

335/16785

पावती

Original/Duplicate

Wednesday, September 11, 2024

नोंदणी क्र.: 39म

4:36 PM

Regn.: 39M

पावती क्र.: 19409 दिनांक: 11/09/2024

गावाचे नाव: माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन5-16785-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: संदीप फोटानी --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2200.00

पृष्ठांची संख्या: 110

एकूण: रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क.५

वाजार मूल्य: रु. 12460758.45 /-

मोवदला रु. 15100000/-

भरवेले मुद्रांक शुल्क : रु. 1057000/-

1) देयकाचा प्रकार: DHC रकम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924107515312 दिनांक: 11/09/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924104915261 दिनांक: 11/09/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005471430202425M दिनांक: 11/09/2024

वँकेचे नाव व पत्ता:

मुळ दस्त दिला

09/2024

REGISTRATION NO. 16785/2024

दस्तावेज क्रमांक : 16785/2024

नॉटरी

Regn 63m

गावाचे नाव : माजिवडे

(1) विक्रीचा प्रकार	करारनामा
(2) मासिक मूल्य	15100000
(3) मालकी क्रमांक	12460758/45
(4) विक्रीचा प्रकार (संपत्तीचा प्रकार)	1) पार्लिकेच नाव ठाणे म न या इतर वगळता - इतर माजिवडे, सदर्निका ब्रमाक 1402/14 वा मजला, 1 कार पार्किंग सडिन प शीकर इन्फ्रस्ट्रक्चर डोंवर, दि वरदून माजिवडे ठाणे मीज माजिवडे म न 312/1(पार्ट) 312/1(सी 313/1, 313/2 313/3, 314/1 314/2 314/4, 314/5 314/6, 314/7 314/8, 314/9 315/1, 315/2, 315/3 316/3(पार्ट), 317/2 317/3, 317/4 318/1 318/1(सी 318/1(सी 6/21-2)(4) (Survey Number -))
(5) क्षेत्र क्षेत्र	1) 85.83 चौ मीटर
(6) विक्रीचा प्रकार (करी)	इतर
(7) विक्रीचा प्रकार (वैयक्तिक)	1) गाव मीज माजिवडे मीजिवडी या लि अर्धे सबायक अर्धे भिमजिवडी अर्धे क म सबायक अर्धे परगुला - - वर -51 पना -पार्ट म - माळा म - इमारतीचे नाव - श्रीकमल 301 रजिस्टर 2000 बांधा हाता क महासाठू मन्वडे - पिन कोड -400051 पिन न -AAFCR4733F
(8) विक्रीचा प्रकार (वैयक्तिक)	1) नाव -मदीप मोदीसी - - वर -33, पना -पार्ट म - माळा म - इमारतीचे नाव, श्रीकांतन विधान सभा मीज, श्रीकमल - मीज म - रावपूर छत्रीसंगठ छत्रीसंगठ RAIPUR - पिन कोड -492001 पिन 2) नाव -जिनेकल मुरज कुमार शिंदे-मोदीसी - - वर -31, पना -पार्ट म - माळा म - इमारतीचे नाव, श्रीकांतन विधान सभा मीज, श्रीकमल - मीज म - रावपूर छत्रीसंगठ छत्रीसंगठ RAIPUR - पिन कोड
(9) विक्रीचा प्रकार (वैयक्तिक)	11/09/2024
(10) विक्रीचा प्रकार (वैयक्तिक)	13/09/2024
(11) विक्रीचा प्रकार (वैयक्तिक)	16785/2024
(12) विक्रीचा प्रकार (वैयक्तिक)	1057000
(13) विक्रीचा प्रकार (वैयक्तिक)	30000
(14) विक्रीचा प्रकार (वैयक्तिक)	


सह दुय्यम निबंधक, ठाणे क्र. ५

महाराष्ट्र राज्य न्यायालय, मुंबई

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202409114394			11 September 2024, 04:23:37 PM	
टननऽ					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	ता.का. ठाणे				
उप मूल्य विभाग	6/21-2क/4) रस्त्यापासून दुर असलेला भाग माजिवडे (भाग)			या वरील उपविभाग "अ" व्यतिरिक्त उरलेले सर्व सर्व क्रमांक	
क्षेत्राचे नाव	Thane Municipal Corporation			सर्व्हे नंबर /न. भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
41100	124000	126200	168200	126200	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	85.83 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सो	मिळकतीचे वय -	0 TO 2 वर्ष	बांधकामाचा दर-	Rs. 26620/-
उद्वहन सुविधा	आहे	मजला -	11th to 20th Floor		
प्रकल्पाचे क्षेत्र -	Above 2 hector				
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रति चौ. मीटर दर = Rs. 130200/-				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs. 139965/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((139965-41100) * (100 / 100)) + 41100)				
	= Rs. 139965/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 139965 * 85.83				
	= Rs. 12013195.95/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	13.75 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (130200 * 25/100)				
	= Rs. 447562.5/-				
Applicable Rules	= 3, 5 अ. 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 12013195.95 + 0 + 0 + 0 + 447562.5 + 0 + 0 + 0 + 0 + 0				
	= Rs. 12460758/-				
	= □ एक करोड चौवीस लाख साठ हजार सात शे अठ्ठावन्न /-				

Home

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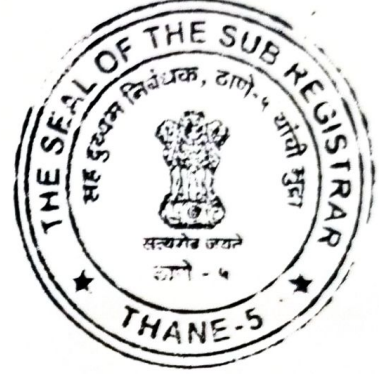
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६ / ११०




AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Thane this 11th day of Sep., 2024 between **T Bhimjyani Realty Private Limited, Pan No.:AAFRCR4733F**, a Company incorporated under Part IX of the Companies Act, 1956 and having its registered office at **301, A Wing, Fortune 2000, Bandra Kurla Complex, Bandra (E., Mumbai, 400051**, hereinafter referred to as the 'Promoters' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor/s and assigns) of the One Part

AND

SANDEEP FOTANI, PAN No.:ABFPF1995F & TWINKLE SURESH KUMAR TAHILIANI, PAN No.: BCEPT6444E residing at/having his/her/their address at **ASHOKRATNA, VIDHAN SABHA ROAD, VIP ESTATE, NEAR JACK AND JILL SCHOOL, RAIPUR, CHHATTISGARH - 492001**, hereinafter referred to as the; Allottee; (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individual or individuals, his/her/their respective heirs, executors, and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and in the case of company, its successor or successors and their respective permitted assigns) of the Other Part.


