची चौक क्षेत्र	इंचर	आर	३५८९
	०-०४-०		
एकूण	०-०४-०		
पो. नं. (गावनाची चौक पत्रकेने)			
बर्ष (अ)			
बर्ष (ब)			
एकूण			
अधिकारणी	०-२७		३५७०
जुडी किंवा विशेष अधिकारणी			

एसा क्र ८३६९ / २०२२
 ५१/१६२
 २०२२
 २०२३

गांव नमुना बारा (पिकाची ओळ बरी)

वर्ष	दिनांक	पिकासाठीचे क्षेत्राचे वर्गीकरण											एकूण	एकरी		
		पिकासाठीचे क्षेत्र						पिकासाठीचे क्षेत्र							एकरी	
		पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका	पिका				

२०२२
२०२३

३०/११/२०२२

EIRENE PART 1 1104

(Signature)

(Signature)

८ न - ५
 दस्त क्र. ६३६७ / २०२२
 ८० / १६२

गांव नमुना सात (अधिकार अधिलेख पत्रक)

नु. प्र. (२१६/१९२)

पुनर्पत्र क्रमांक	पुनर्पत्र क्रमांकाचा अर्थविवरण	पुनर्पत्र क्रमांकी	मोपलदाराचे नांव
न. प्र. ५९	१२	N.A	६३६
मोठीचे पत्ताविवरण			
लागवडी योग्य क्षेत्र			हेक्टर
			आर
एकूण			०-१०-६
पी. प्र. (लागवडी योग्य पत्रकेचे)			
वर्ग (अ)			०-००-५
वर्ग (ब)			
एकूण			०-१०-१
आकाराची मुली किंवा विशेष आकाराची			२-६४ (२१०)



गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	अंश	पिकांपासून होणाऱ्या नफ्यास										भागवडीसाठी उपलब्ध पट्टेची जमीन	एकूण	एकूण	एकूण	
		पिकांपासून होणाऱ्या नफ्यास					पिकांपासून होणाऱ्या नफ्यास									
		पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे					

मारीच ३०/११/२०१८

सहायी अधिकारी बाळकृष्ण महापात्रे

EIRENE PART 1 1104

गांव नमुना सात (अधिकार अधिलेख पत्रक)

नु. प्र. (२१६/१९२)

पुनर्पत्र क्रमांक	पुनर्पत्र क्रमांकाचा अर्थविवरण	पुनर्पत्र क्रमांकी	मोपलदाराचे नांव
न. प्र. ५९	१२	N.A	६३६
मोठीचे पत्ताविवरण			
लागवडी योग्य क्षेत्र			हेक्टर
			आर
एकूण			०-१०-६
पी. प्र. (लागवडी योग्य पत्रकेचे)			
वर्ग (अ)			
वर्ग (ब)			
एकूण			०-१०-१
आकाराची मुली किंवा विशेष आकाराची			२-६४ (२१०)

सहायी अधिकारी
 बाळकृष्ण महापात्रे
 ६३६ ६३७ ६३८
 ६३९ ६४० ६४१

गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	अंश	पिकांपासून होणाऱ्या नफ्यास										भागवडीसाठी उपलब्ध पट्टेची जमीन	एकूण	एकूण	एकूण	
		पिकांपासून होणाऱ्या नफ्यास					पिकांपासून होणाऱ्या नफ्यास									
		पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे	पिकांची नोंद घेणे					

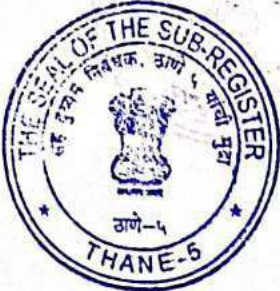
मारीच ३०/११/२०१८

सहायी अधिकारी बाळकृष्ण महापात्रे

Purchaser/s
 H.P. Borse

त न न - 4
दस्ता क्र. २३६७ / २०२२
२२/१२

गांव नमुना सात (अधिकार अधिलेख पत्रका)



मुद्रापत्र क्रमांक	मुद्रापत्र अधिकांक	मुद्रापत्र प्रकटी	भीमबदाश्याचे संव (११३६)
५४	२	११७	
दोघीचे न्यायिक संव			
सागरकी संव संव	हेक्टर	आर	११३६ मील गा. सं. (२३६८)
	०-१२-८	-	
एकूण	०-१२-८	-	
पो. नं. (सागरकी संव नसलेली)			
नं. (अ)	०-००-१		
नं. (ब)			
एकूण	०-१२-८		
सागरकी मुकी विद्या विरोध साकारकी	२-१२		

गांव नमुना बारा (पिकांची संव कठी)

नं.	शेजा	विकासातील क्षेत्राचा वर्गीकरण						आगाडी घाटी प्रचलन नसलेली जमीन	पिकांची संव
		पिठ विकासातील क्षेत्र			पिठ विकासातील क्षेत्र				
१	१	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव		
		२.आर.	२.आर.	२.आर.	२.आर.	२.आर.	२.आर.		

२०२२ / २०२३
MA 0-12-8
जमिन नमुन्यावर घरी नसताना दिली आहे.
नं. ३०१९१२०९२

गांव नमुना सात (अधिकार अधिलेख पत्रका)

मु. नं. (२१६/२)	मुद्रापत्र क्रमांक	मुद्रापत्र अधिकांक	मुद्रापत्र प्रकटी	भीमबदाश्याचे संव (११३६)
२१६	२	२	११७	
दोघीचे न्यायिक संव				
सागरकी संव संव	हेक्टर	आर	११३६ मील गा. सं. (१८७९)	
	०-१२-४	-		
एकूण	०-१२-४	-		
पो. नं. (सागरकी संव नसलेली)				
नं. (अ)	०-००-१			
नं. (ब)				
एकूण	०-१२-४			
सागरकी मुकी विद्या विरोध साकारकी	२-१२			

गांव नमुना बारा (पिकांची संव कठी)

नं.	शेजा	विकासातील क्षेत्राचा वर्गीकरण						आगाडी घाटी प्रचलन नसलेली जमीन	पिकांची संव
		पिठ विकासातील क्षेत्र			पिठ विकासातील क्षेत्र				
१	१	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव	सागरकी संव		
		२.आर.	२.आर.	२.आर.	२.आर.	२.आर.	२.आर.		

२०२२ / २०२३
N.A 0-12-4
जमिन नमुन्यावर घरी नसताना दिली आहे.
नं. ३०१९१२०९२

J - FF 5
 55091

टनन - 4
 क्र. ६३६९ / २०२२
 ६० / १६२



गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु.स. (२९७/२)
 भूपापन क्रमांकाचा अर्थविवरण
 न.स. ५२ ३
 भूपापन पत्रकी

भोगवट्यापारचे नांव
 १
 ११० १४२५
 १५१०

भूपापन क्षेत्र
 देवदर आर
 ०-३१-०
 ०-३१-०

एकूण ०-३१-०

पो. क्र. (भूपापन क्षेत्र व मालकी)
 मर् (म)
 मर् (म)
 एकूण ०-००-०
 ०-३६-०
 १४२५
 २३१०

भाषांतरणी
 कुठी किंवा विशेष भाषांतरणी १-३१ २३१०

गांव नमुना सात (पिकाची नोंद घ्या)

वर्ष	संख्या	पिकासाठीचे क्षेत्राचा वर्गीकरण						सांगवडीसाठी नमूद भूपापन व पट्टेची जागा					
		पिकासाठीचे क्षेत्र			पिकासाठीचे क्षेत्र			पिकासाठीचे क्षेत्र		पिकासाठीचे क्षेत्र		पिकासाठीचे क्षेत्र	
२०१३	२०१३												

मदत ३०/११/२०१२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु.स. (४९८/१)
 भूपापन क्रमांकाचा अर्थविवरण
 न.स. ५३ १
 भूपापन पत्रकी

भोगवट्यापारचे नांव
 १
 १११ १४२३
 १८७५

भूपापन क्षेत्र
 देवदर आर
 ०-०८-३
 ०-०८-३

एकूण ०-०८-३

पो. क्र. (भूपापन क्षेत्र व मालकी)
 मर् (म)
 मर् (म)
 एकूण ०-००-५
 ०-०८-८
 १४२३

भाषांतरणी
 कुठी किंवा विशेष भाषांतरणी ०-६६ १४२३

गांव नमुना सात (पिकाची नोंद घ्या)

वर्ष	संख्या	पिकासाठीचे क्षेत्राचा वर्गीकरण						सांगवडीसाठी नमूद भूपापन व पट्टेची जागा					
		पिकासाठीचे क्षेत्र			पिकासाठीचे क्षेत्र			पिकासाठीचे क्षेत्र		पिकासाठीचे क्षेत्र		पिकासाठीचे क्षेत्र	
२०१३	२०१३												

मदत ३०/११/२०१२

Developer

Purchaser's
 WpBorse

ट न न - ५
 दाता क्र. ९३६९ / २०२२
 ९३ / १६९

गांव नमुना सात (अधिकार अगितेख पत्रक)

नु. न. (२०९/२)	भूगणन प्रमाणिका प्रविष्टिपत्र	भूगणन पत्रकी	भोगदाताचे नांव
भूगणन प्रमाणिका	४४	२	१४३९
नु. न.	४४	२	२३२८
भोगीचे भवितिक नांव	शुक्रलान मिल प्रा. लि.		
सागवडी भोग क्षेत्र	देवदर	आर	
	०-१२-०		
एकूण	०-१२-०		
पो. नं. (सागवडी भोग पत्रांसाठी)	०-०२-०		
वर्ग (अ)			
वर्ग (ब)	०-१६-०		
एकूण	०-१६-०		
आकारणी सुटी किंवा विशेष आकारणी			



गांव नमुना चारा (पिकांची नोंद घेई)

वर्ग	संगम	पिकांसाठी क्षेत्राचा वर्गीकरण										सागवडीसाठी उपलब्ध पत्रासाठी पत्रकी	सागवडीसाठी क्षेत्राचे नं.		
		पिकांसाठी क्षेत्राचा वर्गीकरण					पिकांसाठी क्षेत्राचा वर्गीकरण								
		१	२	३	४	५	६	७	८	९	१०	११	१२		
		दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.		

२०२३
२०२३

तारीख ३०/११/२०२२

तालुकी नमुना कार्यालय
सालुवा जिल्हा

गांव नमुना सात (अधिकार अगितेख पत्रक)

नु. न. (२०९/६)	भूगणन प्रमाणिका प्रविष्टिपत्र	भूगणन पत्रकी	भोगदाताचे नांव
भूगणन प्रमाणिका	४४	४	२३४
नु. न.	४४	४	२८०९
भोगीचे भवितिक नांव	शुक्रलान मिल प्रा. लि.		
सागवडी भोग क्षेत्र	देवदर	आर	
	०-०२-०		
एकूण	०-०२-०		
पो. नं. (सागवडी भोग पत्रांसाठी)	०-०१-५		
वर्ग (अ)			
वर्ग (ब)	०-०२-५		
एकूण	०-०२-५		
आकारणी सुटी किंवा विशेष आकारणी			

पो. नं. (सागवडी भोग पत्रांसाठी)

वर्ग (अ)

वर्ग (ब)

एकूण

२८०९

२३४

००१

००५

००५

२३१०

गांव नमुना चारा (पिकांची नोंद घेई)

वर्ग	संगम	पिकांसाठी क्षेत्राचा वर्गीकरण										सागवडीसाठी उपलब्ध पत्रासाठी पत्रकी	सागवडीसाठी क्षेत्राचे नं.	
		पिकांसाठी क्षेत्राचा वर्गीकरण					पिकांसाठी क्षेत्राचा वर्गीकरण							
		१	२	३	४	५	६	७	८	९	१०	११	१२	
		दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	दे.आर.	

२०२३
२०२३

तारीख ३०/११/२०२२

तालुकी नमुना कार्यालय
सालुवा जिल्हा

Purchaser/s
 HpBoose

ट न न - 4
 दल क्र. ६३६९ / २०२२
 ६४ / ९५



गांव भमुना सात (अधिकार अभिलेख पत्रक)

भूमापन क्रमांक	भूमापन अर्थीकारा अभिधान	भूमापन पत्रकी	भीमदादारादे गांव	कामचे गांव
न. न. ५४	५४	N.A		
गावठी भूमिगत गांव				
लागवडी पोलिस क्षेत्र	हेक्टर	आर		
	०-२०-८			
	०-२०-८			
पो. ख. (लागवडी चौगभ वसतीले)				
वर्ग (अ)	०-०२-५			
वर्ग (ब)				
पाटण	०-२३-३			
आकारवडी	२-३८			
मुकी किंवा विरोध आकारवडी				

शुभमलंग मिला मा. ६७
 ५४६२
 ६५६
 ६५६

गांव नमुना बारा (पिकाची चौक बळी)

वर्ग	विवरण	विभागातील क्षेत्राचे वर्णन													
		मिळ विभागातील क्षेत्र						निर्मिळ विभागातील क्षेत्र						लागवडीपारो उपपत्रक व घडोली जागी	
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

२०२२
 २०२३

NA 0-20-8

अपवाद व अडथळ्यांसाठी नमूद झालेले आहे.
 मधील ३०/११/२०२१

गांव भमुना सात (अधिकार अभिलेख पत्रक)

भूमापन क्रमांक	भूमापन अर्थीकारा अभिधान	भूमापन पत्रकी	भीमदादारादे गांव	कामचे गांव
न. न. ५४	५४	N.A		
गावठी भूमिगत गांव				
लागवडी पोलिस क्षेत्र	हेक्टर	आर		
	०-०९-६			
	०-०९-६			
पो. ख. (लागवडी चौगभ वसतीले)				
वर्ग (अ)				
वर्ग (ब)				
पाटण				
आकारवडी	०-२६			
मुकी किंवा विरोध आकारवडी				

शुभमलंग मिला मा. ६७
 ६५६
 ६५६
 ६५६

गांव नमुना बारा (पिकाची चौक बळी)

वर्ग	विवरण	विभागातील क्षेत्राचे वर्णन													
		मिळ विभागातील क्षेत्र						निर्मिळ विभागातील क्षेत्र						लागवडीपारो उपपत्रक व घडोली जागी	
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

२०२२
 २०२३

NA 0-09-6

अपवाद व अडथळ्यांसाठी नमूद झालेले आहे.
 मधील ३०/११/२०२१

Purchaser's
 H.P. BOOSE

ट न न - ५
दस्त क्र. २३६९ / २०२२
२५/१२/२२

गांव भमुना सात (अधिकार अधिलेख पत्रक)

क्र. स. (२०२१/५३)

भूमापन क्रमांक	भूमापन त्रुटीकारणा उपविभाग	भूमापन पत्रकी	संगवतदारचे नांव
५४	५३	N.A	

श्री. च. (तामबडी चौग नमालेते)

सांगवती चौग क्षेत्र	हेक्टर	आर
एकूण	०-०२-०	
चर्च (अ)		
चर्च (ब)		
एकूण	०-०२-०	

आकाराची कुडी किंवा विशेष आकाराची

०-४'६" (२३७०)

श्री. च. (तामबडी चौग नमालेते)

२३७०

२३७०

२३७०

THE SEAL OF THE SUB-REGISTERAR
गांव भमुना तालुका, ठाणे जिल्हा
THANE

गांव भमुना बारा (पिकांची नांव वही)

वर्ष	संगवत	पिकांचा कोड क्षेत्रात उपविभाग												सांगवतीवरील उपपत्रक नमालेले क्रमांक	एकूण		
		निर्मिळ पिकांचा कोड क्षेत्र				सह्यद्रि पिकांचा कोड क्षेत्र				निर्मिळ पिकांचा कोड क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
		३.आर.	३.आर.			३.आर.	३.आर.										N.A ०-०२-०

२०२२
२०२३

महाराष्ट्र अधिष्ठापन खाती, नवकराव दिवाडी अर्धे.