ALLOTTEE/S



PROMOTER

vi. Land area under Club House for Bungalow owners.

vii. Club house and Fitness Centre on the development on the said Larger Land.

c. Transferable Development Rights ("TDR") generating out of the said Larger Land (including the TDR purchased by the Borrower for the project until the same is consumed in the Project).

(FF) Accordingly, by an Indenture of Mortgage dated 18/04/2023, duly registered with the Office of Sub-Registrar, Thane under S. No. TNN5 5673/2023 the Promoters inter alia created a mortgage in respect of the said Real Estate Project in favour of IDBI Trusteeship Services Ltd.

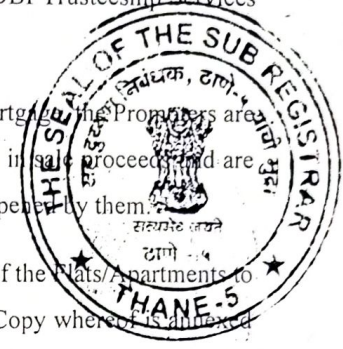
(GG) In accordance with the Term Sheet as well as the Indentures of Mortgage, the Promoters are required to obtain NOC from the Lender for sale of flats/premises in sale proceeds and are required to deposit the entire sale proceeds in "Escrow Account" opened by them.

(HH) Siddhant Commercials Private Limited has granted NOC for sale of the Flats/Apartments to the Allottee by the Letter dated _____ issued by them. Copy whereof is annexed hereto as ANNEXURE 'D'.


(II) The Promoters at present are inter alia constructing three towers viz.-Infinity A (D-119), Infinity B (E-120) and Infinity C (F-122) under the Real Estate Project name, 'Infinity Towers', which are sanctioned as per the said amended permission and commencement certificate dated 2/2/2024, and it may ultimately comprise of ground floor podium plus first floor podium plus second floor podium plus stilt plus 45 habitable floors, and terrace, on a portion of said Larger Land being Enclave-E-2, admeasuring 5743.02 sq. mtrs or thereabout and more particularly shown in the Plan at Annexure-A surrounded by grey colour boundary line and further more particularly described in the **THIRD SCHEDULE** hereunder written, hereinafter referred to as '**said Real Estate Project**'. Under RERA, the Promoters have applied under Section 4 of RERA for registration of said Real Estate Project as a Phase comprising of said buildings viz. Infinity Towers comprising of 3 wings A, B, C, (Towers D-119, E-120, F-122 respectively as per the sanctioned plan), and same is registered under Registration No. P-51700021698 and Registration Name "**Infinity Towers**", details of which are available on Website <https://maharera.mahaonline.gov.in>.

(JJ) The Allottee has personally examined and inspected the sanctioned plans, so also plan regarding proposed project or proposed phase/s or proposed facility/ies to be provided, etc. as disclosed on site as well on the said web site of said Authority under RERA. After knowing all the details of the said Real Estate Project, as well as about proposed phase/s, proposed layout thereof, the Allottee being interested in purchasing an Apartment in the said Real Estate Project, applied to the Promoters vide Application Form No. **VE0125**, dated **22/01/2024** for an Apartment bearing no. **Infinity A 1402** admeasuring **72.5** sq. mtrs. carpet area, plus **5.532** sq. mtrs. of exclusive balcony/service slab/enclosed balcony area situate on the **14th** floor in Building/Wing **INFINITY Tower A** of 'Infinity Towers' in the said complex known as THE VERRATON hereinafter referred to as '**said Apartment**', which is more particularly described in **FOURTH SCHEDULE** hereunder written. The Allottee/s

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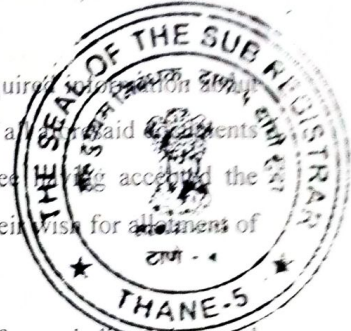

ALLOTTEE/S


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the building/s constructed / to be constructed thereon to enable effective utilization of the FSI/additional FSI/Premium FSI and/or TDR/Ancillary FSI and/or any other rights, benefits including floating rights which may be available now or available in future in respect of the said Larger Land in the manner as the Promoters may deem fit and the Allottee has no objection to the Promoters making such amendments. The Allottee further accepts and confirms that accordingly while registering the said Real Estate Project under RERA, Promoters have specifically made known to all about such future, phase wise development. Since Allottee has opted for allotment of the said Apartment with such knowledge, the Allottee shall not be entitled to raise any objection in such phase wise layout development of the said Lager Land and accordingly has assured to that effect. Relying upon such assurances and acceptance of and by the Allottee, the Promoters have processed the said Application of the Allottee.

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(MM) The Promoters have thus as aforesaid disclosed to the Allottee required information about their title to the said Larger Land as well as furnished the copies of a said documents in compliance of the relevant provisions of RERA. The Allottee has accepted the disclosure and having satisfied about the same expressed his/her/their wish for allotment of said Apartment vide said Application Form.




(NN) Both the Parties have had further discussions and negotiations and after such discussions and negotiations, Promoters have agreed to allot on ownership basis, above stated Apartment No. **Infinity A 1402** on **14th** floor, admeasuring **72.5** sq. mtrs. carpet area in the building i.e. **INFINITY** Tower 'A' of the Infinity Towers, having exclusive balcony/service slab/enclosed balcony area of **5.53** sq. mtrs. to the Allottee for a purchase price of **Rs.1,51,00,000/- (Rupees One Crore Fifty One Lakh Only)**. The Promoters have also agreed to allot to the Allottee **1(One)** mechanical car parking space/s for parking **1(One)** car/s for the consideration of **Rs. 0/-**. Thus, total aggregate consideration amount for the apartment including car parking space is thus **Rs.1,51,00,000/- (Rupees One Crore Fifty One Lakh Only)** (hereinafter referred to as "Entire Purchase Consideration") and upon the terms and conditions more particularly stated herein. In view of such assurances given by Allottee/s, the Promoters have accepted the said Application Form No. **VE0125** submitted by Promoters and accordingly agreed for the allotment of said Apartment and said Covered Parking Space vide allotment/reservation letter dated NA subject to the terms and conditions stated therein and in accordance with the terms and conditions as stated out in this Agreement.