तारीख ३०/११/२०२२

दस्तावेज क्रमांक २३६९/२०२२

गांव भमुना सात (अधिकार अधिलेख पत्रक)

क्र. स. (२०२१/५३)

भूमापन क्रमांक	भूमापन त्रुटीकारणा उपविभाग	भूमापन पत्रकी	संगवतदारचे नांव
५४	५३		

श्री. च. (तामबडी चौग नमालेते)

सांगवती चौग क्षेत्र	हेक्टर	आर
एकूण	०-०४-०	
चर्च (अ)		
चर्च (ब)		
एकूण	०-०४-०	

आकाराची कुडी किंवा विशेष आकाराची

०-४'६" (२३७०)

श्री. च. (तामबडी चौग नमालेते)

२३७०

२३७०

२३७०

THE SEAL OF THE SUB-REGISTERAR
गांव भमुना तालुका, ठाणे जिल्हा
THANE

गांव भमुना बारा (पिकांची नांव वही)

वर्ष	संगवत	पिकांचा कोड क्षेत्रात उपविभाग												सांगवतीवरील उपपत्रक नमालेले क्रमांक	एकूण		
		निर्मिळ पिकांचा कोड क्षेत्र				सह्यद्रि पिकांचा कोड क्षेत्र				निर्मिळ पिकांचा कोड क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
		३.आर.	३.आर.			३.आर.	३.आर.										N.A ०-०४-०

२०२२
२०२३

महाराष्ट्र अधिष्ठापन खाती, नवकराव दिवाडी अर्धे.

तारीख ३०/११/२०२२

दस्तावेज क्रमांक २३६९/२०२२

EIRENE PART 1 1104

KpBoose
Purchaser/s
KpBoose

टन न - 4
 दस्त क्र २३६९ / २०२२
 २६/११

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव डोसाकी
 गावना ४११



क्र. नं. (२२०/२)

भूदायक क्रमांक	भूदायक प्रमाणिका का दर्जा	भूदायक पत्रकी	योगदायक नंबर	मुकाबले नंबर
न. नं. ५५	२	N.A	२२०	
गांव के न्यायिक नंबर			शुक्रजलन गिला प्रा. लि.	
सागवडी योग्य क्षेत्र	हेक्टर	आर	७५०५	
	०-२२-५			
एकड़	०-२२-५			
पो. नं. (सागवडी योग्य नमालेले)				
बर्ष (अ)				
बर्ष (क)				
आकारणी	४-६२		१३७०	
मुकी कितना निर्देश आकारणी				

पिना आणि भूदायक विषये

इतर अधिकार
 ७४५५ ७४५६ ७४५७
 ७४५८ ७४५९

गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	दिनांक	पिकाखालील क्षेत्राचा वर्गीकरण										सागवडीसाठी उपलब्ध नमालेले जमीन	एकड़	अंश		
		पिकाखालील क्षेत्र					निर्माण पिकाखालील क्षेत्र									
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	

अपवाद नोंद घेऊन घरी नमालेले दिने आहे.

मती ३०/११/२०१२

२०१२
२०१३

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव डोसाकी
 गावना ४११

क्र. नं. (२२१/२)

भूदायक क्रमांक	भूदायक प्रमाणिका का दर्जा	भूदायक पत्रकी	योगदायक नंबर	मुकाबले नंबर
न. नं. ५६	२	N.A		
गांव के न्यायिक नंबर			शुक्रजलन गिला प्रा. लि.	
सागवडी योग्य क्षेत्र	हेक्टर	आर	१२६५	
	०-१२-०			
एकड़	०-१२-०			
पो. नं. (सागवडी योग्य नमालेले)				
बर्ष (अ)				
बर्ष (क)				
आकारणी	०-४३			
मुकी कितना निर्देश आकारणी				

पिना आणि भूदायक विषये

इतर अधिकार
 ७४५५ ७४५६
 ७४५७ ७४५८

गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	दिनांक	पिकाखालील क्षेत्राचा वर्गीकरण										सागवडीसाठी उपलब्ध नमालेले जमीन	एकड़	अंश		
		पिकाखालील क्षेत्र					निर्माण पिकाखालील क्षेत्र									
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	

अपवाद नोंद घेऊन घरी नमालेले दिने आहे.

मती ३०/११/२०१२

२०१२
२०१३

ट न न - ५
 वस्ता क्र. २३६१ / २०२२
 २०/१९२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. स. (२२०/१३७)

भूमापन क्रमांक	भूमापन स्वामिनाचा अर्जाक्रमांक	भूमापन पत्रकी	भोगदाराचे नाव
५५	१७७		(२०२) (२५२)
भोतीचे स्थानिक नांव			शुक्रवती गिरी म. अ.
सागवडी चोरप क्षेत्र			(१४१०)
	हेक्टर	आर	
	०-०७-३		
एकूण	०-०७-३		
पो. ख. (सागवडी चोरप नसलेले)	०-००-८		
वर्ग (अ)			(२५२)
वर्ग (ब)			(१३१०)
एकूण	०-०८-१		
आकारणी	१-२२		
जुडी किंवा विशेष आकारणी			

THE SEAL OF THE SUB-REGISTER
 THE SUB-REGISTER
 २३/११/२०२२

गांव नमुना बारा (शिकीची नोंद वही)

वर्ग	वर्ग	विकासातील क्षेत्राचा वर्गीकरण										सागवडी चोरप नसलेली जमीन	एकूण क्षेत्र	एकूण क्षेत्र	एकूण क्षेत्र		
		शिकीची नोंद वही					निर्णय विकासातील क्षेत्र										
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.

अधिकाऱ्याचे हस्ताक्षर वहीत नोंद घ्यावी.

तलाठी व अधिकारी
 सहायक नि. अ. अ.

२०२२
 २०१३

मारीख ३०/११/२०२२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव बोकळी
 मदन ठाणे

नु. स. (२३०/१७)

भूमापन क्रमांक	भूमापन स्वामिनाचा अर्जाक्रमांक	भूमापन पत्रकी	भोगदाराचे नाव
५५	१७		(२५२)
भोतीचे स्थानिक नांव			शुक्रवती गिरी म. अ.
सागवडी चोरप क्षेत्र			(१४८७)
	हेक्टर	आर	
	०-०९-७		
एकूण	०-०९-०		
पो. ख. (सागवडी चोरप नसलेले)	०-००-८		
वर्ग (अ)			(२१०)
वर्ग (ब)			(२१०)
एकूण	०-०९-८		
आकारणी	१-०९		
जुडी किंवा विशेष आकारणी			

गांव नमुना बारा (शिकीची नोंद वही)

वर्ग	वर्ग	विकासातील क्षेत्राचा वर्गीकरण										सागवडी चोरप नसलेली जमीन	एकूण क्षेत्र	एकूण क्षेत्र	एकूण क्षेत्र		
		शिकीची नोंद वही					निर्णय विकासातील क्षेत्र										
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.

अधिकाऱ्याचे हस्ताक्षर वहीत नोंद घ्यावी.

तलाठी व अधिकारी
 सहायक नि. अ. अ.

२०२२
 २०१३

मारीख ३०/११/२०२२

Purchaser's
 H.P. Borse

EIRENE PART 1 1104

त न न - 4
 दस्त क्र. २३६९ / २०२२
 २६/१२/२२



गांव भुमुना सात (अधिकार अधिलेख पत्रक)

न. च. (२२८/४७)

पुस्तक क्रमांक	पुस्तक क्रमांक/अधिकार	पुस्तक क्रमांक	भोगदातारचे नांव	कृषाचे नांव
५४	५३		शुपुजन मिव म. वी.	
गावठी योग्य क्षेत्र			इ.स. ०-०२-०	
एक			०-०२-०	
पो. क्र. (गावठी योग्य पत्रालेखी)			०-०२-५	
अधिकारी			०-०२-५	

शुपुजन मिव म. वी.
 (२८०६)

इतर अधिकार
 (२१६) (२१०)

गांव भुमुना बारा (पिकाची नोंद वही)

वर्ष	पिकासाठी देण्यात येणारे क्षेत्र						पिकासाठी देण्यात येणारे क्षेत्र						पिकाची नोंद	पिकाची नोंद
	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद		
२०२२ २०२३														

असावत पाठवून घ्यावी असे.

दिनांक ३०/११/२०२२

गांव भुमुना सात (अधिकार अधिलेख पत्रक)

न. च. (२२८/४७)

पुस्तक क्रमांक	पुस्तक क्रमांक/अधिकार	पुस्तक क्रमांक	भोगदातारचे नांव	कृषाचे नांव
५४	५६	N.A	शुपुजन मिव म. वी.	
गावठी योग्य क्षेत्र			इ.स. ०-०२-०	
एक			०-०२-०	
पो. क्र. (गावठी योग्य पत्रालेखी)				
अधिकारी			०-२२	

शुपुजन मिव म. वी.
 (२९९६)

इतर अधिकार
 (४४०) (४४२६) (४४३)
 (२१५) (२१०)

गांव भुमुना बारा (पिकाची नोंद वही)

वर्ष	पिकासाठी देण्यात येणारे क्षेत्र						पिकासाठी देण्यात येणारे क्षेत्र						पिकाची नोंद	पिकाची नोंद
	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद			
२०२२/२०२३														

असावत पाठवून घ्यावी असे.

दिनांक ३०/११/२०२२

Purchaser's
 HpBoose

N - F F 5
११०९

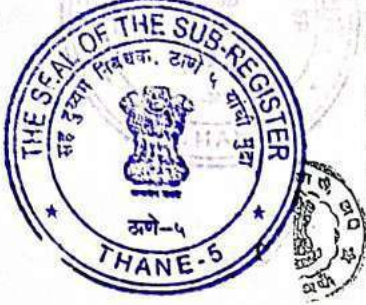
ट न न - ५
दस्ता क्र २३६९ / २०२२
१०४ H.S.

क्र. महानगर/२३/२१/परवानगी/महाअ-२१/१२

महानगरपालिकेच्या दिनांक २३/२/२००७ चे पुढारित मंजूर अनुशासनात्मक नियमावली परवानगी याबाबतची आहे.

आणि ज्या अर्थ दि. १८/१/२००६ रोजी दैनिक 'कोकण मकळ' या वृत्तपत्रात जाहीर केलेला आर.त्यावर विहित पुढील कोणतीही हरकत/तक्रार या कायद्याबाबत प्राप्त झालेली नाही.

त्या अर्शी आता महाराष्ट्र जागीन महामूल अधिनियम १९६६ चे कलम २२ अन्वये निवडणुकीसाठी ठाणे नगरपालिका निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त निवडणुकीसाठी घाटगे म. धूप नुलन गिरी, ढोकाळी, ता. जि. ठाणे येथे ठाणे तालुक्यातील माऊन बाकाळी येथील सोबतच्या प्रपत्र अ. ५६५ नमूद केलेल्या स. न. च. क्षेत्रांसाठी ठाणे महानगरपालिकेच्या पुढारित मंजूर नकाशाप्रमाणे क्षेत्र १,०५,५८६-०० चौ.मी. क्षेत्रातील प्लॉट अ. च. ३६१०-८३२ चौ.मी. क्षेत्र वगळून प्लॉट अ. च. २१,७८४-०२० चौ.मी. क्षेत्रात व प्लॉट अ. च. १९,९८०-८३२ चौ.मी. क्षेत्रात असे एकूण ४१,७६४-५५ चौ.मी. क्षेत्रात रजिस्ट्रार या विभाग, शेतीची प्रयोजनार्थ वापर करण्या याबत पुढील शर्तीवर पुढारित परवानगी देणेत येत असून उक्त महानगरपालिकेकडील मंजूर दाखला नकाशाप्रमाणे खालील क्षेत्रावर ताब्यात्मक अनुज्ञेय नाही.