(OO) The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms and conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

(PP) The copy of the certificate of title issued by M/s Mulla and Mulla, Craigie Blunt and Caroe, Attorneys at Law representing the owners in respect of the said Entire Land is annexed herewith and marked as **ANNEXURE 'E'**. The Allottee has accepted the said title certificate and agree not to raise any further or requisition or objection to the title of the owner.


ALLOTTEE'S

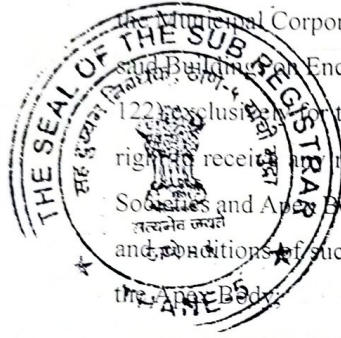

PROMOTER

by way of a layout development and it will not be possible to sub-divide the same. The Allottee has agreed to and confirmed that he will not require or insist upon subdivision of the said Larger Land.

f) The Allottee shall be entitled to use the common areas and facilities which may be provided by the Promoters on the Ground level podium, 1st level podium, 2nd level podium and in the open space above the 2nd level podium (excluding area provided for parking and stilt area) in Enclave E1, Enclave E2 and Enclave F jointly with all the Allottees of the Apartments and premises in the said Multistoried Buildings Complex being constructed on Enclave E1 and Enclave E2 and the proposed building/s to be constructed on Enclave F on such terms and conditions as may be determined by the Promoters.

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g) In addition to the aforesaid, the Promoters at their discretion may, subject to approval by the Municipal Corporation, provide various amenities & facilities within the stilt area of the said Buildings in Enclave E2 viz. Infinity - A (D-119), Infinity - B (E-120) & Infinity C (F-122) exclusively for the residents of the said Real Estate Project. The Promoters reserve the right to receive the receivables that may arise from such arrangement. The Allottee, their Societies and Apartment Body shall not have any objection to such an arrangement/s and the terms and conditions of such arrangement/s shall be binding on the Allottee and the Society and the Apartment Body.



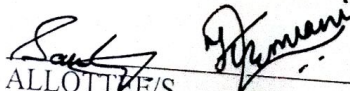
h) The Promoters may enter into agreement/s with various third parties/operators ("Service Providers") in relation to the operation of certain of these facilities/amenities as may be provided as stated above in the stilt area, terrace and/or podium level.


i) The Promoters, at their discretion, may form one Common Society for all the three buildings forming part of Enclave E2 viz. Infinity A, Infinity B & Infinity C or three separate Societies for each of the said buildings. In the event common Society is formed in respect of Infinity A, Infinity B and Infinity C necessary provision will be made in the by-laws to ensure proportionate representation from each wing on the Managing Committee of such Society.

j) Formation of Society and execution of Lease/ Conveyance will be done in the manner agreed upon and stipulated in clause 15 and clause 16 below.

(3) **ALLOTMENT OF APARTMENT AND PAYMENT OF CONSIDERATION:-**

(3.1) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee Apartment No. **Infinity A 1402** on **14th** floor, admeasuring **72.5** sq. mtrs. carpet area (as defined in the Real Estate (Regulation and Development) Act, 2016), along with exclusive balcony/service slab/enclosed balcony area admeasuring **5.53** sq. mtrs. of the building known as "**INFINITY Tower A**" (hereinafter referred to as the 'said Apartment') as shown in the floor plan thereof surrounded by pink color boundary line, hereto annexed and marked ANNEXURE 'F' for the consideration of **Rs. 1,51,00,000/- (Rupees One Crore Fifty One Lakh Only)**. The above said consideration of the Apartment, is determined on the basis of above referred carpet area of the Apartment which Allottees agree


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and confirm. Thus, the other appurtenant areas such as exclusive balcony/service slab/enclosed balcony area/elevation feature, if any are neither included in the carpet area nor are considered for determining the consideration.

(3.2) The Promoters hereby agrees to allot to the Allottee **1(One) Mechanized** car parking space(s) for parking of **1 (One)** car/s situated at ground level podium/1st level podium/2nd level podium being constructed in the layout for the consideration of **Rs. 0/-** without any consideration, admeasuring at least **14' 9" sq. ft. (length) X 7' 6" sq. ft. (width) X 13' 5" sq. ft. height.**

उपरोक्त - 4
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(3.3) The total aggregate consideration amount for the apartment including car parking spaces is thus **Rs.1,51,00,000/- (Rupees One Crore Fifty One Lakh Only)** ("hereinafter referred to as **"Entire Purchase Consideration"**)

(3.4) The Car parking space will be identified at the time of handing over possession and the Allottee agrees and accepts such allocation of parking spaces and shall raise any grievances in that regard anytime hereafter.



(3.5) The Allottee hereby agrees to pay to the Promoters the Entire Purchase Consideration of **Rs.1,51,00,000/- (Rupees One Crore Fifty One Lakh Only)**, which shall be paid by the Allottee to the Promoters, in accordance with the progress of work as set out in **Annexure 'G'** hereunder.

OR

As permissible under 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 Promoters have allowed rebate/discount to the Allottee for early payments of instalment. The aforesaid Entire Purchase Consideration has been mutually determined after considering the said discount/rebate and accordingly, the Allottee has/have made the payment or agreed to make early payment in respect of some of the instalments even though such instalment has not chronologically and completely matured for payment. The milestones for payment under this option shall be as set out in **Annexure 'G'** hereunder.

(3.7) Further, the Promoters may, at their sole discretion, without prejudice to their other rights, charge a payment dishonor charge of **Rs.1,000/- (Rupees One Thousand only)** for dishonor of a particular payment instruction in addition to the interest for delayed payment.

(3.8) The Entire Purchase Consideration as mentioned in clause (3.3) above is excluding all taxes/levies such as GST and/or such other taxes which may be levied any time, hereinafter in connection with sale of the said premises to the Allottee irrespective as to who is made liable under concerned Statute/Rules to pay such taxes, all such taxes in proportion to the area of said apartment, shall be payable by the Allottee in addition to the Entire Purchase Consideration on or before taking over the possession of the said Apartment. Unless the Entire Purchase Consideration including taxes as well as other charges payable under this agreement are paid by the Allottee, he shall not be entitled to the possession of said Apartment.

ALLOTTEE/S

PROMOTER

'G'. The Promoters will not be liable to render any account in respect thereof to the Allottee and/or Society/s and/or Apex Body.

Sr. No.	Charge Type
a)	Towards Fire Premium charges and fire infrastructure charges (Provisional)
b)	One Time Common Club House Charges
c)	Electricity deposit and Water deposit (Provisional).
d)	Legal Charges and Professional Charges
e)	For Balcony Enclosure charges (Provisional)
f)	Towards Development charges

ट न न - ५
दस्तावेज क्र. १६७२५/२०२४
२६ / ११०
६४,६८०.००



(4) **ADHERANCE TO SANCTIONED PLAN:-**

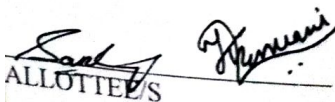
The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment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

(5) **TIME IS OF ESSENCE FOR BOTH PROMOTERS AND THE ALLOTTEE:-**

Time is of essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee after receiving the occupancy certificate subject to what is stated in clause 11 below. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him and shall comply with the other obligations under this Agreement.

(6) **DISCLOSURE OF FLOOR SPACE INDEX AND ACCEPTANCE BY THE ALLOTTEE:-**

(6.1) The Promoters hereby declare that the Floor Space Index available as on date in respect of the Real Estate Project is 52755.15 sq. mtrs.. On payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project/said entire land/Said Larger Land. The Allottee accepts and confirms the Promoters exclusive right of utilization of all such FSI/TDR/DR/incentive FSI/Premium FSI/Ancillary FSI in the development of Said Larger Land and specifically assure/s and undertake/s not to create any obstruction or objection or hindrance in the Promoters' said right of utilisation of said entire development potentiality so also regarding utilisation of any increase FSI/TDR/DR/ incentive FSI if, become available in future due to modification in DC Rules till completion of whole proposed project upon Said Larger Land.


ALLOTTEE/S


PROMOTER

to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Apartment applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Allottee only.

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दस्ता क्र. १६७८५/२०२४
५० / ११०

(40) **DISCLOSURES:-**

The Allottee for himself with an intention to bring all persons unto whomsoever hands the said Premises may come, doth hereby represent to the Promoters as follows:

- (40.1) That he has independently investigated and conducted due diligence and the same in respect of the title of the said Apartment/Larger Land, after giving complete inspection of all documents relating to title of the said Apartment/Larger Land, including sufficient time to go through this Agreement and all other ancillary documents.
- (40.2) That he waives his right to raise any questions or objections to the title of the Promoters and of the said Apartment/Building and said Real Estate Project, considering all the queries have been sufficiently answered/satisfied by the Promoters.
- (40.3) That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein.



ENTIRE AGREEMENT

- (41) This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, understandings, assurances whether written or oral, including but not limited to booking form, allotment letter, correspondences exchanged.

(42) **DISPUTE RESOLUTION:-**

- (42.1) Any dispute between the Parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real estate Regulation and Development Act 2016 and the Rules and Regulation framed thereunder.

(43) **GOVERNING LAW:-**

- (43.1) That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DAY AND THE YEAR HEREIN-ABOVE WRITTEN.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO
DESCRIPTION OF SAID ENTIRE LAND

[Signature]
ALLOTTEE/S

[Signature]
PROMOTER

All that piece and/or parcel of land and ground hereditaments and premises commonly known as "Mulla Baug" bearing Survey Nos. 312/1A(part), 312/1B, 313/1,2,3, 314/1 to 9, 315/1,2,3, 316 (part), 317/1 to 4, 318/1A, 1B, 1C, 1D (part), 319/1B/1, 319/1B/2, 321/3/1, and 321/3/2 (Old Survey Nos. 312(part), 313, 314(part), 315, 316(part), 317, 318(part), 319(part), 321(part)) admeasuring in the aggregate 43.33 acres equivalent to 2,10,607.48 square yards i. e. 1,75,506.24 sq.mtrs. or thereabout together with the farmhouse admeasuring 185.80 sq. mtrs. i.e. 2000 sq. ft. built up area standing thereon situate, lying and being at Moujè Majiwade Taluka, Sub-District and District of Thane, which is more particularly shown in plan at Annexure A surrounded by blue color line and bounded as follows:

- On or towards the East - land agreed to be conveyed to M/s. Lok Holdings but as of date standing in the name of the Owners.
- On or towards the South - by proposed. D. P. Road
- On or towards the West - by forest land
- On or towards the North - by forest land

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO
दस्त क्र. १६७१५/२०२४
DESCRIPTION OF SAID LARGER LAND:-

All that piece and/or parcel of land and ground hereditaments and premises bearing Survey Nos. 312/1 (part), 313/3, 314/5, 314/7, 314/9, 315/3, 316 (part), 317/4, 318/1D/1 (part) of Village Majiwade admeasuring in the aggregate 98,006.24 sq. mtrs. or thereabout together with the farmhouse admeasuring 185.80 sq.mtrs. i.e. 2000 sq. ft. or thereabout built-up area standing thereon being part of the said Entire more particularly described in the First Schedule herein-above written as shown bounded by black color boundary line on the plan annexed hereto as Annexure A.



THE THIRD SCHEDULE HEREINABOVE REFERRED TO
DESCRIPTION OF THE SAID REAL ESTATE PROJECT i.e. INFINITY TOWERS

All that piece and/or parcel of land and ground hereditaments admeasuring 5743.02 sq. mtrs. or thereabout consisting of three buildings viz. Infinity A (D-119), Infinity B (E-120) and Infinity C (F- 122) being part of the Larger Land more particularly described in the Second Schedule herein-above written as shown bounded by grey colour boundary line on the plan annexed hereto as Annexure A.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:-
DESCRIPTION OF THE SAID APARTMENT

Flat No. Infinity A 1402 admeasuring 72.5 sq. mtrs. or thereabout (carpet area) on 14th floor in INFINITY Tower A of the Infinity Towers being constructed on the said Real Estate Project more particularly described in the Third Schedule herein-above written and as shown shaded by pink colour lines on the plan annexed hereto as Annexure F.