१.	डी.पी.रोड	७५०३-५२६ चौ.मी.
२.	ताब्यात नवलेले क्षेत्र	३६९४-४१२ चौ.मी.
३.	प्लॉट बी मधील स्विमिंग पूल व हार्डनचे आरक्षण	२६३२५-०० चौ.मी.
४.	प्लॉट ए चे ऑमनिटी क्षेत्र	१९००-०४३ चौ.मी.
५.	प्लॉट बी चे ऑमनिटी क्षेत्र	२६००-९०१ चौ.मी.
६.	प्लॉट सी चे ऑमनिटी क्षेत्र	२२१८-७६३ चौ.मी.
७.	५% आर.जी. एरिया आय टु आर मधील (प्लॉट बी)	१६०२-८८९ चौ.मी.
८.	५% आर.जी. एरिया आय टु आर मधील (प्लॉट सी)	१३६८-२३७ चौ.मी.
९.	रिक्रिेशन ग्राउंड (प्लॉट बी)	४५७१-०८३ चौ.मी.
१०.	रिक्रिेशन ग्राउंड (प्लॉट सी)	३८९९-२७५ चौ.मी.
११.	सेकंड वेल्ड केमिकल झोन (प्लॉट बी)	४११८-७८९ चौ.मी.
१२.	सेकंड वेल्ड केमिकल झोन (प्लॉट सी)	२११६-५०० चौ.मी.

एकूण वजाती ६०,२१०-६१८ चौ.मी.

अटी व शर्ती :-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन देवून देण्यात आलेली आहे.
२. ठाणे महानगरपालिकेच्या दिनांक २३/२/२००७ चे परवानगीतील १ ते १० अटी व शर्ती अनुशासनाधीनर रक्षणकारक राहतील.

Developer

Page 102 of 122

Purchaser/s

H.P. Borse

ट न न - ५
 दस्त क्र. १३६५ / २०२२
 १०१/१६२

ANNEXURE 'D'



ब. महसूल/क-१/दे-७/एनएपी
 जिल्हाधिकारी कार्यालय आणि
 दिनांक ११.०३.२००८

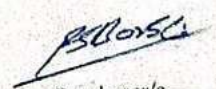
- मजले :-
- १) मी भूख बुलन गिल्लो डायरेक्टर श्री एस.एस.रुनवाल, रा. पाळकुरा, ता. च. वि. जिल्हा बुलन गिल्ला, महाराष्ट्र शासकीय सेवा, पुणे येथील ठाणे-५ या ठाणे-५ मधील भागात विकासासाठी अर्जासह २०/१२/२००१ रोजीता आर्ज
 - २) तहसिलदार ठाणे यांचे कार्यालय चौकशी आल्यास क. जमीनमाली/२/१०१/२००१ दि. २०/०९/२००४
 - ३) ठाणे महानगरपालिका ठाणे यांचे कार्यालय विकासासाठी पत्रव्यवहार क. मी पं. नं. २३२/२००७
 - ४) अपर जिल्हाधिकारी व सहाय प्राधिकारी ठाणे नागरी संकुल ठाणे यांचे कार्यालय राधाल
 - १) क. मुपलती/टोए/टे. नं. १/वाळकुरा/एसआर-२०१ दि. १२/९/२००५
 - २) क. मुपलती/टोए/टे. नं. १/वाळकुरा/एसआर-२०१ दि. २२/१०/२००२
 - ३) क. मुपलती/टोए/टे. नं. १/वाळकुरा/एसआर-२०१ दि. १३/१२/२००३
 - ४) क. मुपलती/टोए/टे. नं. १/वाळकुरा/एसआर-२०१ दि. १७/११/२००५
 - ५) क. मुपलती/टोए/टोए/टोए/टोए/एसआर-२०/एसआर-१६११ दि. १०/१२/२००६
 - ६) क. मुपलती/टोए/टोए/टोए/टोए/एसआर-१६११ दि. २५/१२/२००६
 - ५) इकाईल कार्यालयाचे विनश्र्ती आदेश क्र. महसूल/क-१/दे-७/एनएपी/एसआर-२४१/२३ दिनांक ५/३/१९९३
 - ६) दि. १८/९/२००६ रोजीच्या दैनिक 'कांठण सभल' मधील जाहीरनामा
 - ७) कल अधिष्ठात्री, नगर विकास विभाग यांचे कार्यालय पत्र क्र. टोए/एस/३२०४/१६६२/प्र.क्र. २६३/२००४/नशि/१२ दिनांक ऑगस्ट २००४
 - ८) कामगार आपुवत, मुपई यांचे कार्यालय पत्र क्र. काआ/ नाहण/ प्र.क्र. ७३/२००५/ कार्यालय २३ दि. ३/१/०६



संघारित आदेश :-
 ज्या अर्था, श्री. एस.एस.रुनवाल, डायरेक्टर मी भूख बुलन गिल्ला, महाराष्ट्र ता. च. वि. जिल्हा बुलन गिल्ला, महाराष्ट्र शासकीय सेवा, पुणे येथील ठाणे-५ या ठाणे-५ मधील भागात विकासासाठी अर्जासह २०/१२/२००१ रोजीता आर्ज
 इकाईल कार्यालयाचे दिनांक ५/३/१९९३ चे आदेशातील प्रकर अ. १.२.३ मध्ये नमुद केलेल्या स.नं. च्या कार्यालयाने जमिनीचे क्षेत्र १.०५,५८६ ०० चौ.मी. क्षेत्राची महानगरपालिकेच्या सुधारित नमुद नकाशाप्रमाणे रविचाल या विंगर शेतकी प्रयोजनासह साधार यदुघाटी परवानगी मिळवून घ्याव अर्ज केलेला आहे.

आणि ज्या अर्था उपाध्यातातील अनु.क्र. ५ च्या विनश्र्ती आदेशाचे कंपनीचे नांव शिवाय कार्यालयाचे विनश्र्ती परवानगी देण्यात आलेली आहे. आता कंपनीने त्याच स.नं. ची

Developer


 Purchaser/s
 HpBoase

1 - 1 F 5

त न न - ५
दस्ता क्र. ए३ ए४ / २०२२
१०२ / १९६२



- 7. That the above conditions will also be binding on the transferees, if any.
- 8. That revised order U/s 8(4) has been obtained as per the revised building plans approved by Thane Municipal Corporation before obtaining plan certificate.

This permission is granted subject to the provisions & obligations of the Urban Land (Ceiling & Regulation) Act 1976 so far as they are applicable. This permission will stand cancelled, if there is breach of any condition and the provisions of chapter III of the UECR Act 1976 shall be made applicable to this land.



(B.J. Patil)
Dist. Collector & Competent Authority,
Urban Agglomeration & K.M.S.,
Municipal area of Brohan Mumbai.

To,

- 1. M/s. Dhruva Woollen Mills Pvt
Rupwel Chambers 1st road, Chembur, Mumbai
- 2. The Commissioner,
Thane Municipal Corporation, Thane.



[Signature]
Purchaser/s
[Signature]

ट न न - ५
दस्ता क्र. २३६१ / २०२२
१०९ / १६२

ANNEXURE - C



No. ULC/TA/Sec. 22/SR-83
Office of the Addl. Collector
& Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd Floor,
Thane - 400 604.
Date: 17/10/22



- READ:- 1. This office Letter of Intent No. ULC/TA/Sec. 22/SR-83
Dt. 13/06/2003
2. Application of M/s. Dhruve Woollen Mills Pvt. Limited,
dt. 05/01/2006.

ORDER

WHERE AS, this office has approved scheme of redevelopment for 1223.00 Sq.Mtrs. was submitted on behalf of land holder M/s. Dhruve Woollen Mills Pvt. Limited. A letter of intent is issued on 13/06/2003. Thereafter the revised order U/s 45 of Urban Land (Ceiling & Regulation) Act 1976 was issued on dated 17/11/2005 and as per the said order the area under the existing structure 7223.10 Sq.Mtrs and Land Apparent 1801.00 Sq.Mtrs and as per the area mentioned in said order the said letter of intent is treated to be valid by this order & in exercise of power vested in me under section 22 of the Urban Land (Ceiling & Regulation) Act 1976. I, the undersigned hereby pleased to grant permission to retain the recent land in excess of ceiling limit for the purpose of redevelopment of the land bearing S.No. 21/0733, 4, 6, 7, 21/1233, 5, 10, 14, 21/6372, 4 to 11 Village-Balkum Tal. & Dist. Thane admeasuring area 9024.10 Sq.Mtrs (Plinth Area 7223.10 mtrs. & Land Apparent 1801.00) in the name of M/s. Dhruve Woollen Mills Pvt. Limited Subject to following terms & conditions.

1. That the permission is granted as applicant's risk regarding disputes if any as to the title of land, area & user thereof.
2. The redevelopment of land shall be for user permissible as per the Development Control Rules in force.
3. Plinth area of re-tenement shall not exceed 120.00 Sq. Mtrs.
4. Not more than one dwelling unit shall be allotted to one person / family.
5. That the existing tenents if any in the demolished structures shall be accommodated in the redevelopment scheme by providing alternate accommodation.
6. The dwelling units purchased/allotted in the scheme shall not be sold, transferred for a period of 2 years from the date of original transaction which will have to be registered with the sub registrar within a period specified in the Indian Registration Act. 1958.

EIRENE PART I 1104

Developer

Page 99 of 122

Purchaser/s

KpBoase

ट न न - ५
दस्त क्र २३६९ / २०२२
१०० / १६८



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव डोकाकी
सातुका ठाणे

नु. न. (२११/५)

भूमापन प्रयोगक	भूमापन प्रयोगकाया अर्थविधान	भूमापन पत्रकी
प. क्र. ५६	५	N.A.
गोपनीये प्रमाणिका गांव		
सातुकाची योग्य क्षेत्र		
	देवद	अगर
	०-०२-०	
पट्टा	०-०२-०	
घो. क्र. (सामगरी योग्य पत्रकेने)		
घर्न (अ)		
घर्न (ब)		
पट्टा		
आकारणी	०-०८	(२३१०)
मुठी विद्या विरोध आकारणी		

सातुकाचे नांव
सुरभजन मिल प्रा. लि.
(SKELO)

इतर अधिकार
२१६ २१७ २१८ २१९ २२०

विषय अर्थी भूमापन विरोध

गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	दिनांक	पिकांचावलीय क्षेत्राचा वर्णविल										सातुकाची जाती	उपलब्ध व मरलेली जमीन
		पिकांचावलीय क्षेत्र					पिकांचावलीय क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

२०२२
२०२३

N.A 0-02-0

अपमान पत्रकून घरी पत्रकून दिवाी आहे.
तारीख ३०/११/२०२२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव डोकाकी
सातुका ठाणे

नु. न. (२११/५)

भूमापन प्रयोगक	भूमापन प्रयोगकाया अर्थविधान	भूमापन पत्रकी
प. क्र. ५६	५	N.A.
गोपनीये प्रमाणिका गांव		
सातुकाची योग्य क्षेत्र		
	देवद	अगर
	०-०२-०	
पट्टा	०-०२-०	
घो. क्र. (सामगरी योग्य पत्रकेने)		
घर्न (अ)		
घर्न (ब)		
पट्टा		
आकारणी	०-०८	(२३१०)
मुठी विद्या विरोध आकारणी		

सातुकाचे नांव
सुरभजन मिल प्रा. लि.
(२०४३)

इतर अधिकार
२१६ २१७ २१८ २१९ २२०

विषय अर्थी भूमापन विरोध

गांव नमुना बारा (पिकांची नोंद घेणे)

वर्ष	दिनांक	पिकांचावलीय क्षेत्राचा वर्णविल										सातुकाची जाती	उपलब्ध व मरलेली जमीन
		पिकांचावलीय क्षेत्र					पिकांचावलीय क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

२०२२
२०२३

N.A 0-02-0

अपमान पत्रकून घरी पत्रकून दिवाी आहे.
तारीख ३०/११/२०२२

Purchaser/s

hpBorse

ट न न - ५
 दस्त क्र. २३६९ / २०२२
 २२/१२/२०२२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. न. (२२१/३)

भूमापन क्रमांक	भूमापन कार्यकारण अर्पितभाग	भूमापन पत्रकी
न. न.	५५ ३	N/A
भोगवदार्याचे नांव		
श्रीमंत मंगलचंद शिंदे		
सातवाडी चौथे क्षेत्र	वेक्टर	आर
	०-०२-०१	
एकूण	०-०२-००	
पो. ख. (सातवाडी चौथे वारामेले)		
वर्ग (अ)	०-०१-००	
वर्ग (ब)		
एकूण	०-०१-००	
आकाराची नुकी किंवा विशेष आकाराची	०-०२	(२३) ४



गांव नमुना बारा (पिकांची नोंद घेई)

वर्ग	इलाका	पिकाधारणीय क्षेत्राचा सविस्तर										एकूण	एकूण	एकूण		
		पिच पिकाधारणीय क्षेत्र					निच पिकाधारणीय क्षेत्र								सातवाडीसाठी उपलब्ध नसलेली जागा	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
		३.आर.	३.आर.			३.आर.	३.आर.			३.आर.	३.आर.					
अंदाज बरतवूक घरी पळवून घेई असे.																

२०१३
२०१३

मारीख ३०/११/२०२२

राज्याची सीमा वाळकूम घालण्यात येईल



गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. न. (२२१/४)

भूमापन क्रमांक	भूमापन कार्यकारण अर्पितभाग	भूमापन पत्रकी
न. न.	५५ ४	N/A
भोगवदार्याचे नांव		
श्रीमंत मंगलचंद शिंदे		
सातवाडी चौथे क्षेत्र	वेक्टर	आर
	०-०५-०	
एकूण	०-०५-०	
पो. ख. (सातवाडी चौथे वारामेले)		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकाराची नुकी किंवा विशेष आकाराची	०-२६	

गांव होशाकी
 मारीख ३०/११/२०२२

श्रीमंत मंगलचंद शिंदे
 (४४६६)

इतर अधिकार
 (४३४) (३१०)

गांव नमुना बारा (पिकांची नोंद घेई)

वर्ग	इलाका	पिकाधारणीय क्षेत्राचा सविस्तर										एकूण	एकूण	एकूण		
		पिच पिकाधारणीय क्षेत्र					निच पिकाधारणीय क्षेत्र								सातवाडीसाठी उपलब्ध नसलेली जागा	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
		३.आर.	३.आर.			३.आर.	३.आर.			३.आर.	३.आर.					
अंदाज बरतवूक घरी पळवून घेई असे.																

२०१२
२०१३

मारीख ३०/११/२०२२

राज्याची सीमा वाळकूम घालण्यात येईल

dpBorse
dpBorse

अनु.क्र.	सर्वे नंबर/हिस्सा नंबर	क्षेत्र चौ.मी.
२८.	४६/१७ए	
२९.	४७/२	५००.००
३०.	४७/३	१००.००
३१.	४७/४	८८०.००
३२.	४७/५	१००.००
३३.	४७/७	४८०.००
३४.	४९/३	१११०.००
३५.	४९/४	१३७०.००
३६.	४९/५	३८०.००
३७.	४९/६	१६७०.००
३८.	४९/९	१३०.००
३९.	५०/१	९६०.००
४०.	५०/२	३०००.००
४१.	५१/२बी	२९००.००
४२.	५१/३	२५६०.००
४३.	५१/४	१०४०.००
४४.	५१/५	६८०.००
४५.	५१/६ ए	८६०.००
४६.	५१/६बी	२८०.००
४७.	५१/७	३००.००
४८.	५१/८	२३००.००
४९.	५१/९	४००.००
५०.	५१/१०	४००.००
५१.	५१/११	११९०.००
५२.	५१/१२	८६०.००
५३.	५१/१३	१०९०.००
५४.	५१/१४	१३४०.००
५५.	५१/१५	६१०.००
		६६०.००



ट न न - ५
 दस्त क्र. ९३६९/२०२२
 १०७ / १६२



Developer

B Borse
 Purchaser's
B Borse

THANE
REGISTRATION OFFICE



प्रपत्र-२२-७

कळगेदार सदरी मे. भूय उलन विल्स प्रा. लि. यांच्याकडील ७/२२ इ. मालकी
सीजे - शेवाळी

अनु. क्र.	सर्वे नंबर/हिस्सा नंबर	दोन चौ. मी.
१	४३/३/१	५२०.००
२	४३/३/३	१५.००
३	४३/४ए/१/१	१.३०.००
४	४३/४सी/१	२५.००
५.	४३/१ए/३	२०.००
६.	४३/२	१३५०.००
७.	४५/१बी/२	६०.००
८.	४५/२बी	१९९०.००
९.	४५/३	२६१०.००
१०.	४५/४बी	४४०.००
११.	४५/५	८५.००
१२.	४५/६	४५०.००
१३.	४५/७	१८००.००
१४.	४५/८	७००.००
१५.	४६/३ए/१	१५०.००
१६.	४६/५बी	१५००.००
१७.	४६/६	६००.००
१८.	४६/७	१०००.००
१९.	४६/८	३००.००
२०.	४६/९	१००.००
२१.	४६/१०	२५००.००
२२.	४६/११	५००.००
२३.	४६/१२	५००.००
२४.	४६/१३	३००.००
२५.	४६/१४	५००.००
२६.	४६/१५	१५००.००
२७.	४६/१६	४००.००



ट न न - ५
दस्ता क्र. E3E9/२०२२
१०६/१६२



Developer

Page 104 of 122

Purchaser/s

KpBoose
KpBoose

दस्ता क्र. ९३९९ / २०२२
१०५ / १९२



३. अपर जिल्हाधिकारी व सहाय प्रसिध्दारी यांचे मार्फत रक्कम रु. २० लाखील पोन्जा आर्देस दिनांक १२/११/२००९ न. १११/२००९ च्या आदेशात नमुन कॅलेग्राफी टाईपिंग घडवण्या संबंधित धारदार घडनकारक रतील त्याचप्रमाणे ज्या सदरिका अंतर्गत आर्देस, स्वयं ताका शांतता देणे एवढ्याची धारदार घडनकारक रतील

४. इकडील कार्यालयाचे विनयशील आदेश क्र. ११२/२०११/१०१०३२२ दिनांक ५/३/१९९३ चे आदेशातील मुल अटी व शर्ती अनुकारावर घडनकारक रतील

५. जागेच्या मालकी हक्काबाबत अगर त्यात का. धा. कायद्याअंतर्गत भविष्यात काही प्रश्न निर्माण झालेस याची सदाची जबाबदारी कंपनीवर राईल.

६. सदर जागेची अती तातडीची गोजणी जी रक्कम रु. १,६०,५००/- (अक्षरी रु एक लाख साठ हजार पाचशे मात्र) चलन क्र. ३६८/०७ दिनांक ३०/७/२००७ अन्वये शांत जमा केले आहे.

६अ. महानगरपालिकेच्या नावावर असलेल्या स.नं. ६ क्षेत्रावर कोणत्याही प्रकारचे बांधकाम करता येणार नाही.

६अ. अनुकाराही यांनी शिगरशेतकी आकारणीच्या पावपट रक्कम रु ३,१०,७२९/- (अक्षरी रु तीन लाख दहा हजार सातशे एकांशतिस मात्र) रुपतरीन कर (कन्व्हर्शन टॅक्स) म्हणून तडसिलदार ठाणे याचे कडील पावती क्र. ०२४८९९ दि. ३१/७/०७ अन्वये सरकार जमा केले आहे.

७. जागेच्या भुनपादनाबाबत भविष्यात काही प्रश्न निर्माण झालेस अगर जमिन संपदन केले गेल्यास सदर क्षेत्राची जमिन देणे हे कंपनीवर घडनकारक राईल याबाबत कंपनीन कोणत्याही न्यायालयात दावा दाखल करता येणार नाही.

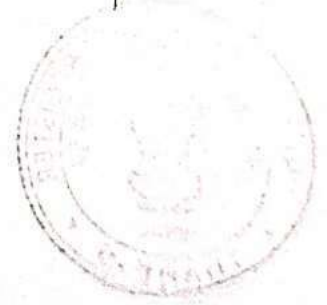
सही-
(एस.एस. बोडे)
जिल्हाधिकारी ठाणे

प्रति,
श्री: एस एस रुणवाल, डायरेक्टर, मं. धुप बुलन जिला थ्रु लि.
रा. डोंकाडी, ता. जि. ठाणे

निर्मित केले
१०/११/२०२२



Handwritten notes and stamps in a rectangular box, including the date 10/11/2022.



टनन - ५
दस्ता क्र. २३६९ / २०२२
१०८ / १६८

(१०३)



OFFICE THANE

अनु. क्र.	सर्वे नंबर/हिस्सा नंबर	क्षेत्र चौ.मी.
५५.	५२/१	३००.००
५७.	५२/२	४१००.००
५८.	५२/३	३८००.००
५९.	५३/१	८८०.००
६०.	५३/२	६१०.००
६१.	५३/३	६८०.००
६२.	५४/१	११९०.००
६३.	५४/२	१२६०.००
६४.	५४/३	१६००.००
६५.	५४/४	३५०.००
६६.	५४/५ए	२३३०.००
६७.	५४/५बी	१६०.००
६८.	५४/५ सी	२००.००
६९.	६५/५ डी	५१०.००
७०.	५४/५ ई	२५०.००
७१.	५५/१ ए	८१०.००
७२.	५५/१ बी	६८०.००
७३.	५५/२	२२५०.००
७४.	५६/१	३०००.००
७५.	५६/२	१४००.००
७६.	५६/३	१०००.००
७७.	५६/४	६००.००
७८.	५६/५	२००.००
७९.	५६/६	३००.००
एकूण		७८४४०.००

५ - ११५
२००५ / १००० ३००५
२०२२

गिल्दाधिकारी ठाणे
(Signature)



ट न न - ५
 दस्त क्र. ९३६९ / २०२२
 १०९/१६२



उपरोक्त-२
 काश्चीदार सदरी ठाणे महानगरपालिका तरण तलाव म बगीचा म
 पुढीलप्रमाणे
 मोजे - डोकाली

अनु क्र.	सर्वे नंबर/रिस्ता नंबर	क्षेत्र चौ.मी.
१.	४३/३/४	२५.००
२.	४३/४९/१/४	३६०.००
३.	४३/४९/१/५	५६.००
४.	४३/४२/२	३५.००
५.	४३/४बी/१	२००.००
६.	४३/४डी/१/२	७४०.००
७.	४३/४डी/२	२५०.००
८.	४३/४डी/३	१२०.००
९.	४४/१	२३००.००
१०.	४४/२१६	१५००.००
११.	४४/२ बी	१५००.००
१२.	४५/१९/२	१५००.००
१३.	४५/१९/२	५०.००
१४.	४५/४ए	६००.००
१५.	४६/१/१.	१६००.००
१६.	४६/२/१.	३२४०.००
१७.	४६/३ए/२	६५०.००
१८.	४६/३/बी	३२००.००
१९.	४६/४	२००.००
२०.	(४६/५ए)	१९००.००
२१.	५१/१	१११०.००
२२.	५१/२ ए	८००.००
२३.	४३/४व/२/२	७०.००
२४.	४५/१बी/१	१८६०.००
२५.	४५/२ए	३२००.००
	एकूण	२६८६८.००

THANE 5



जिल्हाधिकारी ठाणे
 [Signature]

[Signature]
 Purchaser/s
 HpBorse

P - FF 3

टन न - ५
 दस्ता क्र २३६९ / २०२२
 ११० AEN

प्रत्य-क-३

कमिश्नर सचिवालय ठाणे महानगरपालिकेकडील रस्त्यासाठीचे ११/२२ पुढीलप्रमाणे मोजे - दोकानडी



अनु.क.	सर्वे नंबर/हिस्सा नंबर	शेज चौ.मी.
१.	४३/३/२	१२६०.००
२.	४३/३/२	२५.००
३.	४३/४०/१/२	९८१.००
४.	४३/४बी/२/१	१०.००
५.	४३/४सी/२	२३५.००
६.	४३/४डी/१/१	१३०.००
७.	४३/१२/१	१५०.००
८.	४३/१२/२	१५००.००
९.	४६/१/२	२००.००
१०.	४६/२/२	५६०.००
एकूण		५०५१.००

Handwritten signature and initials.

Copy of the plan on 9/9/2022 Vision
 Copy ready on 20/6/2022
 Copy delivered on 20/6/2022



Handwritten notes and signatures below the collector's seal, including '50 less = 40' and 'शे.रु. = १५० = २०'.

ट न न - ५
दस्ता क्र. ९३६९ / २०२२
११३ / १६२



प्रारंभ प्रमाणपत्र (सी.सी.)

प्लॉट नं.

इमारत क्र. ६ए - १ ते ३६ मजले
इमारत क्र. ६बी - २२ ते ४० मजले
इमारत क्र. ६सी - २२ ते ३६ मजले
इमारत क्र. ६डी - १ ते ३४ मजले
इमारत क्र. ७ - २२ ते ३४ मजले

स.नं. ४३/२, ३/३, ३/३, ४अ/१/१, ४क/१, स.नं. ४५/१अ/३, १क/२, १क, ३, ४क, ५ ते ८, स.नं. ४६/३अ/१, ५क, ६ ते १६ व. १७अ, स.नं. ४७/२ ते ५, ७, स.नं. ४९/३ ते ६ व ९, स.नं. ५०/१, २, स.नं. ५१/२क, ३, ४, ५, ६अ, ६क, ७ ते १५, स.नं. ५२/१ ते ३, स.नं. ५३/१, २, ३, स.नं. ५४/१, २, ३, ४, ५अ + ६, ५क, ५क, ५क, ५क, ८अ, स.नं. ५५/१अ, १क, २, स.नं. ५६/१ ते ६

संज्ञा
"मंगूर मध्यमवर्गीय अधिष्ठाता व प्राच्य तन्त्र विकास विभाग, शिवाजीनगर शहर आरक्षण न्याय प्रवर्तन व सेवा विभाग, शिवाजीनगर शहर, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे धर्तव्य ५२ अनुसार एकात्मिक सुद्धा आहे. स्वातंत्र्य जास्वीत मानव ३ वर्षे ०२ व १८ ५०००१- दंड होऊ शकतो"

Yours faithfully,

[Signature]
शहर विकास निवेदन अधिकारी
शहर विकास विभाग,
Municipal Corporation of
the city of, Thane



Developer

[Signature]
Purchaser/s
KpBoorse

ट न न - ५
दस्त क्र. २३६९ / २०२२
११२ / १९८२

ANNEXURE - E 1



Certificate No. 4680

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Amended

हपशील मागील पानावर नमुब नुसार

नविन वि.प्र.क्र. एस०५/०१०६/१९
V. P. No. ८८४२५ TMC / TDD / ३७५१ / २१ Date : 15/11/2021
To, Shri / Smt. श्री. प्रशिकान जी. वेगमुख (Architect)
श्री. पुत्र सुजन गिन्स प्रा. वि.
Shri (Owners)

With reference to your application No. १८१० dated २४/१०/२०२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Towna Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village भोकाळे Sector No. V Situated at Road / Street S. No. / C.S.T. No. / F. P. No. मागील पानावर नमुब नुसार

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५. सुधारित परवानगी - वि.प्र.क्र. ८८४२५ टिपमसी/टिडडी/३६९८/२१ दि.१५/०९/२०२१ मधील अटी आपणांवर बंधनकारक राहतील.
६. पुढील कोणत्याही मंजूरीपूर्वी स.नं. ४५/१/७१ च्या ७/१२ उताऱ्यावरील ८०.०० चौ. मी. चढई क्षेत्राच्या मर्यादित सन्निवृत्त बांधण्यासाठीचे क्षेत्र अशी असलेली नोंद कमी कटन सुधारित ७/१२ उताऱ्या सादर करणे बंधनकारक राहिले.