Sandip Damani
ALLOTTEE/S

SIGNI
 by the
 T BH
 In the

1) *[Signature]*

2) *[Signature]*

SIGN
 the w

SAN

TWI

In th

1) *[Signature]*

2)

AI

SIGNED SEALED AND DELIVERED

by the within-named Promoters

T BHIMJYANI REALTY PRIVATE LIMITED

In the presence of.....

1) *[Signature]*

2) *[Signature]*

[Signature]



SIGNED SEALED AND DELIVERED

the within-named Allottee/s

SANDEEP FOTANI

[Signature]



TWINKLE SURESH KUMAR TAHILIANI

In the presence of.....

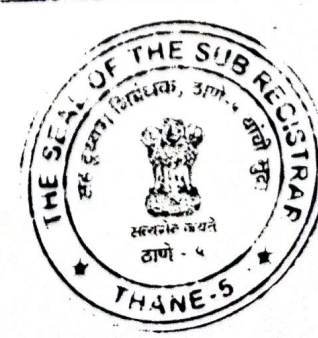
1) *[Signature]*

2) *[Signature]*

[Signature]



ट न न - ५
दस्त क्र. १६७८५/२०२४
५२ / ११०

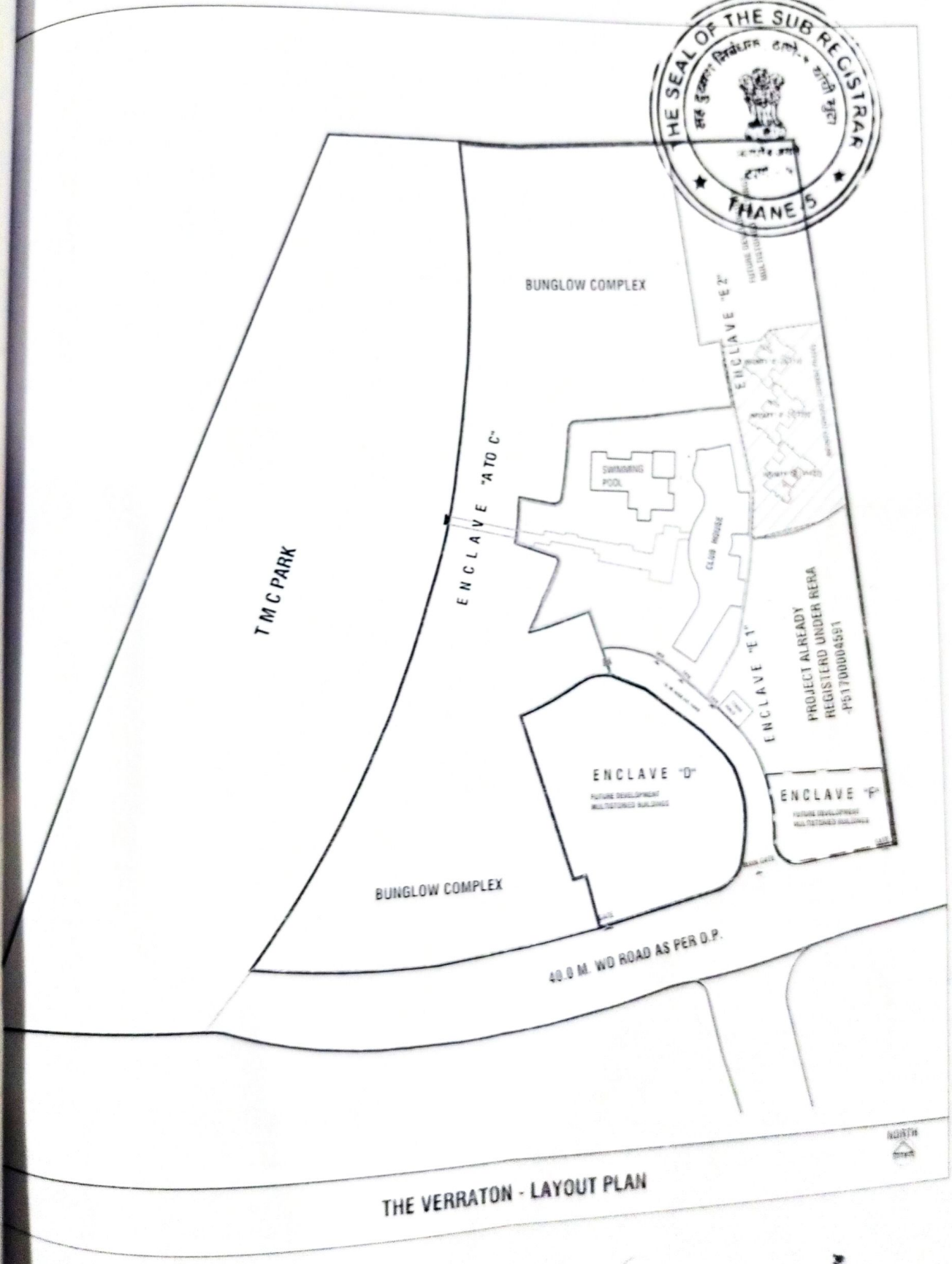


[Handwritten mark]

Bank of Maharashtra
 AX65/WARNING
 To:
 Shri/Smt SURESH
 Branch/Office: MUM
 Dear Sir/ Madam,
 REF: 2nd WARNING
 Ref. AX65/WARNING

PACKAGING DIV
 Guany
 1600MA52FY221Y
 Hi-Tech Road, Hi-Tech p

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दस्तक. १९७२५/२०२४
५४ / ११०



THE VERRATON - LAYOUT PLAN

61



Certificate No. 5501

THANE MUNICIPAL CORPORATION, THANE

(UDCPR No. 2024-25)
(Registration No. 3834)

SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Amended

Proposed building type D-119, E-120, F-122 - Gr. Podium + 1st Podium + 2nd Podium + St + 1 to 41 floors, B3-44, G-49, N1-51 - St + 2 floors, O-58, N2-59, N-60 - Gr + 2 floors, M-68, M-69, M-70 - Lower Gr + Upper Gr + 1st floor, M-71, M-72, M-73, M-74, M-75 - Gr + 2 floors

V. P. No. 2003/40 (S04/0122/18) TMCB/ TDD/ 0082(P)/2024/Amended Date: 2/2/2024.
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri Fardun Nadirshah Mulla & 4 Others (Owners)
M/s. T. Bhimjyani Realty Pvt. Ltd. (P.O.A.H.)