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

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

Developer

Page 110 of 122

Purchaser/s

Hp Boaxe

ट न न - ५
 दरता क्र. ३६१ / २०२२
 १११ / १६२

ANNEXURE 'E'



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 20)
 SANCTION OF DEVELOPMENT
 PERMISSION / COMMENCEMENT CERTIFICATE

ब. म. प्र. सं. ०.३ Additional FSI by payment of Premium

वृत्ति वि. म. क्र. एच०५/०१०६/२६

V.P. No. ८६४२५ TMC/TDD _____ Dist: _____
 To: Shri / Smt. श्री. सोमनाथ का. देसमुख (Architect)
 Shri. मे. प्रव. ब्रजव. विठल प्र. वि. (Owners)

With reference to your application No. १३१४ dated २५.०५.१९ for development permission / grant of Commencement certificate under section 43 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village _____ Sector No. _____ & Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. _____

- The development permission / the commencement certificate is granted subject to the following conditions:
- 1) The land vacated in consequence of the enforcement of the scheme 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 five years commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land in which does not vest in you.
५. दुपारी परजादी, व. सी. क्र. वि. म. क्र. ०८५२५, दिनांक/दिनांक/२१/०५/१९, र. १०.०५.१९ पधील ०८६४२५ नंबरसह संकेतस्थल संकल्पित.
६. वापरपरमाण्वपूर्वी Enclosed Rules, सार्वे वगैरे अधिमूल्य परचे भंडारणक.
७. वापरपरमाण्वपूर्वी अनिवार्यपणे दलाचा भंतिम नगरपाल दखल सादर करावे. भावतक.

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

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Municipal Corporation of the city of Thane.

Developer

[Signature]
 Purchaser/s
 HpBoase

ट न न - ५
दस्ता क्र ६३६९ / २०२२
११६ / १२

ANNEXURE 'H'



Project: EIRENE PART I

Project: EIRENE

Flat No. T7-2001 on FLOOR 20 Floor in "NESOL" Wing of "EIRENE"

Rs.7855475/- (Rupees Seventy Eight Lac Fifty Five Thousand Four Hundred Seventy Five Only) Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs.112000
2	BOOKING	Rs.594993
3	ON POSSESSION	Rs.7148482
	Total	Rs.7855475

Plus GST and any other taxes as applicable



Developer

Page 114 of 122

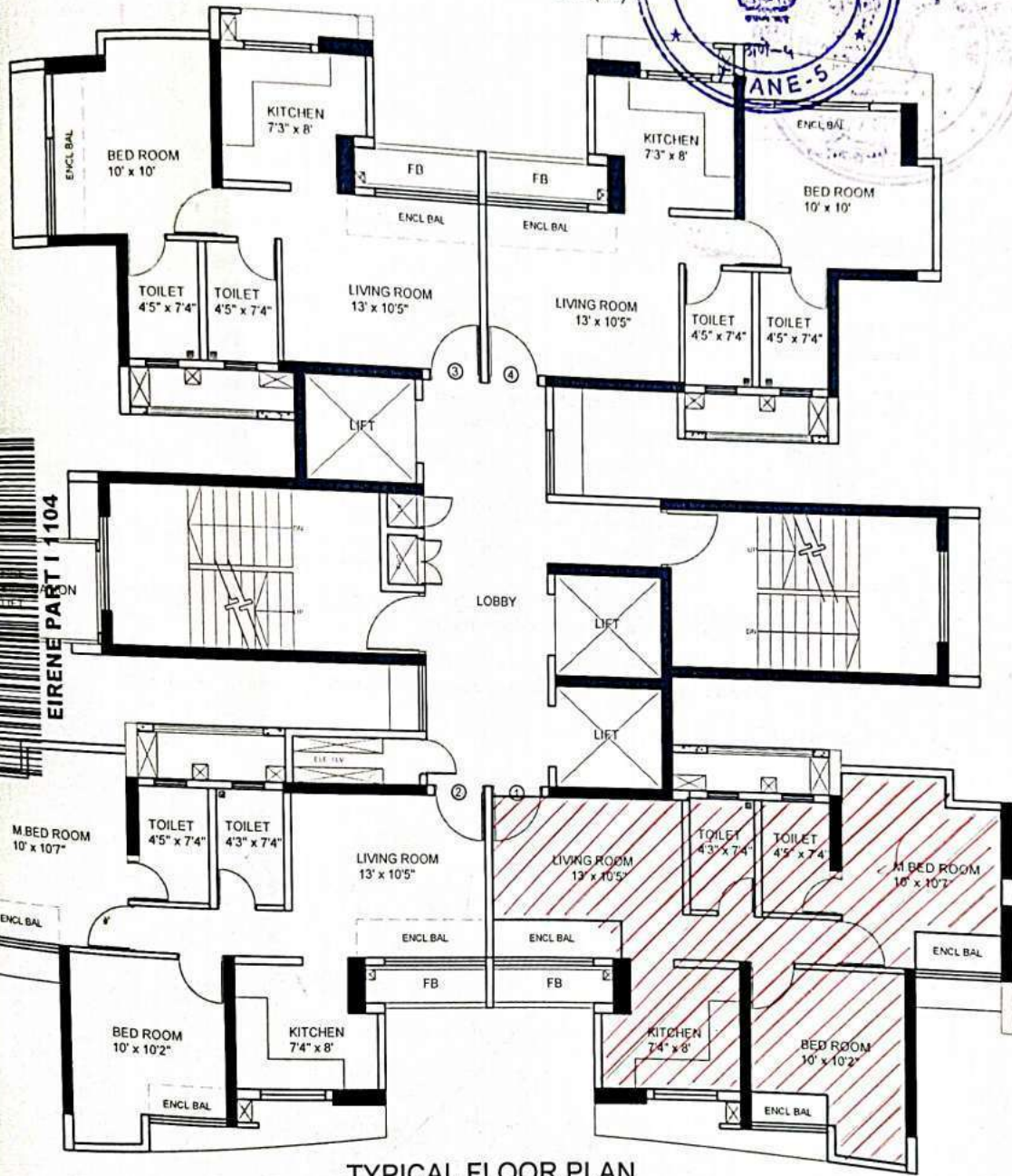
Purchaser/s

HP Borse

ट न न - 4
 दस्ता क्र. २३६७ / २०२२
 ९९५ / १६२

ANNEXURE 'G'

ANNEXURE "G"
 RUNWAL EIRENE-THANE(W)



TYPICAL FLOOR PLAN

	BUILDING NO 7	
	FLAT NO.	200L
	FLOOR	20TH
	CARPET AREA	518.82 SQ.Ft

For DHRUVA WOOLLEN MILLS PVT. LTD.

[Signature]
 Authorised Signatory

[Signature]
 Purchaser/s
Kp Borse

ट न न - ६
व्हा. क्र. २३६९ / २०२२
११४ / १९६

ANNEXURE 'F'
Particulars of the said Flats/Premise

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. PRAFULL SUVALAL BORSE Mrs. KALPANA PRAFUL BORSE
2.	Address of Purchaser/s	S/O. SUVALAL, DATTA MANDIR, RABODI NO. 2, PATIL NIWAS, ROOM NO. 3, SHIVAJI NAGAR, LAXMI PATIL ROAD, THANE, MAHARASHTRA, INDIA, 400601
3.	Description of the said Flat/ Premises	2.00BHK
4.	Project	EIRENE
5.	Building Name	NESOL
6.	Wing	NESOL
7.	Floor	20
8.	Flat No.	T7-2001
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 518.82 Sq. Feet equivalent to 48.34 Sq.mtr. of enclosed/open Enclosed Balcony - 3.18 Sq. Mtr equivalent to 34.23 Sq.Feet. Flower bed Balcony - 1.40 Sq. Mtr equivalent to 15.02 Sq.Feet. For which no additional consideration is payable.
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. - Sq. Mts b. - Sq. Mts c. - Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	One Car Park -01
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.7855475/-
13.	Other charges and Deposits	Rs. 173932/-
14.	PAN No. of Purchaser/s	-APCPB6783Q, BDLPB2879R
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ADITYA BIRLA FINANCE LIMITED (ABFL) & ADITYA BIRLA HOUSING FINANCE LIMITED (ABHFL) for the Project Finance availed by the Owners.
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.

Developer

Page 112 of 122

Purchaser/s

HpBorse

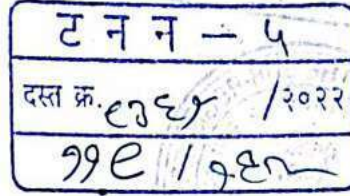
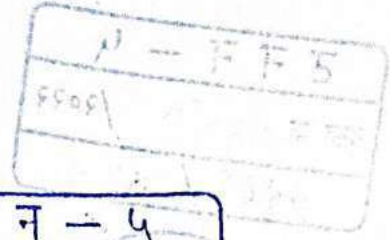
ANNEXURE 'K'

EXTERNAL AMENITIES:

- Elegantly designed Entrance lobby
- Well- designed lift lobby
- Gypsum finished walls and ceiling with OBD paint
- High speed elevators of reputed brand
- DG back up for common areas and elevators
- Auto rescue device for all elevators
- Well finished podium parking areas
- CCTV cameras in entrance lobby
- Landscaped Garden
- Jogging track
- Swimming Pool
- Party lawn
- Multi-purpose court
- Kid's play area
- Senior Citizen's corner
- Sports Arena

CLUB HOUSE AMENITIES

- Reception lounge
- Indoor games zone
- Party Hall
- Gymnasium
- Health spa



[Signature]
Developer

[Signature]
Purchaser/s
[Signature]

ट न न - ५
दस्ता. क्र. ९३६९ / २०२२
९९८ / ९६२

ANNEXURE 'J'



INTERNAL AMENITIES :

- Vitrified tile flooring of renowned brand
- Gypsum finished walls and ceiling with OBD paint
- Granite kitchen platform with S.S sink with 2ft. Ht. dado tiles
- Vitrified tile flooring and dado in toilets
- Branded CP and Sanitary fittings
- Instant geysers in bathrooms
- Provision for Exhaust fan in kitchen and toilets
- Aluminum sliding window of reputed brand
- Laminate finished external and internal doors with wooden frames
- Branded hardware for all doors
- Electrical switches of renowned brand
- Video door phone



Developer

Page 116 of 122

Purchaser/s

W. B. BOOSE

ट न न - ५
दस्ता क्र. २३६९ / २०२२
९९० / १६२

ANNEXURE - I

Detail of other charges & Deposits



Particulars		Amount in Rs.
1	SHARE MONEY	851
2	SOCIETY FORMATION CHARGES	30000
3	Temp Electricity Charges	10000
4	Club Usages Charges	20000
5	Debris Charges	15000
6	Maintenance Charges	73281
7	Refundable Deposit	25000
Total		173932

- Towards Water, Electricity, Drainage and Sewage Charges.
- Particular "Society Formation Charges" includes Legal and Other Charges. and Expenses incurred for application and entrance
- Particular "Club house charges" is one time Club Charges.
- Actual Maintenance charges of the Fitness Center for every month shall be extra
- Plus GST and any other taxes as applicable
- The above charges are estimated & actual charges will be communicated at the time of possession.
- At the time of actual possession maintenance for 12 Months will be taken and amount of balance 12 Months will be taken in form of Post dated cheque.

EIRENE PART I 1104

Developer

Purchaser/s

Wp Borse

टन न - 4
दस्त क्र. २३६९ / २०२२
११० / १६२

ANNEXURE 'L'



EIRENE	
BLDG NO	BLDG NAME
6A	APHRODITE
6B	MIYANA
6C	RESEAU
6D	ARIADNE
7	NESOL
8	ATHENA
9	ANANKE
10	NYX
11	BRIZO
12	ARTEMIS
13	HESTIA



Developer

Purchaser/s

ट न न - ५
दस्ता क्र २३६९ / २०२२
१२९ / १९८

ANNEXURE - M



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 8(a)]



This registration is granted under section 5 of the Act to the following project under project registration number P51700004574

Project **RUNWAL EIRENE - PART I**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NOS AS DOCUMENTED at Thane (M Corp.), Thane, Thane, 400608;**

1 Dhruva Woolen Mills Pvt Ltd having its registered office / principal place of business at **Tahsil, Ward FNorth, District, Mumbai City, Pin: 400022.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- 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 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by 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 for a period commencing from 09/08/2017 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - 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
3. 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. Vignesh Pransand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 16:10:49

Dated: 09/09/2021
Place: Mumbai

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



EIRENE PART I 1104

Developer

Page 119 of 122

Purchaser/s

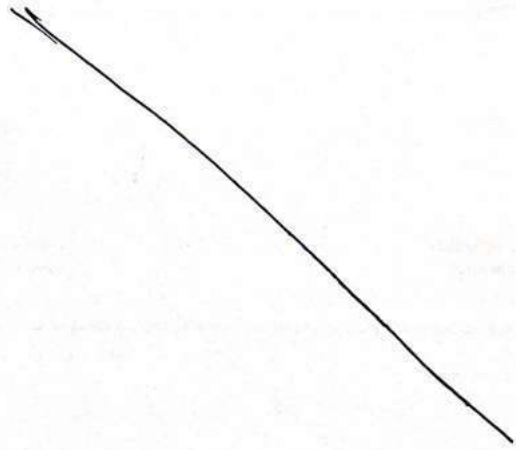
ldpBoasse

P - FF5

टन न - ५
दस्त क्र. ९३६९ / २०२२
१२२/१९९



७/६



७/६

Developer

[Signature]

Purchaser/s

[Signature]
kp Boase

ट न न - 4
दस्त क्र. २२९ / २०२२
१२५ / १९६



Shashikant V. Deshmukh (CA/76/3262)
 M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD.
 Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S
 DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director
 Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA
 WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr.
 Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN
 MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep
 Runwal, M/S DHRUVA WOOLEN MILLS PVT.LTD. Director Mr. Sandeep Runwal, M/S DHRUVA WOOLEN MILLS
 PVT.LTD. Director Mr. Sandeep Runwal

(Power of Attorney Holder)

Sir,

With reference to your application No S05/0106/16 dated 20/6/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Sector: Sector 5, Survey No / H No. :- S.NO.43,H.NO.2,3,4A,4B,4C,4D,S.NO.44,H.NO.1,2A,2B, S.NO.45,H.NO.1A,1B & 2 TO S.NO.46,H.NO. 1 TO 17A, S.NO.47,H.NO. 2 TO 5 & 7,S.NO.49, H.NO.3 TO 6 & 9, S.NO.50, S.NO.1 & 2, S.NO.51,H.NO. 1 TO 15, S.NO.52, H.NO. 1 TO 3, S.NO.53, H.NO.1 TO S.NO.54, H.NO.1 TO 4,5A TO 6,5B,5C,5G,5D & 8A,S.NO.55, H.NO.1A,1B & 2, S.NO.56,H.NO.1 TO 6, development permission/the Commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being Issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any Irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.

[Signature]
 hpBorse

ट न न - ५
दस्ता क्र २३६९ / २०२२
१२४/१६२



Building Name : BLDG. (13)
Name of PWork : BLDG.-1 (13)

Building Use : Residential

Building Name : BLDG. (9)
Name of PWork : BLDG.-1 (9)

Building Use : Residential

Building Name : BLDG. (8)
Name of PWork : BLDG.-1 (8)

Building Use : Residential

Building Name : BLDG. (11)
Name of PWork : BLDG.-1 (11)

Building Use : Residential

Building Name : BLDG. (12)
Name of PWork : BLDG.-1 (12)

Building Use : Residential

Building Name : BLDG. (10)
Name of PWork : BLDG.-1 (10)

Building Use : Residential

Building Name : BLDG. (7)
Name of PWork : BLDG.-1 (7)

Building Use : Residential

LOWER GROUND FLOOR, UPPER GROUND FLOOR, PODIUM LEVEL FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, FIRE CHECK FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR

Building Name : D (BLDG.)
Name of PWork : D-1 (BLDG.)

Building Use : Residential

To,

HPBorse
HPBorse

ट न न - 4
दस्ता क्र. ९३९१ / २०२२
१५३ / १९२



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION CERTIFICATE

PP No : **S05/0106/16**
Revised

No : **TMC/TDD/3335/20**

Date : **17/1/2020**

Building Details

Building Name : **BLDG. (6A)**
Name of PWork : **BLDG.-1 (6A)**

Building Use : **Residential**

Building Name : **BLDG. (6B)**
Name of PWork : **BLDG.-1 (6B)**

Building Use : **Residential**

BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, PODIUM LEVEL FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, FIRE CHECK FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR

Building Name : **BLDG. (6C)**
Name of PWork : **BLDG.-1 (6C)**

Building Use : **Residential**

BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, PODIUM LEVEL FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, FIRE CHECK FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR

Building Use : **Residential**

Building Name : **BLDG. (6D)**
Name of PWork : **BLDG.-1 (6D)**

[Handwritten Signature]
[Handwritten Signature]

M - F F S
 ००००

ट न न - ५
 दस्ता क्र. २३६९ / २०२२
 १२८ / १६८



ट न न - ५
 दस्ता क्र. २०२६ / २०२२
 २ / ३०

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE
DHRUVA WOOLLEN MILLS PRIVATE LIMITED, company
 incorporated under the provisions of the Companies Act, 1956
 through its Directors (1) Mr. H. A. Visweswara and (2) Mr.
 Prashant Mewada, having its registered office at Runwal
 Garden City, Bilkum Naka, Kulsbet, Thane (West) and having
 its registered office at Runwal & Omkar Square, 5th Floor,
 Opp. Sion Churnabhatu Signal, Off Eastern Express Highway,
 Sion (East), Mumbai- 400 022 SENDS GREETINGS:

WHEREAS:

(1) Dhruva Woollen Mills Private Limited, a company
 registered under the Companies Act, 1956 ("Company")
 is developing and constructing a residential/commercial
 projects on the land described in the Schedule hereinafter
 written ("said Land"), as per the plans approved/ to be
 approved by the concerned authorities.

५
 H
 K
 L
 S
 K
 S
 S



ट न न - ५
 दस्ता क्र. २०२६ / २०२२
 ३ / ३०

315/6026
Monday, April 11, 2022
5:01 PM

पावती

Original/Duplicate
नोंदणी क्र. 395
Regn. 39M

पावती क्र.: 6949 दिनांक: 11/04/2022

सावधते सात: दोंदाळी
दस्तावेजाच्या अनुक्रमाने: टनन-5-6026-2022
दस्तावेजाचा प्रकार: स्थान परिवर्तन अर्ज अर्दी
सादर करण्याचावे नाव: धुल धुलन मिल प्रा लि वरु संचालक एच ए सिनेथरा -

नोंदणी की
दस्त हॉलिंगी की
पुढाळी संख्या: 30

रुपय: ₹. 100.00
₹. 600.00
₹. 700.00

अवधाल रुब दस्त अर्दीस विट, वृषी-२ अंतरे
5:21 PM ह्या वेळा विलेन.

Joint Sub Registrar, Thane 5
सह दुय्यम निबंधक, ठाणे क्र. ५

बातदार रुपय: ₹. 1/-
नोंदवला ₹. 1/-
प्रत्येके रुपयक रुपय: ₹. 500/-

- 1) देवकाय प्रकार: DHC खण: ₹. 600/-
दीर्घावधाली अर्दीस क्रमांक: 1104/2022/12874 दिनांक: 11/04/2022
वेळेचे नाव व पत्ता:
- 2) देवकाय प्रकार: eChallan खण: ₹. 100/-
दीर्घावधाली अर्दीस क्रमांक: MH/00035811820223E दिनांक: 11/04/2022
वेळेचे नाव व पत्ता:

J.H.A. Wankar



CHALLAN
MTR Form Number-6

GRN MH0005811820223E	BARCODE	Date 09/04/2022-18:32:42	Form ID 4810
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	DHURUVA WOOLEN MILLS PVT LTD	
Office Name THANE_3 JOINT SUB REGISTRAR	PAN No (If Applicable)	S. No.208 (P) To 212(P) ETC	
Location THANE	Full Name	DHURUVA WOOLEN MILLS PVT LTD	
Year 2022-2023 One Time	Flat/Block No.	S. No.208 (P) To 212(P) ETC	
Account Head Details	Premises/Building	DHURUVA WOOLEN MILLS PVT LTD	
003004601 Stamp Duty	Road/Sweet	DHURUVA WOOLEN MILLS PVT LTD	
003006301 Registration Fee	Area/Locality	THANE	
	Town/City/District	THANE	
	PN	4 0 0 6 0 8	
	Remarks (If Any)	SecondryName:DHURUVA WOOLEN MILLS PVT LTD-	

टनन-५
दस्त क्र. ६०२६ /२०२२
१५७ /१९८

Total	Amount In	₹. 600.00	Words	Six Hundred Rupee Only
Payment Details	IDBI BANK			
FOR USE IN RECEIVING BANK'S SYSTEM	Bank CN	Rel. No.	6910333022	277996582
Cheque/DD No.	Bank Date	RBI Date	08/04/2022	14/04/2022
Name of Bank	Bank Branch	IDBI BANK		
Name of Branch	Score No. / Date	Not Verified		

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for use in other offices. धुल धुलन मिल प्रा लि वरु संचालक एच ए सिनेथरा -

THE SEAL OF THE SUB-REGISTERAR
धुल धुलन मिल प्रा लि वरु संचालक एच ए सिनेथरा -

टनन-५
दस्त क्र. ६०२६ /२०२२
१५७ /१९८

FF 5

ट न न - ५
दस्त क्र. ८३६९ / २०२२
२५६ / १९२



- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificate.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate.
- 16) Vacant Land tax shall be paid before Commencement Notice.
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

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.

A : To be complied before Commencement Certificate

- 1 The conditions regarding ULC mentioned in Approval dated 10/4/2019 will be binding upon the developers.
- 2 HRC NOC should be submitted before applying for further C.C above 21 floors of Bldg No 6B,6C and 7
- 3 Revised Environmental Clearance should be submitted before applying for further C.C above 21 floors of Bldg No 7
- 4 NOC from SBWL and NBWL regarding Tungareshwar sanctuary area and Flamingo sanctuary area should be submitted before applying for further C.C above 21 floors of Bldg No 6B and 6C
- 5 Development charges (Regular & Metro Project) should be paid before applying for further C.C of 7



PS Borse
KP Borse

दस्तावेज क्र. २०२६ / २०२२
८ / ३०

We accept and confirm

THE SEAL OF THE SUB-REGISTERED
SIGNED, SEALED AND DELIVERED
By **Bohara** with name executed by
Dhruva Wode on behalf of
Wode Mills Private Limited
through the hands of its
Authorized Signatories:

1. Mr. Yogesh Bagrecha
Authorized signatory

2. Ms. Rochelle Chatterjee
Authorized Signatory

3. Mr. Mohan Raghavan
Authorized Signatory

4. Ms. Shobha Malkar
Authorized Signatory

5. Ms. Pushpa Latha V.
Authorized Signatory



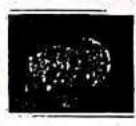
Yogesh



LH



Mohan



Shobha



Pushpa



Sweena



Monica



Deepak

दस्तावेज क्र. २०२६ / २०२२
८ / ३०



दस्तावेज क्र. २३६९ / २०२२
९३९ / ९६८

दा. क्र. ६०२६ / २०२२

१३०

दा. क्र. ६०२६ / २०२२

१३०



Schedule hereunder and the deeds, documents, declaration, indemnities, loan documents, TDR agreements etc. with respect to the said Land or subjects to be developed on the said Land or amenities/facilities to be provided on the said Land.

2. Our Attorneys are entitled to substitute this power in favour of aforesaid (1) Mr. Ramesh P. Lunkad (2) Mr. Sudhir Palav, (3) Mr. Tripathi K, (4) Ms. Shweta Salve and (5) Ms. Mehrosh Khan the employees of the Company, jointly and / or severally for the purpose of lodging, admitting and registering any of the above documents.

3. This Power of Attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorneys. The Attorneys hereby grant their irrevocable and unconditional consent for a unilateral revocation / cancellation of this instrument.

4. This power of attorney is valid for the period up to 31st March 2024.

र न न - ५
दा. क्र. ६३६९ / २०२२
१३०



AND we do hereby accept to ratify all lawful acts, deeds, and documents done by the said attorneys in pursuance of the powers herein contained.

At: १३
१३

SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO

All those piece or parcel of Land/Property and structures standing thereon admeasuring about 110800 sq. mtrs. (about 27 Acres) bearing S. No.208 (P) To 212(P), S.N. 214, S.N. 215(P) To 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S.No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H No. 1 To, 6 at Village Balikum - Dhokali in the Registration District and Sul-District Thane.

IN WITNESS WHEREOF we have set and subscribed our hands to this Power of Attorney this 11th day of April 2022.

SIGNED SEALED AND DELIVERED

By the within named executed by
Dhruva Woollen Mills Private Limited
through the hands of its Directors
1. Mr. H. A. Visweswara



For Dhruva Woollen Mills Pvt. Ltd
H. A. Visweswara, Director

2. Mr. Prashant Mewada

In the presence of
1. (Signature)
2. (Signature)



For Dhruva Woollen Mills Pvt. Ltd
Prashant Mewada, Director

क्र. २ / १३०



the purpose of selling the flat/premises/units/shops constructed on the said Land to the various prospective buyers an Agreement for Sale and/or any other agreement, deed/ Leave and License agreement document/s etc. and any other documents subsequent thereto and the deeds, documents, declaration, indemnities, loan documents, TDR agreements etc. with respect to the said Land or project to be developed on the said Land are required to be signed on the agreed terms and conditions. The aforesaid Agreements/deeds/documents are required to be signed, executed, lodged and registered before the Office of Sub-Registrar of Assurances at Thane and/or before the appropriate Sub-Registrar of Assurances of the area where the said Land is situated to complete the transaction in all respect.

(iii) Vide Resolution dated 16th March 2022, We have been authorized to sign, execute, register and do the various acts and things as necessary for execution and registration of Agreement for Sale and/or any deed/document/s subsequent thereto with prospective purchasers of flats/premises/units/shops in the project being constructed on the said Land.

(iv) Whereas due to the job preoccupation and in order to meet timely commitments of agreement execution to prospective purchasers or with any other party, we are desirous of appointing (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malkar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah as our attorneys to act and perform on behalf of the

Handwritten signatures and initials.

क्र. २ / १३०



Company to sign the Agreement for any other agreement, deed and documents mentioned hereinabove and to lodge, register the aforesaid Agreement documents and also to complete formalities as may be required from time to time in respect of the agreement/s/Deeds/documents and the Deeds/documents with respect to the said Land described in the Schedule hereunder.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES

1. We, (1) Mr. H. A. Visweswara and (2) Mr. Prashant Mewada, the Directors of the Company hereby jointly and severally appoint, nominate and constitute (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malkar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah being authorized signatories of the Company, having office at Punwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 to be our true and lawful attorneys to act and perform on behalf of the Company to sign, execute, lodge, declare, register, admit and acknowledge with the respective office of Sub-Registrar/s Assurances the various Agreements for sale and/or any other agreement, deeds, documents declarations, undertakings and affidavits from time to time and any other documents subsequent thereto in respect of flats/premises/units/shops are being developed / constructed by the

त न न - ५
दिनांक २३/०३/२०२२
२३/०३/२०२२



Handwritten signatures and initials.

277-4
 त्र.क्र. २०२६ / २०२२
 १० / ३०



त न न - ५
 त्र.क्र. २३६७ / २०२२
 १३२ / १६



DHRUVA WOOLLEN MILLS PVT. LTD.



Ref. No. 04/09 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DHRUVA WOOLLEN MILLS PRIVATE LIMITED HELD ON 16 MARCH 2022.

AUTHORITY TO DIRECTORS FOR THE PURCHASE OF LAND AT VILAGE BALKUN, DISTRICT THANE

99 / 30

RESOLVED THAT Ms. Sangeeta Prasad, Mr. H. A. Visweswara and Mr. Prashant Kulkarni, Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the documents for Sale, deeds, documents and Sale Deed, leave and license agreement etc. documents subsequent thereto which may be necessary from time to time in the premises which are being developed/ constructed by the company, on the said premises and any other documents with related to the property and/ or any amenity/ facility/ declaration/ indemnity etc. with respect thereto as mentioned below.