With reference to your application No. 2535 dated 26/6/2023 for 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. As above in village Majiwade Sector No. IV Situated at Road / Street 40.00 M. D.P. Road S. No. / C.S.T. No. / F.P. No. S. No. 312/1A(Pt), 312/1B, 313/1, 313/2, 313/3, 314/1, 314/2, 314/3, 314/4, 314/5, 314/6, 314/7, 314/8, 314/9, 315/1, 315/2, 315/3, 316(Pt), 317/1, 317/2, 317/3, 317/4, 318/1A, 318/1B, 318/1C, 318/1D/1, 319/1B/2, 321/3/1, 321/3/2.
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.
- 5) सुधारीत बांधकाम परवानगी/सी.सी. क्र. वि.प्र.क्र. S०४/०१२२/१८ ठामपा/ शत्रिदि दि. १४/८/२०१९ मधील आवश्यक अटी आपणावर बंधनकारक राहतील.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and UDCPR. If any other statutory permission, as required from State and Central Govt. Departments/undertakings under the provisions of any other laws/ rules, it shall be binding on the owner / Developer to be obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.



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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Town Development Department,
Municipal Corporation of
the city of, Thane.

- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development Permission reserved land/ amenity space/ road widening lan to be handed over to the authority in lieu of incentive FSI, if any, then neces: registered transfer deed shall be executed in the name of authority before issue commencement certificate and compound wall with gate shall be constructed leveling the surface & Separate 7/12 extract / PR Card for area shall be submit within 6 month from C.C.
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on owner/developer
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of project before the completion of the building and documents to that if at shall submitted along with the application form of occupancy.
- 11) Lift Certificate from PWD Should be submitted before Occupation Certificatee applicable

12) Permission for cutting of tree, if necessary, shall be obtained from the tree autho to the Certificate/letter for plantation of trees on the land, if required under provision of tree act, shall be submitted before occupation certificate.

दस्त क्र 3) 98/24/2028

14) Areas/cities where storm water drainage system exists or designed, design drawings from Service consultant for storm water drainage should be submitted to concerned department of the authority before Commencement Certificate completion certificate of the consultant & TMC dept. in this regard shall be submit along with the application for occupancy certificate.

६६ १/१९९



- 16) The owner/ developer shall submit the completion certificate from the sen consultant the authority for completion of the septic tank or proper connection to sewerage system of the authority or sewage treatment plant (where ever necessary) NOC shall be submitted before OC.
- 17) The proposed building should be structurally designed by considering seismic forces the stage Intimation of plinth & Occupation Certificate.
- 18) Rain water harvesting system should be installed before applying for occupat certificates.
- 19) Solar Water heating system should be installed before applying for occupat certificates.
- 20) Revised TILR Plan as per sanctioned sub-division plan shall be submitted within 6 months.
- 21) Developer shall comply parking requirements as per Note(v) below Table No. 8B of UDCPR.

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

Office No. सावधान

Office Stamp: "नको Office Stamp वापरणे न करणे तसेच विकसित विकास नियंत्रण विभागाला जायत्या त्या परवानग्या न घेता वापर करणे, महाराष्ट्र प्रदेश सरकार अधिनियमाचे कलम १२ अन्वये दंडाधीन पावेल असे. त्यासाठी जाहलीत जाहलीत न. ५०००- देव होळी शकते."



Yours faithfully,

Executive Engineer,
Town Development Department,
Thane Municipal Corporation,
The city of Thane.

- Copy To:
- 1) Dy. Municipal Commissioner - Zone
 - 2) E. E. (Encroachment)
 - 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
 - 4) TILR for necessary correction in record of Land

ANNEXURE - E

MULLA & MULLA & CRAIGIE BLUNT & CAROE
(REGISTERED)
ESTABLISHED 1895

Advocates, Solicitors and Notaries

MULLA HOUSE, 31 MAHATMA GANDHI ROAD,
MUMBAI - 400 001.

TELEPHONE
2044950 (5 LINES)
2879121 (3 LINES)
FAX
022-2040248 / 2044717 (INT)
91-22-2040248 / 2044717 (INT)
E : Mail
mulla@vsnl.com
TELEX
011-830674MULA-01
TELEGRAM
LEGES MUMBAI
H. B. MISTRY
(CONSULTANT)

OUR REF. BSB/ 4860

ट न न - ५
दस्त क्र. १६७८५/२०२४
६७ / ११०

TO WHOMSOEVER IT MAY CONCERN

SCHEDULE OF THE PROPERTY

All that piece or parcel of agricultural land and hereditaments and premises commonly known as "B" bearing Survey Nos.312(part), 313, 314, 315, 316(part), 319(part), and 321(part) , admeasuring in aggregate approximately 43.37 acres together with the farm house thereon lying, being and situate at Mouje (village) Majiwade Taluka, Sub-District and District of Thane and bounded as follows:-



- On or towards the East - Land agreed to be conveyed to M/s.Lok Holdings but as of date standing in the name of the Owners;
- On or towards the South- By proposed D.P Road;
- On or towards the West- By Forest Land
- On or towards the North- By Forest land.