All those plots or parcel of Land/ Property along with structure standing thereon bearing S. No. 208 (P), S. N. 714, S. N. 715, S. N. 716, S. N. 717, S. N. 718, S. N. 719, S. N. 720, S. N. 721, S. N. 722, S. N. 723, S. N. 724, S. N. 725, S. N. 726, S. N. 727, S. N. 728, S. N. 729, S. N. 730, S. N. 731, S. N. 732, S. N. 733, S. N. 734, S. N. 735, S. N. 736, S. N. 737, S. N. 738, S. N. 739, S. N. 740, S. N. 741, S. N. 742, S. N. 743, S. N. 744, S. N. 745, S. N. 746, S. N. 747, S. N. 748, S. N. 749, S. N. 750, S. N. 751, S. N. 752, S. N. 753, S. N. 754, S. N. 755, S. N. 756, S. N. 757, S. N. 758, S. N. 759, S. N. 760, S. N. 761, S. N. 762, S. N. 763, S. N. 764, S. N. 765, S. N. 766, S. N. 767, S. N. 768, S. N. 769, S. N. 770, S. N. 771, S. N. 772, S. N. 773, S. N. 774, S. N. 775, S. N. 776, S. N. 777, S. N. 778, S. N. 779, S. N. 780, S. N. 781, S. N. 782, S. N. 783, S. N. 784, S. N. 785, S. N. 786, S. N. 787, S. N. 788, S. N. 789, S. N. 790, S. N. 791, S. N. 792, S. N. 793, S. N. 794, S. N. 795, S. N. 796, S. N. 797, S. N. 798, S. N. 799, S. N. 800, S. N. 801, S. N. 802, S. N. 803, S. N. 804, S. N. 805, S. N. 806, S. N. 807, S. N. 808, S. N. 809, S. N. 810, S. N. 811, S. N. 812, S. N. 813, S. N. 814, S. N. 815, S. N. 816, S. N. 817, S. N. 818, S. N. 819, S. N. 820, S. N. 821, S. N. 822, S. N. 823, S. N. 824, S. N. 825, S. N. 826, S. N. 827, S. N. 828, S. N. 829, S. N. 830, S. N. 831, S. N. 832, S. N. 833, S. N. 834, S. N. 835, S. N. 836, S. N. 837, S. N. 838, S. N. 839, S. N. 840, S. N. 841, S. N. 842, S. N. 843, S. N. 844, S. N. 845, S. N. 846, S. N. 847, S. N. 848, S. N. 849, S. N. 850, S. N. 851, S. N. 852, S. N. 853, S. N. 854, S. N. 855, S. N. 856, S. N. 857, S. N. 858, S. N. 859, S. N. 860, S. N. 861, S. N. 862, S. N. 863, S. N. 864, S. N. 865, S. N. 866, S. N. 867, S. N. 868, S. N. 869, S. N. 870, S. N. 871, S. N. 872, S. N. 873, S. N. 874, S. N. 875, S. N. 876, S. N. 877, S. N. 878, S. N. 879, S. N. 880, S. N. 881, S. N. 882, S. N. 883, S. N. 884, S. N. 885, S. N. 886, S. N. 887, S. N. 888, S. N. 889, S. N. 890, S. N. 891, S. N. 892, S. N. 893, S. N. 894, S. N. 895, S. N. 896, S. N. 897, S. N. 898, S. N. 899, S. N. 900, S. N. 901, S. N. 902, S. N. 903, S. N. 904, S. N. 905, S. N. 906, S. N. 907, S. N. 908, S. N. 909, S. N. 910, S. N. 911, S. N. 912, S. N. 913, S. N. 914, S. N. 915, S. N. 916, S. N. 917, S. N. 918, S. N. 919, S. N. 920, S. N. 921, S. N. 922, S. N. 923, S. N. 924, S. N. 925, S. N. 926, S. N. 927, S. N. 928, S. N. 929, S. N. 930, S. N. 931, S. N. 932, S. N. 933, S. N. 934, S. N. 935, S. N. 936, S. N. 937, S. N. 938, S. N. 939, S. N. 940, S. N. 941, S. N. 942, S. N. 943, S. N. 944, S. N. 945, S. N. 946, S. N. 947, S. N. 948, S. N. 949, S. N. 950, S. N. 951, S. N. 952, S. N. 953, S. N. 954, S. N. 955, S. N. 956, S. N. 957, S. N. 958, S. N. 959, S. N. 960, S. N. 961, S. N. 962, S. N. 963, S. N. 964, S. N. 965, S. N. 966, S. N. 967, S. N. 968, S. N. 969, S. N. 970, S. N. 971, S. N. 972, S. N. 973, S. N. 974, S. N. 975, S. N. 976, S. N. 977, S. N. 978, S. N. 979, S. N. 980, S. N. 981, S. N. 982, S. N. 983, S. N. 984, S. N. 985, S. N. 986, S. N. 987, S. N. 988, S. N. 989, S. N. 990, S. N. 991, S. N. 992, S. N. 993, S. N. 994, S. N. 995, S. N. 996, S. N. 997, S. N. 998, S. N. 999, S. N. 1000.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purposes of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances Mr. Ranesh P. Lunkad, Mr. Tripathi K. M., Shweta Salve and Mrs. Mehtosh Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bajracha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupke and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bajracha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupke and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ranesh P.

Regd. Office : Rumal & Omkar Equine, 5th Fl., Gpo. Stan Chaudhurni Signal, Stan 1E1, Mumbai - 400 022.
 Tel. : 91 - 22 - 6113 3000 - Fax : 91 - 22 - 2469 3749 - F : rmo@dwml.com, www.dwml.com
 CIN : U 1710 MH 1952 PTC 006960





DHRUVA WOOLLEN MILLS PVT. LTD.

Lunkad, Mr. Tripathi K, Ms. Shweta Salve and Ms. Mehrosh Khan - Authorised Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Dhruva Woollen Mills Private Limited

Prashant Mevada
Director
DIN: 07966068

ट न न - ५
दस्ता क्र. ६०२६ / २०२२
९३ / ३०



ट न न - ५
दस्ता क्र. ६०२६ / २०२२
९३ / ३०



ट न न - ५
दस्ता क्र. ६३६९ / २०२२
९३३ / १६२

F F 5



Registered Office : Rowal & Oakhar Esquans, 5th Flr., Opp. Sion Churchabaili Signal, Sion (E), Mumbai - 400 022
Tel. : +91-22-24093749 • Fax : +91-22-24093749 • E: corporate@dhruva.com • www.dhruva.com
CIN : U 11170 MH 1932 PTC 008960

दस्ता क्र. २३६९/२०२२
९३४ A



२३६९-५
२३६९/२०२२

DHRUVA WOOLLEN MILLS PVT. LTD.

Ref. No. 04/10 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON 16 MARCH 2022.

AUTHORITY TO MR. YOGESH BACREGHA, MR. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA WALKER, MS. PUSIPA-LATHA-V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RINIVAL GARDEN CITY/ERENET"

"RESOLVED THAT Mr. Yogesh Bacregha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Walker, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah, Officers of the Company, be and are hereby severally authorized for and on behalf of the Company to execute, verify, countersign, admit, acknowledge and register the Agreements for Sale, Deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents, subject in hereinafter, may be necessary from time to time in respect of flat/ unit/ premises which are being developed/ constructed by the company on the property under any amenity/ facility/ TDR/ affidavit declaration/ indemnity etc. with respect thereto as mentioned below:

All these office of parcel of land admeasuring about 110000 sq. mtrs. (about 27 Acres) bearing S. No. 208 No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8 S.No. 46, 11 S.No. 1, 2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No. 2 To 5 & 7, S. No. 49, H.No. 3 To 6 & 9, S.No. 40, H. No. 1 & 2, S. No. 51, H. No. 1 To 3, S.No. 48, 49, 50, 51, 52, H. No. 1 To 3, S. No. 53, H. No. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5D, & 5A S. No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To 6 at Village Barkun, District, in the Registration District and Sub-District Thane.

RESOLVED FURTHER THAT Mr. Yogesh Bacregha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Walker, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah, Authorized Officers of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunbad, Mr. Tripathi K. M., Shweta Salve and Ms. Mehroob Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned agencies as per requirement.

for Dhruva Woollen Mills Private Limited

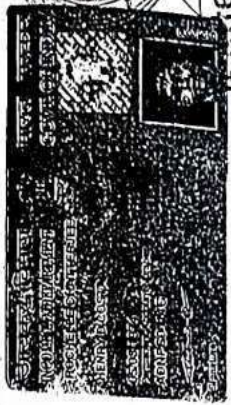
Prashant Bheavada
Director
DIN: 07966068



दस्ता क्र. २०२८/२०२२
९३४ / ३०

Regd. Office : Runwal & Gubhar Esplanade, 5th Flr., Opp. Sion Churchhead Signal, Sion (E), Mumbai - 400 072
Tel.: +91 - 22 - 6113 3000 - Fax: +91 - 22 - 2609 3149 - E : corporate@runwal.com - www.runwal.com
CIN : U 17110 MH 1952 PTC 008980

5-4-20
 5-4-20
 5-4-20



Self Attested

भारत सरकार
 GOVT. OF INDIA

भारत सरकार
 GOVT. OF INDIA



Self Attested

PERMANENT ACCOUNT NUMBER
 AEW7M3261K
 धारक का नाम
 SHOBHA SANJAY MALHAR
 धारक का पता
 VISHNU SHANKAR TATSARETE
 धारक का जन्म तिथि
 08-03-1970

Self Attested



Attested

टनन - 4
 9300/2022



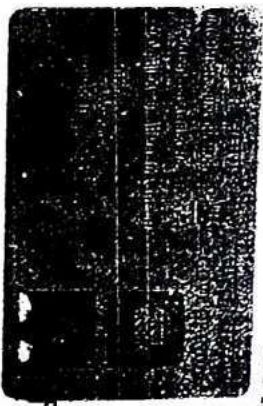
22
 22
 22
 02
 22

P - F F S

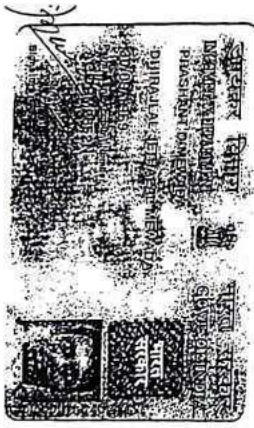
टन न - ५
दस्त क्र. ९३६९ / २०२२
९३६ / १९८



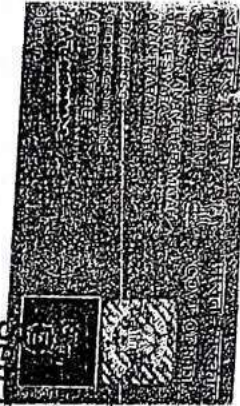
दस्त क्र. ९३६९ / २०२२
९३६ / १९८



Attested
[Signature]



Self Attested



Self Attested



टन न - ५
दस्त क्र. ९३६९ / २०२२
९३६ / १९८

ध्यान से बिजली बिल पर जानकारी लेना

वॉ 1.2.19



Maharashtra State Electricity Distribution Co. Ltd.
BILL OF SUPPLY FOR THE MONTH OF FEB 2021

Customer No.: 000019020000
 THANE URBAN CIRCLE 539 WAGLE ESTATE DIVN 4609 B KOLHET SUB DIVN 541
 Address: MS CHIRUVA MOLENNMILLS PVT.LTD.
 RAJWAL GARDENY CITY,
 BALAJUM NAKA, THANE

Consumer Name: MS CHIRUVA MOLENNMILLS PVT.LTD.
 Billing Cycle: 1
 Billing Date: 16-02-2021
 Billing Period: 01-02-2021 to 28-02-2021
 Meter No.: 003 - X1062235
 Meter Location: 4609004
 Meter Status: 1
 Meter Type: 11
 Meter Voltage (KV): 11
 Meter Phase: 11
 Meter Reading: 0.00
 Meter Error: 0.00

MONTHLY HISTORY

Month	Units	Rate	Amount
427K	134	2.7149	363.80
428K	134	2.7149	363.80
429K	134	2.7149	363.80
430K	134	2.7149	363.80
431K	134	2.7149	363.80
432K	134	2.7149	363.80
433K	134	2.7149	363.80
434K	134	2.7149	363.80
435K	134	2.7149	363.80
436K	134	2.7149	363.80
437K	134	2.7149	363.80
438K	134	2.7149	363.80
439K	134	2.7149	363.80
440K	134	2.7149	363.80
441K	134	2.7149	363.80
442K	134	2.7149	363.80
443K	134	2.7149	363.80
444K	134	2.7149	363.80
445K	134	2.7149	363.80
446K	134	2.7149	363.80
447K	134	2.7149	363.80
448K	134	2.7149	363.80
449K	134	2.7149	363.80
450K	134	2.7149	363.80

CUSTOMER CARE OFFICE NO.
 1800-235-433
 1800-12-3435
 1800-12-3435

Customer Care Office: 1800-235-433
 Customer Care Office: 1800-12-3435
 Customer Care Office: 1800-12-3435

ट न न - ५
 दस्त क्र. ९३६९ / २०२२
 ९३५ / १९६५



ट न न - ५
 दस्त क्र. ९०२६ / २०२२
 ९६ / ३०



00001

ट न न - ५
दस्त क्र. ८३६९ / २०२२
१०० / १६२



ट न न - ५
दस्त क्र. ८०२८ / २०२२
२८ / १०

CHALLAN
MTR Form Number-5

GNR No.	MA00002811802223E	BARCODE	11802223E	Date	09/04/2023	Form No.	499
Department	Stamp Duty		Payer Details				
Type of Payment	Registration Fee	TAX ID/TAN (If Any)					
Office Name	THANE JOINT SUB REGISTER	PAN No. (If Applicable)					
Location	THANE	Firm Name	CHIRUKA WOOLLEN MILLS PVT LTD				
Year	2022-2023 One Time	Folio/Block No.	S.No.288 (P) to 219(P) ETC				
Account Head Details		Premises/Building	BAKULIM				
0020006401 Stamp Duty	Amount in Ru.	Road/Street	THANE				
00200063001 Registration Fee	500.00	Area/Locality	THANE				
	100.00	Temp./City/Village					
		Pincode (If Any)	400008				
		Sponsor/Party Name-CHIRUKA WOOLLEN MILLS PVT LTD.					
		Amount in Six Hundred Rupees Only	₹ 600.00				
Payment Details	QBR BANK	Bank C/N	Ref. No.	Bank Date	IBID Date	IBID Date	Not Verified with Reg.
Cheque/DD Details	QBR BANK	8810020202049120284	27/08/2022	09/04/2023	16/3/23		
Name of Bank		Bank Branch	QBR BANK				
Name of Branch		Scqr No.	10111042022				

FOR USE IN RECEIVING BANK

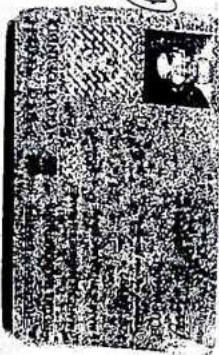
Disposals: 01
NOTE: This challan is valid for document to be registered in this jurisdiction only. Not valid for stamp registration in other jurisdictions.
STAMP DUTY: This challan is valid for document to be registered in this jurisdiction only. Not valid for stamp registration in other jurisdictions.
STAMP DUTY: This challan is valid for document to be registered in this jurisdiction only. Not valid for stamp registration in other jurisdictions.