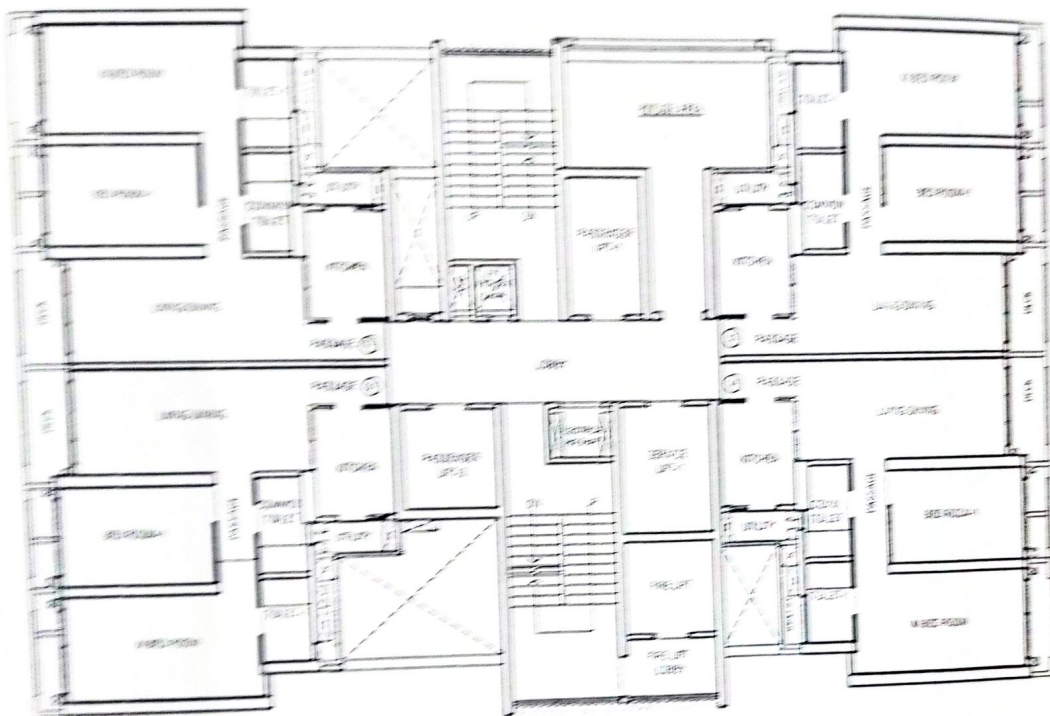
63 / 990

ANNEXURE - F



APARTMENT NO -02

APARTMENT NO -03



APARTMENT NO -01

APARTMENT NO -04

4TH, 8TH, 14TH, 18TH, 24TH, 29TH, 34TH & 39TH (REFUGE) FLOOR PLAN



PLAN NOT TO SCALE

INFINITY 'A' FLOOR

14th

APARTMENT NO

02

Randy

21

Annexure H

2024-25
 20/07/2024
 600 / 399

Sr. No.	Particulars	Details/ Brand/ Make - INFINITY TOWERS
A. Flooring		
1	Living, Dining, Passage, Living room Deck area of 3BHK	Natural Marble - Imported
2	Master Bed Room	LVT/ laminated wooden flooring
3	Kitchen, Bedroom	Vitrified Tiles - Kajaria, RAK, Prime, A.C.I. or equivalent
5 a	Toilet Flooring - Master Bedroom	Vitrified Tiles - Kajaria, RAK, Prime, A.C.I. or equivalent
5 b	Toilet Flooring - Other Bedrooms	Vitrified - Kajaria, RAK, Prime, A.C.I. or equivalent
6	Common Area Flooring- Lift lobby	Vitrified Tiles - Kajaria, RAK, Prime, A.C.I. or equivalent
B. Dado		
1 a.	Toilet Dado (door-height) - Master Bathroom	Vitrified Tiles - Kajaria, RAK, Prime, A.C.I. or equivalent
1 b.	Toilet Dado (door-height) - Other Bathrooms	Vitrified - Kajaria, RAK, Prime, A.C.I. or equivalent
2.	Kitchen Dado(600mm above platform)	Vitrified/Glazed- Kajaria, RAK, Prime, A.C.I. or equivalent.
3.	Kitchen Platform top	Natural -granite.
C. Door and Window:		
1	Main Door shutter	Designer Solid core flush shutter with both side veneer finish Brand- Kalpataru or equivalent.
D. Bed Room Door:		
1	Bedroom Door shutter	Solid core flush shutter with both side Laminate finish Brand- Kalpataru or equivalent
E. Toilet Door:		
1	Toilet Door shutter	Solid core flush shutter with both side Laminate finish. Brand- Kalpataru or equivalent
1	Window	Aluminium/UPVC window of series Jindal, Ceesta-aluminium or equivalent with Saint Gobain or Modi make glass or equivalent
F. Electrical:		
1	Internal wire	Polycab (PRLS), RR(PRLS) or equivalent
2	Switches	Legrand, Norisys, North West or equivalent
G. CP Fittings and Sanitary Wares:		
		Villeroy & Boch, Cotto, Grohe, Geberit, Duravit, Kohler, Hansgrohe, Jaquar, Hindware or equivalent
H. Others		
		Video Door Phone, Wall Coverings (wall paper) on one wall in Living Room, Kitchen Glass - optional at additional cost.



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Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

ट न न - ५
दस्तावेज क्र. १६७२५/२०२४
८१ / ११०



This extension of registration is granted under section 6/7 of the Act, to the following project: Project: INFINITY TOWNS
Plot Bearing / CTS / Survey / Final Plot No.: 318/1D/1, 316 PT at Thane (M Corp.), Thane, Thane, 400010 registered
with the regulatory authority vide project registration certificate bearing No P51700021698 of

1. T Bhimjyani Realty Pvt.Ltd. having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400051.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid up to 28/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
 - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 28/11/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 28/11/2023 17:41:00
Maharashtra Real Estate Regulatory Authority

335/16785

बुधवार, 11 सप्टेंबर 2024 4:36 म.नं.

दस्त गोथवारा भाग-1

दनन5 906/990

दस्त क्रमांक: 16785/2024

दस्त क्रमांक: दनन5 /16785/2024

वाजार मूल्य: ₹. 1,24,60,758/-

मोबदला: ₹. 1,51,00,000/-

भरलेले मुद्रांक शुल्क: ₹. 10,57,000/-

दु. नि. मद्र. दु. नि. दनन5 यांचे कार्यालयात

पावणी 19409

पावणी दिनांक: 11/09/2024

अ. क्र. 16785 वर दि. 11-09-2024

मादरकरणागचे नाव: मंदीप फोडानी - -

गेजी 4:35 म.नं. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2200.00

पृष्ठांची संख्या: 110


दस्त हजर करणाऱ्याची मही:

एकूण: 32200.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्तावा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपानिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात


शिष्टा क्रं. 1 11 / 09 / 2024 04 : 35 : 07 PM ची वेळ: (मादरीकरण)

शिष्टा क्रं. 2 11 / 09 / 2024 04 : 36 : 17 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र-

सदर दस्तऐवज बोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तानवील संपुर्ण मजसुर विषयादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावी सत्यता कायदेशीर पाणी चाखी आतील विषयादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तानुळे राज्यशासन / केंद्रशासन वांध्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.