Challan Details

Sl. No.	Remarks	Deduction No.	Deduction Date	Udhar	Deduction Amount
1	191335-6000	0000237010202223	11/04/2023	501112	500.00
2	191335-6000	0000237010202223	11/04/2023	501117	100.00
Total Deduction Amount					600.00

Page 1/1

द. न न - ५
 द. न. क्र. ६३६७ / २०२२
 १३६ / १९६०



Self Attested



Self Attested

द. न न - ५
 द. न. क्र. ६०२६ / २०२२
 २५ / ३०



द. न न - ५
 द. न. क्र. ६०२६ / २०२२
 २५ / ३०



माने अस्तु
 हे
 वर नोंदवला.

प्राप्तीचे Date
२५
06/06/2022
06/06/2022
06/06/2022
06/06/2022



06/2022

दस्ता नं. ८३६९ / २०२२
१३८ / १९२२



८३६९-५
दस्ता नं. ८०२६ / २०२२
२२ / १३०



Self Attested,



Self Attested



Signature

८३६९-५
दस्ता नं. ८०२६ / २०२२
२३ / १३०



Self Attested

CHALLAN
MTR Form Number-6

QR	MR0005020222E	BARCODE	8811230594	Date	08/04/2022 16:38:11	Form ID	480
Department	Registrar General of Registration			Payer Details			
Type of Payment	Stamp Duty			DHRUVA WOOLLEN MILLS PVT LTD			
Office Name	THANE 2 JOINT SUB REGISTRAR			S. No.208 (P) To 212(P) ETC			
Location	THANE			BALJUM			
Year	2022-2023 One Time			THANE			
Account Head Details	Amount in Rs.			Area/Locality			
Stamp Duty	500.00			Road/Street			
Registration fee	100.00			Terms/Conditions			
				PIN			
				Remarks (if Any)			
				Secondry/ance-DHRUVA WOOLLEN MILLS PVT LTD-			
Total	Amount in	Words	500.00	4 0 0 0 0 0			
Payment Details	EBI BANK			FOR USE OF SIGNING BANK			
Chq No. / Date	Bank CN	Rel. No.	65	Bank Code			
	Bank Date	IBI Date	08/04/2022 16:38:11	Not Valid with IBI			
	Bank Branch	IBI Branch	THANE-5	Not Valid			
	Serial No.	Date		Not Valid			

277-4
रत ६. ६०० / २०२२
२- / १०



**SPECIAL POWER OF ATTORNEY
ONLY FOR REGISTRATION**

TO ALL TO WHOM THESE PRESENTS SHALL COME, We
DHRUVA WOOLLEN MILLS PVT. LTD., company
incorporated under the provisions of the Companies Act., 1956
having its office at Runwal Garden City, Balkum Naka, Kolshet,
Thane (West) and having its registered office at Runwal &
Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Sion
(E), Mumbai - 400 022 through its Directors (1) Mr. H. A.
Visweswara and (2) Mr. Prashant Mewada, and the
authorized signatories (1) Mr. Yogesh Bagrecha, (2) Ms.
Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4)
Ms. Shobha Malakar, (5) Ms. Pushpa Latha V, (6)
Ms. Sweena Nair, (7) Ms. Monica Gupte and (8)
Deepak Shah SENDS GREETINGS:

WHEREAS:

(1) Dhruva Woolen Mills Pvt. Ltd., a company,
registered under the Companies Act, 1956
("Company") is developing a residential/commercial

277-4
रत ६. ६०० / २०२२
२- / १०



Handwritten notes and signatures:
I have signed w/ B.K. S. / 10/1/2022
[Signature]

Department ID: 8811230594
This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालान केवल उपरोक्त स्थान में दस्तावेजों के पंजीकरण हेतु ही मान्य है। अन्य स्थानों पर प्रयुक्त नहीं किया जा सकता है।

एनन-५
 दिनांक ०३०९/२०२२
 १०२/१९९



Under the said power, we are entitled to substitute the power in favour of (1) Mr. Ramesh P. Palav, (2) Mr. S. H. Palav, (3) Mr. Tripathi K.

10/11/22
 10/11/22
 10/11/22



एनन-५
 दिनांक ०३०९/२०२२
 १०२/१९९

(ii) Vide Resolution dated 16th March 2022, we the Directors of the Company (1) Mr. H. A. Visweswara and (2) Mr. Prashant Mewada, have been authorized to sign, execute, register and do the necessary acts and things as necessary for execution and registration of Agreement for Sale and/or any other documents etc and any other document subsequent thereto with prospective purchasers of premises/unit/office in the project and the documents, declaration, indemnities, loan agreements, TDR agreement etc with respect to the said land or project being constructed/developed on the said land for amenities/facilities to be provided on the said land.

(iii) Vide Resolution dated 16th March 2022 and Power of Attorney dated 11/04/2022 registered under Sr. No. TNM.05. 626/2022 we (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malakar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah have been empowered, nominated and appointed, as the attorneys to act and do the various acts and things under the said power in respect of the said Land and said premises to be developed on the said Land, as stated above.

(iv) Due to job pre-occupation in business and/or due to personal commitments, we, the Directors of the Company (1) Mr. H. A. Visweswara and (2) Mr. Prashant Mewada, and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malakar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah are not in position to personally visit the respective offices of Sub-Registrar/s for registering and/or complying the required formalities of the agreement for sale and/or any other agreement, deed/leave and agreement/document/s subsequent thereto and completing the transaction.

एनन-५
 दिनांक ०३०९/२०२२
 १०२/१९९



(v) Therefore, we the Directors of the Company (1) Mr. H. A. Visweswara and (2) Mr. Prashant Mewada and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle Chatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malakar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah do hereby appoint, nominate and constitute jointly and/or severally (1) Mr. Ramesh P. Lunkad (2) Mr. Sudhir Palav, (3) Mr. Tripathi K, (4) Ms. Shweta Salve and (5) Ms. Mehrosh Khan the employees of the Company, all adult, Indian Inhabitant, presently having their office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunnabhatti Signal, Sion (E), Mumbai - 400 022 to be our true

10/11/22
 10/11/22
 10/11/22
 10/11/22
 10/11/22

and law full attorney to act and perform on our behalf to lodge, admit and register the Agreement for sale or any other agreement/deeds/documents and/or any other agreement/deed/document/s subsequent thereto with respect to flat/unit/shop/office/premises and/or the land on which the said flats/units/shop/office/premises are developed and or amenities/facilities with respect thereto duly signed and executed by us and also to complete all other formalities, as may be required from time to time in respect of the said agreement/document/s. Our attorneys holders have full power to do and execute the following acts, deeds and things and that they have agreed to do.

277-4
 रस्ता क्र. 8030 / 2022
 1/30



KNOW YOU ALL AND THESE PRESENTS WITNESSES that We, the Directors of the Company (1) Mr. H. A. Visweswara and (2) Mr. Prashant Mewada, and the Attorney's (1) Mr. Yogesh Bagrecha, (2) Ms. Rochelle-Ghatterjee, (3) Mr. Mohan Raghavan, (4) Ms. Shobha Malkar, (5) Ms. Pushpa Latha V, (6) Ms. Sweena Nair, (7) Ms. Monica Gupte and (8) Mr. Deepak Shah the authorized signatories of Dhruva Woollen Mills Pvt. Ltd, do hereby jointly and severally appoint, nominate and constitute (1) Mr. Ramesh P. Lunkad (2) Mr. Sudhir Palav, (3) Mr. Tripathi K, (4) Ms. Shweta Salve and (5) Ms. Mehrosh Khan to be our true and lawful attorney to do all acts, deeds, matter and things in the respect of the said flats/units/shop/office/premises, which are being developed/constructed on the said Land and with respect to the land more particularly described in the Schedule as stated hereunder.

1. To lodge and register and admit and acknowledge with the respective office of Sub- Registrar/s of Assurances

(Handwritten signatures and initials)

Agreement for Sale and/or any other agreement, deeds, declarations, undertaking, affidavits which may be necessary from time to time in respect of flats/units/shop/office/premises and the said Land as mentioned hereinabove, which has been signed and executed by us in the respect of the said flats/units/shop/office/premises, which are being developed/constructed on the said Land and the said Land is more particularly described in the Schedule I, II and III herein under mentioned.

277-4
 रस्ता क्र. 8030 / 2022
 1/30



2. And also, to do the general things and acts, which may be required from time to time in completing the transactions in all manner.

AND we do hereby agree and accept to ratify all laws, deeds, and things done by the said attorney in pursuance of the powers herein contained. This power of attorney is irrevocable, and this power of attorney is valid for the period up to 31st March 2024.

SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO

All those piece or parcel of Land/Property along with structures standing thereon admeasuring about -110600 sq.mtrs. (about 27 Acres) bearing S. No.208 (P) To 212(P), S.N. 214, S.N. 215(P) To 221 and New S.N. 43, H. No. 7, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No. 1A, 1B & 2 To 8, S. No. 46, H.S. No. 1, 2, 3 A, 3B, 4 To, 17A, 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. No. 10, 11, H. No. 1 & 2, S. No. 51, H. No.1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S. No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6, at Village Balkum Dhokall in the Registration District and Sub-District Thane.



(Handwritten signatures and initials)

रस्ता क्र. 8030 / 2022
 1/30

IN WITNESS WHEREOF we have set and subscribed our hands to this Power of Attorney this 11 day of April, 2022.

SIGNED SEALED AND DELIVERED
 By the within named
DHRUVA WOOLLEN MILLS PVT. LTD
 through the hands of its
 Director/Authorized Signatories

LHT

J. A. Vishwasrao
 Director

2. Mr. Prashant Mewada

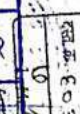

Prashant Mewada
 Director

In the presence of

1. 

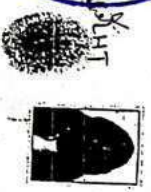

Monica Gupte
 Director

We accept and confirm
SIGNED SEALED AND DELIVERED
 By the within named executed by)
)
Dhruva Woollen Mills Private Limited)

2. 
 Authorized Signatories
 रजि. क्र. ६०३०
 ०१/१०
 Prashant Mewada


Monica Gupte
 Director

रजि. क्र. ६०३०
 ०१/१०
 Prashant Mewada



3. Mr. Mohan Raghavan
 Authorized Signatory


Mohan Raghavan
 Authorized Signatory

4. Ms. Shobha Malkar
 Authorized Signatory


Shobha Malkar
 Authorized Signatory

5. Ms. Purnima Latha V.
 Authorized Signatory


Purnima Latha V.
 Authorized Signatory

6. Ms. Sweena Nair
 Authorized Signatory


Sweena Nair
 Authorized Signatory

7. Ms. Monica Gupte
 Authorized Signatory


Monica Gupte
 Authorized Signatory

8. Mr. Deepak Shah
 Authorized Signatory


Deepak Shah
 Authorized Signatory

In the presence of

1. 

रजि. क्र. ६०३० / १०१
 ०१/१०
 Monica Gupte





DHRUVA WOOLLEN MILLS PVT. LTD.

Ref. No. Q4/10 (BR)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DHRUVA WOOLLEN MILLS PRIVATE LIMITED IN ITS MEETING HELD ON 16 MARCH 2022.

AUTHORITY TO MR. YOGESHI BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL GARDEN CITY/ EIRENE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents/ subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All those piece or parcel of land measuring about 110600 sq. mtrs. (about 27 Acres) bearing S. No. 208 (F) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No. 2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No. 1, 2A, 2B, S.N. 45, H. No. 1A, 1B & 2 To 8, S. No. 46, H.S. No. 1, 2, 3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H. No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No. 1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No. 1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5D, & 8A, S. No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Ballurn, Dhokali, in the Registration District and Sub-District Thane.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh F. Lunkad, Mr. Trippahi K, Ms. Shweta Salve and Ms. Mehroob Khan - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Dhruva Woollen Mills Private Limited

[Signature]
Prashant Mevada
Director
DIN: 07966068

ट न न - ५
दस्त क्र. ९३० / २०२२
१३ / ३०



ट न न - ५
दस्त क्र. ९३० / २०२२
१३ / ३०



Regd. Office : Runwal & Omkar Equare, 5th Flr. Opp. Soon Chughabhai Signal, Son (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 - Fax : +91 - 22 - 2409 3749 - E : corporate@runwal.com - www.runwal.com
CIN : U 17110 MH 1952 PTC 00890

रजि. नं - ५
 दस्ता क्र. ६३६९ / २०२२
 १२८ / १६२



रजि. नं - ५
 दस्ता क्र. ६०३० / २०१३
 १२ / १९०

DHRUVA WOOLLEN MILLS PVT. LTD.

Authorized Officials of the Company
 Limited: Mr. Tripathi K. Ms. Shweta Salve and Ms. Meerooh Khan

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Dhruva Woollen Mills Private Limited

Prashant Mawada

Director

DIN: 07966068

रजि. नं - ५
 दस्ता क्र. ६०३० / २०१३
 १२ / १९०



Registered Office: Runwal & Onkar Esquere, 5th Fl., Opp. Sion Church, Sion, Mumbai - 400 022
 Tel: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
 CIN: U 17110 MH 1952 PTC 008960