शिष्टुन घोषार सही


शिष्टुन देवार सही



09/2024 4 58 32 PM

दस्तावेज क्रमांक 16785/2024
कार्यालय कार्यालया

पक्षकाराचा भाग-2

दस्तावेज क्रमांक 16785/2024
9061990

पक्षकाराचे नाव व पत्ता
नाम मदीप फोटानी -
पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अशोकान्न विधान
मया रोड, ब्लॉक नं. -, रोड नं: रायपूर छत्तीसगढ़, छत्तीसगढ़,
RAIPUR
पिन नंबर ABFPF1995F

पक्षकाराचा प्रकार
विहून वेणार
वय -33
स्वाधरी -
Sandip



नाम दिवकान सुरेश कुमार दहिल्यानी -
पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अशोकान्न विधान
मया रोड, ब्लॉक नं. -, रोड नं: रायपूर छत्तीसगढ़, छत्तीसगढ़,
RAIPUR
पिन नंबर BCEPT6444E

विहून वेणार
वय -31
स्वाधरी -
Dhruv

पक्षकारांचे वजन देणार नवाकधीन कार्यालया चा दस्तऐवज करून दिल्याचे कवुल करतात.

पक्षकारांचे वजन देणार नवाकधीन कार्यालया चा दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता
नाम मोदीन वेद्रे -
वय 33
पत्ता मुद्रा राणे
पिन कोड 400612

स्वाधरी
Murli



नाम गणेश मरुपटे -
वय 40
पत्ता राणे
पिन कोड 400610

स्वाधरी
Ganesh



खालील पक्षकाराची कवुली उपलब्ध नाही.

पक्षकाराचे नाव व पत्ता
दि.भिमज्यानी रीयलटी प्रा.लि.तर्फे संचालक अंशुल भिमज्यानी तर्फे कु.मु.म्हणून नरेश येरपुला - :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस न 301,फॉर्चुन 2000,बाद्रा कुर्ला कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: बाद्रा,मुंबई, महाराष्ट्र,
मुंबई,
AAF CR4733F

Sub Registrar, Thane 5



Payment Details.		GRN/Licence	Amount	Used Number	Deface Date
Purchaser	Type	Verification no/Vendor			
SANDEEP FOTANI	eChallan	69103332024072012587	1057000 00	0004497062202425	11/09/2024
		MH005471430202425M	200	RF 0924107515312D	11/09/2024
	DHC	0924107515312	2000	RF 0924104915261D	11/09/2024
	DHC	0924104915261	30000	RF 0004497062202425	11/09/2024
SANDEEP FOTANI	eChallan	MH005471430202425M			

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

13/09/2024 4:53:19 PM
पत्र क्र. 5/16785/2024
पत्राचा प्रकार - करारनामा

पक्षकाराचे नाव व पत्ता
1 ना. वि. भिमज्यानी गीयलडी प्रा. वि. नॉर्फे गॅबालक अंशुल भिमज्यानी
नॉर्फे वु. मु. म्हणून नरेश घेरपुत - -
पत्ता: प्लॉट नं. - , माळा नं. - , इमागतीचे नाव: ऑफिस न 301, फॉर्बुन
2000, वांद्रा बुर्ला कॉम्प्लेक्स ब्लॉक नं. - , रोड नं: वांद्रा, मुंबई,
महाराष्ट्र, मुंबई.
पिन नंबर: AAFCR4733F

पक्षकाराचा प्रकार
लिहून देणार
वय :- 51
स्वाक्षरी:-

[Signature]

पत्र क्र. 5/16785/2024
पत्राचा प्रकार 16785/2024



पक्षकाराचे नाव व पत्ता
1 ना. भरत रागी - -
वय 35
पत्ता Thane
पिन कोड: 400601

पक्षकाराचे नाव व पत्ता
2 ना. राणेश सरपट्टे -
वय 40
पत्ता ठाणे
पिन कोड: 400610

[Signature]

स्वाक्षरी
[Signature]



खालील पक्षकाराची कबुली उपलब्ध आहे .

पक्षकाराचे नाव व पत्ता
1 दिवकर मंगेश कुमार टट्टिल्यानी - :-
प्लॉट नं. - , माळा नं. - , इमागतीचे नाव: अशोकारतन विधान सभा रोड, ब्लॉक नं. - , रोड नं: रायपूर छत्तीसगड, छत्तीसगड, RAIPUR.
BCEPT6444E
मंदीप फोटांनी - :-
2 प्लॉट नं. - , माळा नं. - , इमागतीचे नाव: अशोकारतन विधान सभा रोड , ब्लॉक नं. - , रोड नं: रायपूर छत्तीसगड, छत्तीसगड, RAIPUR.
ABFPF1995F

खालील पक्षकाराची कबुली उपलब्ध आहे .

पक्षकाराचे नाव व पत्ता
1 दिवकर मंगेश कुमार टट्टिल्यानी - :-
प्लॉट नं. - , माळा नं. - , इमागतीचे नाव: अशोकारतन विधान सभा रोड, ब्लॉक नं. - , रोड नं: रायपूर छत्तीसगड, छत्तीसगड, RAIPUR.
BCEPT6444E
2 मंदीप फोटांनी - :-
प्लॉट नं. - , माळा नं. - , इमागतीचे नाव: अशोकारतन विधान सभा रोड , ब्लॉक नं. - , रोड नं: रायपूर छत्तीसगड, छत्तीसगड, RAIPUR.
ABFPF1995F

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पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव व पत्ता~~
पाने असून
वर नोंदवल्या
पत्र क्र. 5/16785/2024
दिनांक :- 1 / 2024

पत्र क्र. 4 ची वेळ: 13 / 09 / 2024 04 : 52 : 56 PM
पत्र क्र. 5 ची वेळ: 13 / 09 / 2024 04 : 53 : 15 PM नोंदणी पुस्तक 1 मध्ये
Joint Sub Registrar, Thane 5

